

21.02 SETTLEMENT28/05/2015
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This clause provides local content to support Clause 11 (Settlement) of the State Planning Policy Framework.

Specific references to individual suburbs and towns are also included in Clause 21.11 (Local Areas).

21.02-1 Urban growth28/05/2015
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Growth Corridor Plans and Plan Melbourne have been developed at the metropolitan level which sets the strategic direction for the future urban development of land within Melbourne's Urban Growth Boundary. The Growth Corridor Plan provides guidance for the way in which Precinct Structure Plans (PSPs) are to be developed for areas within the corridor addressing:

- The location of town centres and local community facilities;
- Estimated housing yields and the proposed location of higher density housing;
- Smaller scale local employment areas within and near residential precincts;
- The detailed alignment of arterial roads and connector roads;
- Local bus routes and their connections with Principal Public Transport Network (PPTN) and arterial road network;
- Best integrating land uses with the transport network;
- Open space networks, recreation facilities and shared paths;
- Defining edges between urban development and areas of high biodiversity and cultural heritage significance, landscape or drainage significance; and
- Major sites or easements required for public utilities.

Precinct Structure Plans (PSPs) are now being developed for all of the growth areas within the West Growth Corridor being Wyndham West (urban area west of the Werribee River); East Werribee Employment Precinct; and Wyndham North.

Key issues

- Managing significant population growth.
- Developing infrastructure in partnership with state and federal governments.
- Protecting industrial and residential activities from encroaching on each other.
- Providing jobs closer to where people live especially in the new employment corridor. [Ensuring land within 400m-800m catchment of existing or planned public infrastructure are developed at appropriate densities.](#)

Objective 1

To identify areas suitable for urban growth and development.

Strategies

- 1.1 Concentrate ~~most-higher~~ density residential ([up to 4+ storeys](#)) and mixed use development and higher density employment areas and services within 400-~~800~~

metres of existing and planned rail stations, [major activity centres fronting premium bus routed on the PPTN, as shown on the Housing Framework Plan.](#)

[1.2 Concentrate medium density residential development \(2-3 storeys\) within 400-800 metres of an existing or proposed train station or large activity centre, 400 metres of a neighbourhood activity centre and 400m of selected PPTN routes, as shown on the Housing Framework Plan.](#)

1.23 Maintain a non-urban separation between Werribee and Geelong to the west of the existing quarry sites.

1.34 Ensure that interfaces between residential and employment areas; between urban and rural areas; and between urban and industrial areas are planned to minimise land use conflicts.

1.45 Identify areas of constrained land that are not expected to be able to be developed over the life of the corridor plan.

Objective 2

To achieve cost effective and orderly management of urban growth.

Strategies

2.1 Ensure that residential growth aligns with the delivery of key infrastructure items and the delivery of economic and employment growth.

2.2 Provide for growth on a scale and form consistent with maintaining the containment, compactness, accessibility and affordability of key growth areas.

2.3 Provide for new development to occur in areas that are not isolated from the core urban area and which integrate well with existing communities and infrastructure.

2.4 Support new development in areas where sufficient infrastructure can be provided.

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Open space

Open space in Wyndham ranges from major sports reserves to linear parks along waterways and small parks in residential areas. Open spaces play a variety of roles including supporting healthy lifestyles. There is a need to consolidate and improve the quality of existing public open spaces and their connectivity to surrounding areas. There is also a need to ensure that urban development is designed to connect people with open spaces that capitalise on links such as road, drainage reserves and waterway corridors.

Key issues

- Developing an integrated and accessible open space network that will provide for the recreation needs of communities while preserving natural features, sustaining biodiversity and healthy waterways.
- Providing appropriate levels and types of open space to meet the needs of the community.
- Providing major sports areas as well as smaller, localised open spaces.

Objective 3

To ensure adequate provision of open space in residential, commercial and industrial areas.

Strategies

- 3.1 In residential growth areas, provide a network of quality, well-distributed, multi-functional and cost effective open space catering for a broad range of users.
- 3.2 In residential infill areas, provide relatively more public open space in areas of higher density development where private open space is reduced.
- 3.3 In activity centres;
 - Require that space is set aside for malls, pedestrian plazas, urban parks or rest areas; and
 - Require provision of open space for residential use within activity centres at the same rate for any other residential uses.
- 3.4 In industrial areas, require appropriate areas of open space based on the net developable area.
- 3.5 Require the physical provision of open space, wherever practical, in greenfield and brownfield locations; and a cash contribution in infill residential areas if physical provision is impractical.
- 3.6 Require any open space requirement not provided as land on a subject site to be provided in cash, or as land on another site (in addition to the open space requirement of that other site).

Objective 4

To achieve access to a range of appropriately maintained leisure, open space and recreational opportunities (active and passive).

Strategies

- 4.1 Provide active and passive open space areas in new and existing communities.
- 4.2 Ensure that active open space contribution is unencumbered by flooding or easements, as appropriate.
- 4.3 Ensure that any encumbrances on proposed passive open space do not restrict the suitability of the open space for its identified open space functions including maintenance.
- 4.4 Maximise passive open space opportunities along waterways and coastal areas.
- 4.5 Provide passive recreation and pedestrian and bicycle access along waterway and other linear corridors, providing that it does not compromise environmental values.
- 4.6 Maximise opportunities for multi-use open space.
- 4.7 Locate appropriate community and cultural facilities near open space.

