

28/05/2015  
C192**NEIGHBOURHOOD CHARACTER**

This policy applies to all planning permit applications where a permit is required for development ~~in a residential zone~~ of a dwelling under the Wyndham Planning Scheme.

**22.04-1****Policy Basis**28/05/2015  
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The MSS (at Clause 21.07-2) notes that the ~~Wyndham Neighbourhood Character Scoping Study 2012~~ Wyndham Housing and Neighbourhood Character 2015 identified five broad neighbourhood character types in the established residential areas of the city being Contemporary Garden; ~~Garden Suburban; Garden Court; Bush Garden; and Coastal Garden~~ Coastal Garden; Garden Suburban; Garden Court; and Rural Garden. These areas are identified on the attached map.

**22.04-2****Objectives**28/05/2015  
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- To recognise places of distinct neighbourhood character.
- To define aspects of neighbourhood character that are important in designing infill development.
- To encourage design solutions which enhance and respond positively and creatively to the existing neighbourhood character of residential areas in the City.

**22.04-3****Policy**28/05/2015  
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It is policy to:

Assess proposals for residential development that require planning permission against the following criteria:

**22.04-3.1****Garden Suburban Character Type area:**28/05/2015  
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- Encouraging retention of older, 'character' buildings of the Victorian, Edwardian or Interwar eras.
- Protection of the existing tree canopy where well established.
- Provision for new canopy trees where lacking.
- ~~Pattern of dwelling spacing of 1 to 2m from side boundaries.~~
- Low front fencing or open frontage with no fencing.
- Interface with open spaces and creek or river corridors.
- Generous rear setbacks.
- Sense of spaciousness.

**22.04-3.2****Garden Court Character Type area:**28/05/2015  
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- Protection of existing tree canopy where well established.
- Provision for new canopy trees where lacking.
- ~~Pattern of dwelling spacing of 1 to 2m from side boundaries.~~
- Low front fencing or open frontage with no fencing.
- Interface with open spaces and creek or river corridors.

- Generous rear setbacks.

**~~22.04-3.3~~ Large Lot Garden Court Suburban Character Type area:**

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- ~~Protection of existing tree canopy where well established.~~
- ~~Provision for new canopy trees where lacking.~~
- ~~Pattern of dwelling spacing of 2 to 4m from side boundaries.~~
- ~~Low front fencing or open frontage with no fencing.~~
- ~~Interface with open spaces and creek or river corridors.~~

**22.04-3.4 Bush Suburban Rural Garden Character Type area:**

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- Protection of existing tree canopy which includes many native trees.
- Provision for new canopy trees where lacking.
- Native landscaping theme.
- ~~Pattern of dwelling spacing of 4 to 8m from side boundaries.~~
- Open frontage with no fencing or rural style front fences.
- Rural road treatment.
- Interface with open spaces and creek or river corridors.
- Generous rear setbacks.

**22.04-3.5 Contemporary Garden ~~Suburban~~ Character Type area:**

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- ~~Provision for new canopy trees.~~
- Landscaping in small spaces.
- Open front boundary treatment or very low fences.
- Interface with open spaces and creek or river corridors.
- Focus public interfaces with new canopy trees and large shrubs.

**22.04-3.6 Coastal Garden ~~Suburban~~ Character Type area:**

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- Protection of existing tree canopy which includes many native trees and coastal planting.
- Provision for new canopy trees where lacking.
- Native or coastal landscaping theme.
- Pattern of dwelling spacing of 1m from side boundaries.
- Low front fencing or open frontage with no fencing.
- Rural or informal road treatment.
- Interface with, and views to, Werribee River, Werribee South Beach and adjoining rural areas.

## 22.04-4 Application Requirements

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An application to develop land in a residential zone must include the following information (as appropriate):

- A report which identifies how the development responds to the Character Type within which the site is located.

If, in the opinion of the responsible authority all of the above requirements are not relevant to the assessment of the application, the responsible authority may waive or reduce the requirement.

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### Decision guidelines

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

- The detail of the character type within which the site is located.
- Whether the proposal satisfies the objectives and policy directions.
- Whether proposals that do not meet these criteria, still meet the objectives of this policy.
- Whether the proposed development makes a positive contribution to the preferred neighbourhood character of the area.
- Whether a non-residential use represents an intrusion in a residential area.

## 22.04-6

### Policy References

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*Wyndham Housing and Neighbourhood Character Strategy 2015*

*Wyndham Housing Strategy and Neighbourhood Character Study – Neighbourhood Character Paper 2015*

*Wyndham Neighbourhood Character Scoping Study 2012*

Map 7 – Neighbourhood Character Areas

