



Housing Strategy Implementation

FACTSHEET

What is the Housing & Neighbourhood Character Strategy?

Wyndham prepared its Housing and Neighbourhood Character Strategy in 2015 following extensive consultation with stakeholders and the community.

The purpose of the Strategy was to review Council's housing needs and issues, provide a vision for housing in Wyndham and provide a framework for how housing will be accommodated in the future.

Council adopted the Strategy in August 2015.

Key elements of the Strategy and its vision is to ensure that housing:

- Meets the current and future needs of residents;
- Provides a variety of dwelling types;
- Addresses environmental sustainability;
- Responds to affordability issues and special housing needs;
- Encourages medium and high density development that is in walkable catchments around public transport networks and activity centres;
- Contributes to the preferred neighbourhood character; and
- Enhances Wyndham's valued community spirit and strong sense of identity.

The Strategy was also prepared to provide the strategic justification for the application of new residential zones, introduced into all Victorian Planning Schemes in 2013.

What are the new residential zones?

In 2013 the Victorian Government introduced three 'new residential zones' to give greater clarity about the type of development that can be expected in a residential area. Councils were asked to implement the zones within their Municipality based on existing strategies and policies on housing and neighbourhood character.

Three new residential zones are:

- **Residential Growth Zone** enables new housing growth and diversity. It will be used in appropriate areas near activity centres, train stations and other areas suitable for increased housing activity.
- **General Residential Zone** will respect and preserve urban character while enabling moderate housing growth and housing diversity. It will be used in most residential areas where moderate growth and diversity of housing is provided and is consistent with existing neighbourhood character.
- **Neighbourhood Residential Zone** restricts housing growth in areas with specific neighbourhood character or heritage significance, or with significant infrastructure constraints.

Wyndham City Council did not have the relevant strategic work at the time and immediately began to prepare the Housing and Neighbourhood Character Strategy as a means of providing the relevant guidance to apply the zones appropriately.

In 2014, the State Government applied the General Residential Zone to most land in Wyndham that was residential.

How are the new zones being applied in Wyndham?

The Strategy provides a framework for applying the three new zones based on 'change areas', locations that are suitable for varying levels of change. There are three main 'change areas' identified within Wyndham.

The three change areas correlate to the three new zones:

- **Substantial Change Areas** are ideally located for new development and have limited constraints and will be rezoned **Residential Growth Zone**.
- **Incremental Change Areas** are areas suitable for moderate growth and will be rezoned **General Residential Zone**.
- **Limited Change Areas** are not suitable for development due to specific constraints such as heritage, character or infrastructure limitations and will be rezoned **Neighbourhood Residential Zone**.

What do planning zones do?

A zone is a planning control that allows Council to determine the appropriate use and development of the land. All land is within a planning zone.

The zone sets out which uses may or may not occur, and what needs a planning permit. Some land uses are even prohibited. In addition, some development (construction of buildings or works) may also need permits under the zones.

What are schedules?

Schedules are used to identify the needs, circumstances and requirements of a specific local area.

Council has developed different schedules for different areas within Wyndham. They provide specific design requirements for residential developments such as mandatory building setbacks, landscaping requirements, site coverage, permeability, open space provision and front fence heights.

The draft Schedules are available for viewing online, as well as Fact Sheets on each zone that outline the key changes.

Is all land in Wyndham being rezoned?

Not all land in Wyndham is being rezoned.

Some areas within Wyndham already have detailed planning controls which would be inappropriate to rezone. Other changes in the Planning Scheme (the Municipal Strategic Statement and Local Polices) will still be applicable when considering new development in these areas.

Land that will not be rezoned includes:

- Williams Landing area which is currently zoned Priority Development Zone
- Future urban areas subject to Precinct Structure Plans which are zoned Urban Growth Zone
- Wyndham Harbour precinct, which is zoned Special Use Zone

How is my property affected?

You can check how your property is affected by visiting the MyWyndham interactive mapping website <http://wyndev.com.au/mywyndham/>.

Search any address within Wyndham and it will tell you the following information under the property information button:

- Current planning zone
- Housing Change Area
- Preferred Character Area
- Proposed planning zone

What is a Housing Change Area?

The Housing Change Areas are used to nominate where housing growth (new development) should be directed or, in some instances, be discouraged.

The Housing and Neighbourhood Character Strategy has developed criteria for each Change Area and nominated what properties belong in each Change Area.

What is a Preferred Character Area?

The Preferred Character Areas are used to outline what Council wants the future character of the area to look like.

The Housing and Neighbourhood Character Strategy has reviewed all residential land in Wyndham and identified character areas, which are based on various attributes of an area such as:

- Street patterns
- Housing design
- Vegetation in the public and private realm
- Building setbacks

The Preferred Character Statements will be used to determine whether development is appropriate and ensure that it contributes to the vision for housing in Wyndham. They have also been used to input into the proposed new residential zone schedules.

Why is my property in two change areas?

Some properties are shown as being in two change areas. This has occurred for two reasons:

1. Mapping in the Strategy does not follow individual property boundaries, and the change areas are mapped using walking catchments that follow a radius of 400 or 800 metres. The change area boundaries sometimes cut through the middle of properties; and
2. Some anomalies have occurred where a property is clearly shown in one change area, but abuts another change area at its property boundary. This is a mapping anomaly.

* Refer to maps in the Strategy for further clarity.

Importantly, Council has selected only one (1) planning zone for each property. Where two or more change areas are applicable, Council has determined that the appropriate zone should be based on the more prominent change area (measured as 50% or more at the property frontage).

How do I make a submission?

Council is seeking community comments on the draft controls until **17 March 2017**.

Making a submission is easy and can be done:

- Online at www.wyndham.vic.gov.au/housing
- Email to housing@wyndham.vic.gov.au
- Post to **Housing Strategy** PO Box 197, Werribee, Vic 3030

Please remember to include your name, postal address, contact details as well as the address of the property being rezoned (if relevant).

What happens next?

After submissions have closed, Council will take time to review the submissions and may contact you further to discuss your submission, seek further comment or clarification. Changes may also be made to the draft planning scheme controls to address matters raised in submissions.

Once the draft planning scheme controls have been refined, Council will be asked to consider the revised controls as part of a formal planning scheme amendment.

The Planning Scheme Amendment process is undertaken in various stages including:

- Preparation and exhibition (further consultation occurs)
- Consideration of submissions (further refinement of controls)
- If required, an independent review of the amendment and submission by a Panel
- Adoption of the amendment, with possible further changes
- Approval of the final amendment and inclusion within the Planning Scheme

All submitters will be invited to be involved in the next steps.

How do I find out more?

For further information visit www.wyndham.vic.gov.au/housing or attend an Information Session (dates and times available online).

Contact us

If you still require further information regarding the above, please contact Council on telephone (03) 8734 5493 or email housing@wyndham.vic.gov.au.