Objective 5

To integrate landscape and environmental features into the regional open space system.

Strategies

- 5.1 Expand open space opportunities by use of shared trails linking the coast with waterway corridors and recreation reserves.

- 5.2 Encourage active frontages and community surveillance of open space areas.
- 5.3 Ensure that streets adjoin (and the fronts of housing face) open space reserves.
- 5.4 Create a network focussing on open space and watercourses for recreational cycling and walking routes.
- 5.5 Ensure the integration and connectivity of open space to surrounding land uses.
- 5.6 Encourage connectivity of open space to natural environment and landscape features.
- 5.7 Ensure open space assists in mitigating urban heat island effects by retaining natural features and vegetation.

21.02-3 Liveability

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Wyndham's future liveability will be centred on making it a connected, people friendly place where there are employment, recreation and appropriate living options. A priority for *Wyndham City's Plan for Community Health, Wellbeing and Safety (2010-2013)* is to recognise the risks and build on the strengths that its exceptional growth will bring.

Wyndham has a particularly high birth rate which has significant implications in terms of planning for the needs of children, young people and their families. While posing challenges, major growth provides significant opportunities to build a strong community that creates a platform for the good health, wellbeing and safety of residents.

Key Issues

- Planning for liveable, connected and healthy communities.
- Creating an employment corridor with jobs close to where people live.
- Providing a variety of housing typologies.

Objective 6

To encourage safety, health, mobility, accessibility and a sense of place in design and development.

Strategies

- 6.1 Ensure new residential development is integrated with public transport and is connected to walking and cycling links.
- 6.2 Improve connectivity and access around the city for all members of the community.
- 6.3 Create opportunities for people to connect through the creation of urban parks, pedestrian plazas and urban links.

Objective 7

To ensure that Wyndham is a city in which people feel confident to move freely and safely.

Strategies

- 7.1 Ensure that issues of community safety and crime prevention are adequately considered.

- 7.2 Ensure that the integration of safety and security concerns are considered throughout the development assessment process.
- 7.3 Ensure that the design of infrastructure and neighbourhoods takes into account safety design principles.

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Implementation

Application of zones and overlays

The objectives, strategies and policy guidelines in the Planning Scheme are implemented through the application of appropriate zones and overlays as follows:

- Outside PSP areas, apply Environmental Significance Overlay with design guidelines along Werribee River, Skeleton Creek, Lollypop Creek and Little River.
- Apply Design and Development Overlays to areas requiring specific design solutions.
- Apply Development Contributions Plan Overlays to properly plan for infrastructure provision.
- [Apply Residential Growth Zone to areas suitable for high density development.](#)

Policy Guidelines

The objectives, strategies and policy guidelines in the Planning Scheme will be implemented through the application of the following local planning policy.

- Clause 22.01 (Non-Residential Uses in Residential Zones Policy) seeks to provide direction on a range of discretionary use and development options in residential zones.

Further strategic work

- Prepare and implement 'Healthy by Design' guidelines to facilitate the development of liveable local communities.
- Prepare an Open Space Maintenance Strategy to maintain and improve standards of presentation in the municipality.

Reference documents

Wyndham Open Space Strategy (2004).

[Wyndham Housing and Neighbourhood Character Strategy 2015](#)

21.06 BUILT ENVIRONMENT AND HERITAGE

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This clause provides local content to support Clause 15 (Built Environment and Heritage) of the State Planning Policy Framework.

Specific references to individual suburbs and towns are also included in Clause 21.11 (Local Areas).

21.06-1 Urban environment

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One of the themes identified in the *Council Plan* focuses on improving Wyndham's image. It is acknowledged that there is insufficiently defined character and thematic urban design in some of Wyndham's development. Urban areas often lack visual appeal due to ineffective landscaping. This is evident at some major entrances and along sections of key arterial roads.

The siting and design of development needs to consider character and local heritage values. The design of buildings, their mass and scale are important in preserving the character and historical attributes of urban areas. Streetscape issues are also important to the character of urban areas and should be taken into account in the consideration of new use and development.

While advertising signs support economic activity, they can have negative effects on urban amenity. Given Wyndham's diverse business activities, with strip shopping centres and stand-alone retail centres, it is necessary that advertising signs be assessed with regard to built form and surrounding land uses to improve visual amenity.

Key issues

- Improving the presentation of urban areas and entrances, particularly from major roads, gateways and waterways.
- Improving the design, siting and landscaping of development.
- Minimising the role of advertising signs in the visual environment.
- Managing consolidation of existing urban areas and housing change across the municipality.
- Protecting valued neighbourhood character from inappropriate developments all in residential areas.

Objective 1

To improve the quality of development through improved design, siting and landscaping.

Strategies

- 1.1 Ensure that urban design and landscaping is addressed in managing the visual amenity of gateways, transport routes, the coast, waterways, streets and places.
- 1.2 Ensure that multi-unit housing is well landscaped, with tree and shrub selection creating a positive visual image.
- 1.3 Ensure there is adequate scope for canopy tree planting in private properties and within street reservations.

- 1.4 Provide adequate road reserve widths or tree reserves in new subdivisions to respect road safety and power lines.
- 1.5 Ensure buildings and works along Princes Highway maintain the treed boulevard character of the corridor.
- 1.6 Implement native vegetation plantings along the coast and waterways.
- 1.7 Ensure that landscape and urban design minimises urban heat island effects.
- 1.8 Ensure that high quality urban design outcomes are achieved for lots with rear access.

