



Neighbourhood Residential Zone

FACTSHEET

What is the purpose of this zone?

The Neighbourhood Residential Zone seeks to restrict housing growth due to development constraints, and seeks to protect an identified neighbourhood character of an area.

In the suite of residential zones available to local government, the role of the Neighbourhood Residential Zone is to provide for the lowest scale growth and development of the three new residential zones.

Where does this zone apply?

The Neighbourhood Residential Zone is to be applied to residential areas where single dwellings prevail and change is not identified, such as areas of recognised neighbourhood character, heritage, environmental or landscape significance and other development constraints.

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

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

- Locations with specific neighbourhood character and/or heritage significance.
- Locations in rural garden and coastal character types.
- Locations with significant infrastructure constraints.
- Locations with large minimum lot size controls.

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 lower density housing types such as dual occupancies and detached housing. The proposed zone achieves this by setting strict requirements on subdivision and dwelling numbers.

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

The Schedules are:

- Neighbourhood Residential Zone Schedule 1 (NRZ1) – Carter Estate and Anne Street Precinct
- Neighbourhood Residential Zone Schedule 2 (NRZ2) – Werribee Grange Kingston Precinct & Little River
- Neighbourhood Residential Zone Schedule 3 (NRZ3) – Derrimut Heath, Westleigh Gardens and Walls Road Precincts
- Neighbourhood Residential Zone Schedule 4 (NRZ4) – Riverbend Estate
- Neighbourhood Residential Zone Schedule 5 (NRZ5) – Beach Road Precinct
- Neighbourhood Residential Zone Schedule 6 (NRZ6) – Infrastructure Constrained Areas

The Neighbourhood Residential Zone is distinct in that it includes strict requirements on subdivision and dwelling numbers.

What do the Schedules require?

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

Current requirement	NRZ1	NRZ2	NRZ3	NRZ4	NRZ5	NRZ6
Additional permit requirement for single dwellings – no permit required	Permits also required for dwellings on lots between 300 and 500 square metres.	No change	Permits also required for construct/extend existing dwelling on lots between 300 and 500 square metres.	Permits also required for construct/extend existing dwelling on lots between 300 and 1,000 square metres.	No change	Permits also required for construct/extend existing dwelling on lots between 300 and 2,000 square metres.
Subdivision restriction – no minimum subdivision restrictions	Minimum area of 500 square metres of any new lot created.	Minimum area of 0.4 ha (if reticulated sewer is not connected) or 0.2 ha (if reticulated sewer is connected) of any new lot created.	Minimum area of 500 square metres of any new lot created.	Minimum area of 1,000 square metres of any new lot created.	Minimum area of 500 square metres of any new lot created.	Minimum area of 2,000 square metres of any new lot created.
Number of dwellings on a lot – no restrictions on dwelling numbers	Maximum of 2 dwellings	2 dwellings	2 dwellings	2 dwellings	2 dwellings	2 dwellings
Street setback the average of the two adjoining properties, or 4 metres if no properties adjoining (6 metres on main roads).	6 metres	15 metres	No change	No change	No change	No change

Current requirement	NRZ1	NRZ2	NRZ3	NRZ4	NRZ5	NRZ6
Site coverage: maximum of 60% of the site.	Maximum of 40%	Maximum of 30%	Maximum of 50%	Maximum of 40%	Maximum of 50%	Maximum of 40%
Permeability: minimum of 20% of the site.	Minimum of 40%	Minimum of 40%	Minimum of 40%	Minimum of 40%	Minimum of 40%	Minimum of 40%
Landscaping: provide landscaping, retaining trees where possible or replacing any significant trees removed in the past 12 months	A minimum of 2 semi-mature canopy tree with a minimum mature height of 8 metres within the front and rear setback.	A minimum of 2 semi-mature canopy tree with a minimum mature height of 8 metres within the front and rear setback.	<p>A minimum of 1 semi-mature canopy tree with a minimum mature height of 8 metres within the front and rear setback, for sites less than 15 metres wide.</p> <p>A minimum of 2 semi-mature canopy tree with a minimum mature height of 8 metres within the front and rear setback, for sites greater than 15 metres wide.</p>	A minimum of 2 semi-mature canopy tree with a minimum mature height of 8 metres within the front and rear setback.	A minimum of 2 semi-mature canopy tree with a minimum mature height of 8 metres within the front and rear setback.	A minimum of 4 semi-mature canopy tree with a minimum mature height of 8 metres within the front setback.

Current requirement	NRZ1	NRZ2	NRZ3	NRZ4	NRZ5	NRZ6
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	Minimum 1.5 metre setback to both side boundaries.	Minimum 2 metre setback to both side boundaries.	Minimum 1.2 metre setback to both side boundaries.	Minimum 2 metre setback to both side boundaries.	Minimum 1.2 metre setback to both side boundaries.	Minimum 2 metre setback to both side boundaries.
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 walls to be constructed on a boundary, unless existing wall on boundary or simultaneously constructed walls on the boundary. May only be for the length of that wall.	No walls to be constructed on a boundary.	No walls to be constructed on a boundary.	No walls to be constructed on a boundary.	No walls to be constructed on a boundary.	No walls to be constructed on a boundary.
Private open space: An area of 40 square metres, 25 of which must be secluded (minimum dimension 3 metres), 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.	No change	No change	An area of 60 square metres, of which 40 square metres must be secluded (minimum dimension of 5 metres).	No change	No change	No change

Current requirement	NRZ1	NRZ2	NRZ3	NRZ4	NRZ5	NRZ6
Front fence height: 1.5 metres maximum height (or 2 metres on main roads)	Maximum height of 600mm.	No front fences allowed	No front fences allowed	No front fences allowed	No front fences allowed	No front fences allowed
Building height – currently 9 metres	Maximum two storeys (8.5 metres)	Maximum two storeys (8.5 metres)	Maximum two storeys (8.5 metres)	Maximum two storeys (8.5 metres)	Maximum two storeys (8.5 metres)	Maximum two storeys (8.5 metres)

NOTE: The above requirements of ResCode are varied in the Schedules to the new Zones, however all other provisions of ResCode will continue to be applied to development including items relating to daylight, solar access, north facing windows, overshadowing and overlooking etc.

How are non-residential uses affected?

Some limited non-residential uses are allowed to be established in the new residential zones (Neighbourhood Residential Zone, General Residential Zone and Residential Growth Zone). Medical centres, child care centres, veterinary clinics and service stations are common non-residential uses that you might see being approved in residential areas.

As part of the implementation of the Housing and Neighbourhood Character Strategy, Council will be amending its policy on Non-Residential Uses in Residential Areas to discourage non-residential uses from establishing in the Neighbourhood Residential Zone. Given these areas have identified development constraints, such as special character or infrastructure limitations, Council considers these areas equally inappropriate for non-residential uses.

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.