

General Residential Zone

FACTSHEET

What is the purpose of this zone?

The General Residential Zone seeks to respect and preserve neighbourhood character while allowing a modest level of housing growth and diversity.

In the suite of residential zones available to local government, the role of the General Residential Zone sits between the Residential Growth Zone (which enables housing growth and diversity) and the Neighbourhood Residential Zone (which restricts housing growth due to character or other constraints).

Where will this zone apply?

The General Residential Zone is to be applied to most residential areas where moderate growth and diversity of housing can occur, consistent with existing neighbourhood character.

Within Wyndham, all areas shown as either 'Incremental Change' or 'Incremental Change with Access' in the *Housing and Neighbourhood Character Strategy 2015* are proposed to be rezoned to the General Residential Zone.

The criteria the Strategy uses to determine areas of Incremental Change are:

- Locations that are not within easy walking distance of key public transport routes or activity centre catchments.
- Locations that do not have significant neighbourhood character, heritage significance or other constraints.

Some areas are considered more accessible and have been identified as Incremental Change with Access, these are locations that meet the following criteria:

- Locations that are within 400-800 metres walking distance of existing or proposed train stations, or large activity centres.
- Locations within 400 metres walking distance of a neighbourhood activity centre or the Principal Public Transport Network.

What zones currently apply?

Most residential land across Wyndham is already in the General Residential Zone. There are, however, some residential precincts that have a different residential zone due to specific requirements (such as Wyndham's growth areas, or the township areas of Little River for example).

You can find out the existing zone of your land when viewing your proposed zones on MyWyndham (visit www.wyndham.vic.gov.au/housing for further details).

What type of development can I expect in this zone?

The *Housing and Neighbourhood Character Strategy 2015* encourages a moderate level of housing growth and diversity, in the form of apartments, townhouses, units, dual occupancies and detached housing. Development must fit appropriately into the streetscape and character of the area.

How does the zone work?

The zone sets out when a permit is required for a particular use and/or development.

For residential development a permit is required for the construction of more than one dwelling on a lot, or for the construction or extension of an existing dwelling if the lot is less than 300 square metres. This has not changed.

All new development needs to meet the requirements of ResCode. ResCode can be found at Clause 54 or 55 of the Planning Scheme, and contains design requirements for new development. These provisions apply across Victoria to any new development in a residential zone.

The requirements relate to heights, setbacks from the street or property boundaries, landscaping, design, internal amenity and off-site amenity impacts.

Schedules have been used to nominate new design requirements that are relevant to the local area.

The proposed General Residential Zone has a number of Schedules which are to be applied to different areas of Wyndham.

The Schedules are:

- General Residential Zone Schedule 1 (GRZ1) – General Incremental Change Areas
- General Residential Zone Schedule 2 (GRZ2) – Incremental Change Areas with Access

What do the Schedules require?

The Schedules include specific variations for the following design elements of new residential development:

Current requirement	Proposed GRZ1 requirement	Proposed GRZ2 requirement
Street setback the average of the two adjoining properties, or 4 metres if no properties adjoining (6 metres on main roads)	At least 5 metres measured from the front property boundary to the front wall of the dwelling	At least 3 metres (except where parking is not provided for) measured from the front property boundary to the front wall of the dwelling
Site coverage: maximum of 60% of the site.	No change	No change
Permeability: minimum of 20% of the site.	No change	No change
Landscaping: provide landscaping, retaining trees where possible or replacing any significant trees removed in the past 12 months	A minimum of 1 semi-mature canopy tree with a minimum mature height of 8 metres within the front setback, or 2 trees where the site frontage is more than 15 metres wide	
Side and rear setbacks: 1 metre plus 0.3 metres for every metre of height over 3.6 metres up to 6.9, then 1 metre for every metre of height over 6.9 metres	At least 1 metre to at least one side boundary for Contemporary Garden 1 areas, or 1.5 metres at least one side boundary for Garden Court 1 areas.	
Walls on boundaries: Length of 10 metres plus 25% of remaining property boundary, or where simultaneously constructed, no higher than 3.6 metres or average of 3.2 metres	No change	A specified maximum length of 10 metres for new walls constructed on or within 200mm of a side boundary or 25% of the length of the boundary at the rear.

Current requirement	Proposed GR1 requirement	Proposed GR2 requirement
<p>Private open space: An area of 40 square metres, with one part of to consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres. Secluded private open space cannot be located in the front setback of a dwelling or building and should have convenient access from a living room, or 8 square metre balcony with minimum width of 1.6 metres, or roof-top area of 10 square metres with a minimum width of 2 metres.</p>	<p>An area of 40 square metres, with one part of the private open space to consist of scheduled private open space with a minimum area of 25 square metres and a minimum dimension of 4 metres. Secluded private open space should not be located in the front setback of a dwelling or residential building and should have convenient access from a living room.</p> <p>For lots facing a reserve, a balcony with an area of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room.</p>	No change
<p>Front fence height: 1.5 metres maximum height (or 2 metres on main roads)</p>	No change	No change
<p>Building height – currently 9 metres</p>	Maximum two storeys (9 metres)	Maximum three storeys (9 metres)

Glossary of terms

Access

Locations that have good access are considered to be close to public transport (buses/trains) as well as services such as retail or employment hubs. Accessibility is usually measured by walking distance.

Activity centre

Centres of retail, service and/or employment uses. They vary in size from local shopping strips to major regional shopping centres.

Diversity

Where housing is not all the same, but is provided in many different forms. Diversity of housing is important to cater for all the different needs of people that live in Wyndham.

Housing growth

New housing development occurring in Wyndham.

Major Activity Centre

A large activity centre serving a bigger catchment of people, usually large shopping centres such as Pacific Werribee (Werribee Plaza).

Neighbourhood Activity Centre	A smaller activity centre that serves a more local catchment of residents.
Permeability	The area of a lot (expressed as a percentage) that is not covered by hard surfaces (buildings, concrete paving, driveways and footpaths, sheds etc.) and is therefore able to absorb water.
Principal Activity Centre	Werribee City Centre shopping strip.
Principal Public Transport Network	The primary network of train and bus routes as determined by Public Transport Victoria.
Private open space	An outdoor area of a dwelling that is for the exclusive use of the person living in that dwelling (i.e. front or back yard).
Side and rear setbacks	The setback is the distance between a building wall and the property boundary.
Site coverage	The area of the lot (as a percentage) that can be covered by buildings (including the house, verandahs, sheds, garages and any outbuildings).
Street setback	The distance measured from the street (front property boundary) to the front wall of the dwelling. Porches are allowed to encroach in the setback subject to meeting certain requirements.
Zones	A planning control that is applied to all land and outlines what uses and development are permissible or prohibited in an area.