Objective 2

- To ensure the housing types and design of residential development is appropriate in each of the Housing Change Areas.

Strategies

- +2.1 Ensure new developments are responsive to the preferred neighbourhood character.
- +2.2 Ensure residential developments have regard to the Preferred Housing Framework Plans and the Preferred Neighbourhood Character Housing Types and the Key Design Principles in the Housing and Neighbourhood Character Strategy 2015.
- +2.3 Require a high standard of design (including architectural quality and environmentally sustainable design) be achieved in residential and mixed use developments through the use of design and development overlays, urban design frameworks, development plans and local policies as appropriate.

-21.06-2

Heritage

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Many of Wyndham's heritage places consist of remnants of the municipality's indigenous past and early European settlement of the Western Plains. The protection and management of these significant heritage assets helps our understanding of the past, enriches the present and will be of value to future generations. Council has prepared the *Wyndham North Heritage Strategy* for an area which has historically been associated with agricultural uses but which has more recently been included within the urban growth boundary. The area currently consists of a number of places defining the historical and rural nature of the area.

Key issues

- Protecting significant areas and features of the built and natural environment.
- Managing heritage places to ensure their preservation.

Objective 21

To identify, recognise and protect places of heritage, cultural and social significance.

Strategies

- 21.1 Ensure that the significance of a site is identified, assessed and protected.

- 21.2 —Discourage demolition approvals for heritage assets until replacement buildings have been approved.
- 21.3 —Ensure that additions, alterations and replacement buildings are sympathetic to the heritage area and surrounds.
- 21.4 —Ensure that development makes a positive contribution to the built form of the area.
- 21.5 —Ensure development is respectful of the historic character and appearance of the area.
- 21.6 —Ensure that the use and development of heritage places and adjoining land is compatible with and does not adversely affect the significance of the place.

21.06-3 Implementation

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The strategies will be implemented through the planning scheme by:

Application of zones and overlays

The objectives, strategies and policy guidelines in the Planning Scheme are implemented through the application of appropriate zones and overlays.

- Outside PSP areas, apply Environmental Significance Overlay with design guidelines along Werribee River, Skeleton Creek, Lollypop Creek and Little River.
- Apply Schedule 1 to the Design and Development Overlay to maintain the boulevard appearance of the Princes Highway.
- Apply the Environmental Significance Overlay to protect sites, areas and corridors of current and potential future environmental significance.
- Apply Design and Development Overlays to protect major gateways.
- Apply the Heritage Overlay to heritage places and precincts.
- Apply the Heritage Overlay in accordance with the recommendations of the Wyndham North Heritage Strategy.
- Apply appropriate flooding overlays to areas identified by the Floodplain Manager (Melbourne Water) as subject to flooding.
- Apply Design and Development Overlays to areas requiring specific design solutions.
- Apply Development Contributions Plan Overlays to properly plan for infrastructure provision.

Policy Guidelines

The objectives, strategies and policy guidelines in the Planning Scheme will be implemented through the application of the following local planning policy.

- Clause 22.02 (Advertising Signs Policy) seeks to provide direction on a range of advertising applications that are permitted under Clause 52.05.
- Clause 22.04 (Neighbourhood Character Policy) seeks to protect neighbourhood character and ensure new development accords with the preferred neighbourhood character objectives.
- Clause 22.05 (Heritage Conservation Policy) seeks to protect the heritage assets of the community and ensure respectful infill development.

- Require that an application to demolish an individually significant building or site be accompanied by a report justifying the demolition.
- Require a conservation analysis or cultural heritage management plan in accordance with the principles of the Burra Charter, as appropriate.

Further strategic work

- Prepare Industrial Design Guidelines for existing and proposed industrial areas in the city.
- Implement the recommendations of the Wyndham Heritage Study 1997 (Volumes 1 and 2), City of Wyndham Review of Heritage Sites of Local Interest 2004 and the Wyndham North Heritage Strategy (2013).
- Identify dry stone walls considered appropriate for protection.
- Develop strategies to minimise heat island impacts.
- Develop a policy for Environmentally Sustainable Design (ESD) requirements including commercial and community buildings.
- Implement the ‘Residential Design Guidelines: Rear Loaded Lots’.

Reference documents

- Heritage of the City of Wyndham Volumes 1 and 2 (1997).
- Wyndham North Heritage Strategy (2013).
- City of Wyndham Review of Heritage Sites of Local Interest (2004).
- Residential Design Guidelines: Rear Loaded Lots August (2010).
- [Wyndham Housing and Neighbourhood Character Strategy 2015](#)

21.07 HOUSING

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This clause provides local content to support Clause 16 (Housing) of the State Planning Policy Framework.

Specific references to individual towns are also included in Clause 21.11 (Local Areas).

21.07-1 Residential development

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~~The rapid growth of Wyndham requires that more attention be paid to housing diversity and housing density so as to ensure that housing reflects overall community needs.~~

~~In addition to the expected population growth in the greenfield areas, the 2011 population of **Werribee** is projected to increase from about 39,000 residents to over 60,000 people by the year 2031 supporting an additional 8,500 dwellings. The 2011 population of **Hoppers Crossing** is projected to decrease from about 38,600 residents to 37,300 people by the year 2031 supporting an additional 570 dwellings. The 2011 population of **Point Cook** is projected to increase from 33,400 residents to 55,000 people by the year 2031 supporting an additional 8,400 dwellings.~~

~~Areas for accelerated population growth at higher densities have been identified by the ‘Transit City Strategy’ which identifies areas within a convenient walking distance of the Werribee and Hoppers Crossing rail stations. In Werribee Town Centre, in the vicinity of the Werribee River, there is the potential for taller residential developments which address the park and river, but do not impact on the natural attributes. Increased residential densities in this location will revitalize the town centre and add a civic component to the existing retail area. New multi-level development is also needed near other rail stations and needs to provide a diverse range of housing types.~~

~~New growth areas present great opportunities to provide higher density, more diverse housing around new activity centres, especially transit based centres.~~

It is estimated that approximately 123,292 and 136,481 dwellings will be needed by 2031 to meet the demands of Wyndham’s rapidly growing and changing population.

The Wyndham Housing and Neighbourhood Character Strategy 2015 provides a Framework Plan to guide this future residential development and ensure the forecast housing demand is appropriately accommodated.

The location of housing affects residents’ amenity, transport choices and housing affordability as well as access to employment, retail, community services and open spaces. It also has implications for the cost and provision of infrastructure.

The following factors must be considered and balanced in determining the location of future housing in Wyndham:

- Wyndham’s role in contributing additional housing to accommodate expected population growth in metropolitan Melbourne
- Maximising access to public transport and activity centres
- Protection of heritage and neighbourhood character values
- Protection of significant environmental and ecological landscapes
- Improving housing choice and affordability
- Diversifying the mix of housing types and sizes across the City
- Retaining a mix of residential lot sizes across the City.
- Infrastructure and access constraints to the development site.

The Housing Framework Plan delineates three categories of housing change to guide the future growth and development of Wyndham’s residential areas:

- Limited Change – allows for minimal housing change due to the environmental, heritage and neighbourhood character of the area, or other significant development constraints such as access or infrastructure. This category also includes ‘Limited Incremental’ change areas which identifies land with infrastructure or other constraints. Future housing will predominantly comprise of single dwellings with some dual occupancy development.
- Incremental Change – allows for modest housing growth and a variety of medium density housing types which respect the preferred future neighbourhood character, or will make a significant contribution to a new, more desirable preferred future neighbourhood character. This category includes ‘Incremental Change with Access’ areas where land is better for medium density housing given its proximity to transport and services. Future housing will comprise of single dwellings with some medium density development.
- Substantial Change – allows for housing growth and diversity at increased densities. It includes land located within walking distance of activity centres and public transport, as well as residential land within designated structure plan boundaries. Future housing will comprise of higher density dwellings.
- Strategic Opportunity Sites – provides opportunities for high density development or residential urban renewal. The following criteria applies for these sites:
 - Over 1,000sqm in lot size;
 - Located in a zone that permits residential use;
 - Not constrained by a Heritage Overlay or other development impediment including infrastructure constraints;
 - Vacant, non-residential or occupied by housing at standard densities;
 - Displaying one or more of the following locational criteria – within 400 metres of an existing train station; or within 400 metres of the PPTN bus route; or within 400 metres of an existing Major Activity Area.

Key issues

- Accommodating ~~a projected population of about 425,000 people by 2040~~approximately between 123,292 and 136,481 dwellings by 2031.
- Addressing the cost of developing medium density housing which is more expensive than constructing a detached house of a comparable size.
- Identifying the Werribee City Centre as a key commercial centre for Melbourne’s west, and a location for high density residential development.
- Identifying ~~the Princes Highway corridor~~major activity centres and train stations as ~~an~~ areas where higher scale and higher density residential development may occur.
- ~~Acknowledging that areas with long term covenants can restrict subdivision or development to one dwelling per lot.~~Acknowledging that areas with significant neighbourhood character, heritage values, consistent large lots or infrastructure constraints provide limited further development opportunities.
- Concentration/cumulative impacts of non-residential uses in areas with constraints.

Objective 1

To provide variety and choice in housing densities and well located housing opportunities.

Strategies

- 1.1 Encourage higher density development, such as townhouses, units, apartments and shop top dwellings, to occur within 400 metres of existing and proposed railway stations, major activity centres and fronting premium PPTN bus routes, as shown on the Housing Framework Plan as 'Substantial Change'. ~~Identify preferred areas for increased residential densities.~~
- 1.2 ~~Identify preferred areas for incremental and limited change.~~ Encourage medium density development, such as townhouses, units, dual occupancies and detached houses to occur within 800 metres of an existing or proposed train station or large activity centre, 400 metres of a neighbourhood activity centre and 400 metres of selected PPTN bus routes, as shown on the Housing Framework Plan as 'Incremental Change with Access.'
- 1.3 ~~Encourage higher density development to occur in well serviced and established areas such as Werribee City Centre and Hoppers Crossing.~~ Encourage moderate growth of mostly single dwellings and dual occupancies in areas shown on the Housing Framework Plan as 'Incremental Change Areas.'
- 1.4 ~~Encourage medium density housing, especially within close walking distance of existing and planned fixed rail stations, defined Activity Centres and bus routes.~~ Provide limited opportunities for growth in areas that have specific neighbourhood character or heritage significance, are located within the rural garden and coastal character types, have significant infrastructure constraints or are in locations where large minimum lot size controls apply, as shown on the Housing Framework Plan as 'Limited Change.'
- 1.5 Discourage non-residential uses in Limited Change Areas.

21.07-2

Housing diversity and type

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The 2011 census revealed that overall; Wyndham comprised a total of nearly 60,000 dwellings. Key characteristics of local housing include a dominance of separate dwellings, a small proportion of renters and growing levels of unaffordable housing. As housing estates rapidly develop across Wyndham, access to affordable housing is becoming an increasing concern, with mortgage payments and home rental payments rapidly increasing as a proportion of income.

Wyndham is presently dominated by large houses of four bedrooms and more with less than 5% of new dwellings having two or less bedrooms. With a declining average number of persons per household, a preference for smaller dwellings and a projected increase in lone person households and elderly residents, there is a mismatch between household sizes and a lack of availability of smaller dwellings. Given this, there is a need for housing to be built to 'universal' standards with designs that are accessible and adaptable to all stages in the life cycle.

The City contains a diverse range of residential contexts, ranging from conventional suburban to rural and coastal areas. It is important that housing growth and change is carefully managed to respond to and enhance these distinctive residential settings, while providing housing choice for current and future residents.

Greenfield areas are dominated by small lot sizes with many having single dwelling covenants which can restrict future land use flexibility. There is potential to define priority areas for development for multi-unit housing based on development capacity and neighbourhood character.

There are some areas of the municipality where significant future housing growth and change would threaten and potentially undermine established heritage and neighbourhood character values. However, there are other areas where a change in character might be appropriate and provide an improved and desirable outcome.

~~Wyndham is also faced with the need for an increased supply and diversity of social housing in infill and greenfield areas.~~

Key issues

- Declining household size and ageing population are creating a demand for a greater diversity of housing throughout the City.
- Increasing the supply of one to three bedroom dwellings.
- Lack of provision of large allotments or ‘super lots’ (close to Activity Centres and services) that allow for the development of units and apartments as the demand becomes available.
- Lack of awareness of the market potential for other sizes and types of housing.
- Avoiding displaced or discouraged residents with special needs, due to inappropriately designed and located or unaffordable housing stock.
- Few existing and approved PSP’s incorporate or refer to the provision of specialised forms of housing (e.g. retirement villages).
- Minimal design and siting standards in growth areas.
- Ensure new dwellings contribute to a unique sense of place with quality design and high levels of amenity.
- ~~Limiting the capacity for redevelopment of existing housing due to small lot sizes, relatively new existing housing and restrictive covenants.~~

Objective 2

To provide quality housing and a diversity of choice in housing ~~styles~~ types and designs.

Strategies

- 2.1 Provide a diversity of housing stock for all residents of Wyndham to enable a wide range of housing choice.
- 2.2 Encourage housing that meets a diversity of community needs incorporating a ‘universal’ dwelling design.
- 2.23 ~~Support housing and accommodation for the ageing population.~~
- 2.34 ~~Encourage the provision of an adequate supply of social housing.~~
- 2.45 Ensure that smaller household units are developed particularly near rail stations, activity centres or employment areas.
- 2.5 Ensure specialised housing types are provided to accommodate community groups with particular needs for housing in terms of design, location, tenure and cost.
- 2.6 Improve the design quality of residential development.
- 2.7 Encourage the development of adaptable housing that enables residents to remain in their dwellings across life stages and age in place.

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Neighbourhood Character

The Wyndham Housing and Neighbourhood Character ~~Scoping Study 2012-Strategy 2015~~ assessed established residential areas in Hoppers Crossing, Werribee, Tarneit, Truganina, Wyndham Vale, Point Cook, Little River and Werribee South. Five broad neighbourhood character types in the established residential areas of the city have been identified.

- **Contemporary Garden** – comprising modern residential estates with establishing gardens.
- **Garden Suburban** – comprising the ~~formally established~~ spacious residential areas of ~~Wyndham~~, with a mixture of older buildings located around linear street patterns and pockets of established vegetation.
- **Garden Court** – comprising street patterns of winding roads and cul de sacs, with a range of dwellings set in garden surrounds. In some areas, an established tree canopy as well as wide grass verges at the street edge, creates a strong landscape character.
- **Bush Rural Garden** – informal streets with strong landscape dominated settings. Built form is hidden in larger lots behind well-established gardens and canopy trees.
- **Coastal Garden** – informal streets with coastal landscaping and vegetation surrounding buildings. Streets have views of the nearby coastal foreshore and market gardens.

Key issues

- Identifying and protecting areas within the municipality with significant neighbourhood character values.
- Considering neighbourhood character issues in the assessment of infill housing development proposals within existing residential areas.
- Balancing the tension in policy between urban consolidation objectives and the desire to respect residential amenity and neighbourhood character.
- Ensuring that the type, scale and design of development and the impacts on existing amenity are addressed.
- Minimising the loss of backyard areas and established vegetation.

Objective 3

To recognise places of distinct neighbourhood character.

Strategies

- 3.1 Maintain the garden settings of buildings and the tree canopy of neighbourhoods.
- 3.2 Accommodate landscaping within smaller garden settings.
- 3.3 Maintain the rhythm of spacing between buildings.
- 3.4 Provide space for front gardens and planting around buildings.
- 3.5 Minimise the loss of front garden space and the dominance of car parking structures.
- 3.6 Avoid new buildings or extensions dominating the streetscape.
- 3.7 Encourage innovative and contemporary architectural responses that make a positive contribution to the streetscape character.
- 3.8 Encourage the retention of intact, older buildings that contribute to the character of the area.
- 3.9 Ensure that the pattern of frontage treatment within the area is respected.
- 3.10 Integrate buildings and landscape settings with open space and creek or river-side environs.
- [3.11 Properties in Substantial Change Areas will undergo significant change.](#)

21.07-4 Affordability28/05/2015
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The City of Wyndham experienced the highest population growth rate of any Victorian municipality between 2005 and 2015 at 7.1% per annum. Wyndham's growth has been driven in part by the relatively lower cost of housing in the area. For example, rental affordability improved more in Wyndham than in any other LGA in metropolitan Melbourne between 2008-2012. Housing that is more affordable for lower-moderate income home buyers is now largely confined to the outer suburbs¹.

Despite this 'affordability', many residents in Wyndham are experiencing significant housing stress and hardship. The concept of 'affordability' is therefore a relative issue – what is affordable for some is not affordable for others.

High rates of mortgage delinquency cluster in growth and interface areas, particularly in metropolitan Melbourne's western region. Wyndham's burden of warrants of possession executed, a proxy indicator for evictions from rental properties, is well above any other municipality in Victoria, unprecedented for any LGA in Victoria over the past decade. Wyndham residents are increasingly housed in unaffordable or inappropriate housing types in the long term, including rooming houses, caravan parks, 'couch surfing' and other marginal accommodation.

Key issues

- Guiding development around existing and proposed activity centres, where community infrastructure is available and public transport opportunities can be maximised.
- Understanding housing vulnerability and the needs of the low income housing market to assist in supporting private and community partners to offer a diversity of housing options.
- Regulating short term crisis / emergency accommodation.
- Identifying rooming houses in converted residential buildings.
- Increasing numbers in homelessness.

Objective 4

To ensure affordable living is addressed and specialised housing types are provided.

Strategies

- 4.1 Develop a framework for Council to address housing affordability across the municipality.
- 4.2 Ensure that housing growth supports the economic viability of activity centres.
- 4.3 Increase the supply and diversity of affordable rental housing in appropriate locations.
- 4.4 Support and partner with social housing providers and the affordable housing sector to encourage the provision of an adequate supply of social housing.
- 4.5 Ensure a coordinated approach to improve the quality and quantity of registered rooming houses in Wyndham.
- 4.6 Ensure an appropriate emergency housing response is available in the local area.

21.07-5 Sustainability28/05/2015
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There are opportunities to improve the environmental performance of Wyndham's existing and new housing stock and to encourage a more sustainable urban form.

The sustainability requirements of the Building Code of Australia aim to improve the environmental performance of new housing. The universal application of the Code to all new housing development means that its influence is more extensive than the planning scheme, which can only control development when a planning permit is required.

The disadvantage of relying solely upon the Building Code is that it does not necessitate the consideration of environmental sustainability at the site analysis stage of development. Neither does it apply holistically to a multi dwelling development. As such, there remain opportunities for the planning system to make a positive contribution to environmental performance.

There is an opportunity to 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.

Providing opportunities to contribute to the reduction of the urban heat island effect is important in Wyndham. Ensuring that there is space for tree planting in the public and private realm is an emerging issue, and one that can be tackled through the planning process, particularly within the growth areas, and throughout the city in street tree planting schemes and open space areas.

There is also ongoing opportunity to support a more sustainable urban form, by using the housing change areas to guide development and integrate housing with; active and public transport, activity centres and employment nodes and density along key transport routes. This pattern of development will assist in supporting a lower carbon city that is less reliant on cars and has more walkable neighbourhoods.

Key issues

- Residential buildings significantly contribute to greenhouse gas emissions within the City of Wyndham, primarily through electricity use, transport, natural gas and waste.
- Planting of large canopy trees can vastly reduce the urban heat island effect, however Wyndham has a very low level of tree canopy cover.
- Ensuring that new development provides sufficient space for the planting of large canopy trees in front and rear setbacks.

Objective 5

To encourage a more sustainable City by improving environmental performance of housing and increased planting opportunities.

Strategies

- 5.1 Improve the environmental performance of new and existing housing by implementing programs such as the 'Sustainable Design Assessment', strengthened environmental performance requirements in the Australian Building Code and 'Green Star Communities' rating.
- 5.2 Ensure that housing design allows space for tree planting and maximises site permeability, and that increased tree planting is a priority throughout the City on public and private land.

21.07-46**Implementation**28/05/2015
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The strategies will be implemented through the planning scheme by:

Application of zones and overlays

The objectives, strategies and policy guidelines in the Planning Scheme are implemented through the application of appropriate zones and overlays.

- Apply Design and Development Overlays to protect major gateways.
- Apply the Heritage Overlay to heritage places and precincts.
- Apply Design and Development Overlays to areas requiring specific design solutions.
- Apply the appropriate Residential Zone and the Urban Growth Zone (in growth areas) as appropriate.
- Apply the Residential Growth Zone to Substantial Change Areas.
- Apply the General Residential Zone to Incremental Change Areas.
- Apply the Neighbourhood Residential Zone to Limited Change Areas.

Policy Guidelines

The objectives, strategies and policy guidelines in the Planning Scheme will be implemented through the application of the following local planning policy.

- Clause 22.01 (Non-Residential Uses in Residential Zones Policy) seeks to provide direction on a range of discretionary use and development options in residential zones.
- Clause 22.04 (Neighbourhood Character Policy) seeks to protect neighbourhood character and ensure development is respectful of its neighbourhood.

Further strategic work

- ~~Undertake further housing studies, including a housing strategy and neighbourhood character study, review of strategies to manage preferred locations for medium density housing and means to encourage and guide delivery of housing diversity to meet community needs.~~
- Prepare design guidelines for medium and high density development to improve the standard of building design and landscaping.
- Prepare a Housing Diversity Strategy, in line with the objectives and actions of the Housing and Neighbourhood Character Strategy.
- ~~Prepare Wyndham City Housing Affordability Strategy that will include a review of Council protocols, policies and resources dedicated to achieving affordable housing.~~
- ~~Investigate the areas around the Werribee Town Centre and within growth areas for increased medium density housing opportunities.~~

Reference documents

- ~~Neighbourhood Character Scoping Study (2012).~~ Housing and Neighbourhood Charcater Strategy 2015.

- *Residential Design Guidelines: Rear Loaded Lots August (2010).*

21.11 LOCAL AREAS

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This clause focuses on Local Area implementation of the objectives and strategies set out earlier in the Wyndham Planning Scheme. Each section relates to a particular precinct, settlement or town, and should be read in conjunction with the rest of the Municipal Strategic Statement. The vision for development in each of these local areas is that it creates environments that are supportive of the health and wellbeing of Wyndham's communities.

21.11-1 Little River

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Little River is partly located within the municipalities of Wyndham and Greater Geelong. Little River township provides a basic level of services to residents. The following elements pose major physical constraints on future development of Little River:

- Avalon airport is located to the south and the Little River locality is partially affected by an existing flight path and a possible future flight path.
- Avalon airport is being increasingly used and may host international flights in the future.
- Little River is not connected to reticulated sewerage.
- There is limited additional reticulated water available.
- The township is remote from major sources of work, education and services.
- The proposed Lara Intermodal Freight Activity Centre (LIFAC) is to the south-west and the Little River locality is partially affected by potential amenity issues.

Vision

Limited consolidation of development in the Little River area may be justified, subject to resolution of airport noise, infrastructure constraints and development of a township plan.

Local area implementation

- Develop plans for the Little River township precincts and manage their development to avoid overdevelopment, protect the adjoining rural precincts from any detrimental impacts that might arise from the townships' development, and prevent further expansion of the townships into the surrounding rural precincts.

Settlement

- [Assess any residential development against the preferred future character statement for Rural Garden 1, as provided at Clause 22.04 Neighbourhood Character Policy and the Wyndham Housing and Neighbourhood Character Strategy, 2015.](#)
- Restrain development in Little River township and environs based upon significant existing constraints and retention of existing rural village character.
- Develop a township plan to allow for minimal urban development in Little River, within the defined township area taking into account:
 - The implications of development upon nearby rural land use.
 - The effect of aircraft noise upon land use.
 - The appropriate lot size needed to retain waste water onsite.
 - The capacity of existing infrastructure.

- Implications for drainage and potential flooding.
- The impact of LIFAC upon land use.
- The views of relevant agencies and stakeholders.

Infrastructure

- Ensure that development is in accordance with an approved development plan that establishes the urban growth boundary of the township, location of community facilities according to population needs, provision of infrastructure and the staging release of new residential areas.
- Resolve any aircraft noise effects from Avalon Airport prior to consideration of any additional, limited township development.
- Consider an assessment of availability of hydraulic infrastructure as part of consideration of any proposed subdivision.

21.11-2

28/05/2015
C192

Eynesbury Station

Eynesbury Station has a total site area of 7420 ha and it lies partly within the municipalities of Melton and Wyndham. A concept for development of Eynesbury Station was identified in *the Eynesbury Station Incorporated Plan, September 2001* and is based on ensuring that the property remains in productive agricultural use, that environmental problems are addressed and that heritage and environmental assets are protected. A residential community has been developed on the balance of the land.

Vision

The development of an integrated, innovative residential and recreational community based on principles of environmental, social and economic sustainability.

Local area implementation

- Ensure that any proposed use or development within Eynesbury Station is generally consistent with the Eynesbury Structure Plan.

Settlement

- Protect and enhance the environmental and heritage assets of Eynesbury Station.

Infrastructure

- Provide opportunities for the reuse of water from Surbiton Park Treatment Plant, primarily in connection with the agricultural and recreational components of Eynesbury Station.

Economic Development

- Provide opportunities for the diversification and intensification of agriculture.

21.11-3

28/05/2015
C192

Werribee South Township

The Werribee South Township retains a distinctly coastal feel, with strands of Cyprus trees lining the Werribee South Coastal Reserve. The boat launching ramps at the river entrance

are heavily utilised, though beach tourism is limited due to the narrow nature of the beach and deepwater channels close to the shore. The proximity of the township to the intensive agricultural precinct results in a sensitive residential-rural interface that must be planned in a way that ensures that agricultural land is protected, while also protecting the viability of the township and retaining the potential for infill development and infrastructure upgrades.

Local area implementation

- [Assess any residential development against the preferred future character statement for Coastal Garden 1 and 2, as provided at Clause 22.04 Neighbourhood Character Policy and the *Wyndham Housing and Neighbourhood Character Strategy, 2015*.](#)
- Develop plans for the Werribee South township precinct.
- Manage the development of Werribee South to avoid overdevelopment, protect the adjoining rural precincts from any detrimental impacts that might arise from the townships' development, and prevent further expansion of the townships into the surrounding rural precincts.

21.11-4

28/05/2015
C192

Wyndham Harbour

The Wyndham Harbour is one of the largest marinas to be built on Port Phillip Bay. It will be the centrepiece of Wyndham Harbour, with a residential community along the bay. The harbour will comprise a breakwater, marine berths, boat storage, commercial uses, dwellings, car parking and public beaches.

Local area implementation

- Ensure that any proposed use or development within the Wyndham Harbour is generally consistent with the approved Wyndham Harbour Development Plan.
- Encourage tourism and new transport initiatives through the Wyndham Harbour development.

Settlement

- Support the development of the planned Wyndham Harbour.
- Provide a safe, functional and visually attractive harbour as part of an integrated marina and residential development.
- Ensure the use and development of the marina is compatible with existing uses in the vicinity.
- Ensure that development is responsive to the adjoining agricultural environs and does not encroach into the Intensive Agriculture Precinct.
- Manage the development of Wyndham Harbour to protect the adjoining rural precincts from any detrimental impacts.
- Prevent its further expansion into the surrounding rural precincts.

Infrastructure

- Provide for marine related leisure activities on Port Phillip Bay.

Economic Development

- Ensure that the use and development of the marina complements existing tourist and recreational facilities.
- Provide for a mix of retail, residential, tourism and other complementary uses which meet the demands of the marina.

21.11-5

28/05/2015
C192

Werribee South and Western Plains South Green Wedges

There are two designated Green Wedges in Wyndham: the **Werribee South** Green Wedge and the **Western Plains South** Green Wedge. The two Green Wedges make up a large percentage of Wyndham's land area and accommodate a diverse range of land uses.

Land uses range from intensive agriculture to dry cropping, grazing and quarrying, coastal parks and preservation of biodiversity in grasslands and wetlands, rural townships, tourism, and sewerage and waste treatment, disposal and recycling. Sustainable management of Green Wedges requires an understanding and consideration of the relationships between land uses, both within and adjoining the Green Wedge areas.

Vision

The sustainable management of Wyndham's green wedges.

Local area implementation

- Ensure that any proposed use or development is generally consistent with any adopted Green Wedge Management Plan.

Settlement

- Protect Wyndham's Green Wedges from inappropriate development and urban intrusion.
- Create physical buffers or follow natural or planned barriers to ensure protection.
- Examine options for land adjoining urban areas which may provide economic or recreational opportunities while reinforcing their buffer role.

Environment

- Protect and enhance sites of environmental significance on public and private land within the Green Wedges.
- Encourage continued retention of biodiversity values where they remain in the Western Plains South Green Wedge, especially within the area planned for inclusions in grassland reserves.

Economic Development

- Encourage farming and other compatible rural activities in areas beyond the UGB.
- Recognise the Werribee South Intensive Agriculture Precinct as a primarily agricultural area, promoting the continuation of agricultural activity and protecting farming activities from non-agricultural uses.
- Maintain the Dryland Farming Precinct in the Werribee South Green Wedge as a strategic buffer between urban development and the Intensive Agriculture Precinct.

- Investigate mechanisms to protect and enhance the Werribee South Coastal Reserve and adjoining agricultural land.
- Encourage the appropriate development of tourism within the defined Werribee South Green Wedge Tourism Precinct.
- Protect agricultural land within the Intensive Agriculture Precinct from incompatible land uses.
- Maintain large land holdings for rural land uses and discourage subdivision or development which will reduce land sizes to unviable areas for agriculture or grazing.
- Recognise the significant stone resources west of the Werribee River.
- Apply a minimum 500-metre quarry buffer to sensitive land uses.

21.11-6 Implementation

28/05/2015
C192

The strategies will be implemented through the planning scheme by:

Application of zones and overlays

The objectives, strategies and policy guidelines in the Planning Scheme are implemented through the application of appropriate zones and overlays as follows:

- Outside PSP areas, apply Environmental Significance Overlay with design guidelines along Werribee River, Skeleton Creek, Lollypop Creek and Little River.
- Apply Design and Development Overlays to areas requiring specific design solutions.
- Apply Development Contributions Plan Overlays to properly plan for infrastructure provision.
- [Apply Neighbourhood Residential Zone to the Little River Township.](#)

Policy Guidelines

The objectives, strategies and policy guidelines in the Planning Scheme will be implemented through the application of the following local planning policy.

- Clause 22.01 (Non-Residential Uses in Residential Zones Policy) seeks to provide direction on a range of discretionary use and development options in residential zones.
- Clause 22.04 (Neighbourhood Character Policy) seeks to protect neighbourhood character and ensure development is respectful of its neighbourhood.

Further strategic work

- Review the Little River Strategic Land Use Position Statement.

Reference documents

- *Little River Strategic Land Use Position Statement (1996).*
- *Eynesbury Station Incorporated Plan, September (2001).*
- [Werribee South Green Wedge Policy and Management Plan \(2010\).](#)
- [Wyndham Housing and Neighbourhood Character Strategy \(2015\).](#)