

# Residential Growth Zone

## FACTSHEET

### What is the purpose of this zone?

The Residential Growth Zone seeks to enable new housing growth and allows a greater diversity of development in appropriate locations.

In the suite of residential zones available to local government, the role of the Residential Growth Zone is to encourage the greatest residential density and scale of development amongst the three new residential zones.

### Where will this zone apply?

The Residential Growth Zone is to be applied to those residential areas where substantial change can be accommodated, particularly given the location having good access to public transport and services.

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

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

- Locations that are within 400 metres of existing and proposed train stations and selected routes on the Principal Public Transport Networks (where no other restrictions apply).
- Locations that are within 400 metres of an existing or proposed Major Activity Centre or Principal Activity Centre (where no other restrictions apply).

### 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](http://www.wyndham.vic.gov.au/housing) for further details).

## What type of housing can I expect in this zone?

The *Housing and Neighbourhood Character Strategy 2015* encourages higher density housing types particularly townhouses, units, apartments and shop-tops as well as smaller housing types particularly one or two bedroom dwellings.

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

The Schedules are:

- Residential Growth Zone Schedule 1 (RGZ1) – Substantial Change Area (PPTN)
- Residential Growth Zone Schedule 2 (RGZ2) – Substantial Change Area – Train Station Access

## What do the Schedules require?

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

Current ResCode requirement	Proposed RGZ1 requirement	Proposed RGZ2 requirement
<b>Street setback</b> the average of the two adjoining properties, or 4 metres if no properties adjoining (6 metres on main roads)	At least 3 metres (except where parking is not provided for) measured from the front property boundary to the front wall of the dwelling	No change
<b>Site coverage:</b> maximum of 60% of the site.	Maximum of 70%	Maximum 80%
<b>Permeability:</b> minimum of 20% of the site.	No change	Minimum 10%

Current ResCode requirement	Proposed RGZ1 requirement	Proposed RGZ2 requirement
<b>Landscaping:</b> 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.	
<b>Side and rear setbacks:</b> 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	No change	No change
<b>Walls on boundaries:</b> 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	No change
<b>Private open space:</b> 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.	An area of 25 square metres, with a minimum dimension of 3 metres and convenient access from a living room; or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room; or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.	No change
<b>Front fence height:</b> 1.5 metres maximum height (or 2 metres on main roads)	No change	No change
<b>Building height</b> – currently 9 metres	Maximum four storeys (13.5 metres)	Maximum 13.5 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.*

## Glossary of terms

<b>Access</b>	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.
<b>Activity centre</b>	Centres of retail, service and/or employment uses. They vary in size from local shopping strips to major regional shopping centres.
<b>Diversity</b>	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.
<b>Housing growth</b>	New housing development occurring in Wyndham.
<b>Major Activity Centre</b>	A large activity centre serving a bigger catchment of people, usually large shopping centres such as Pacific Werribee (Werribee Plaza).
<b>Neighbourhood Activity Centre</b>	A smaller activity centre that serves a more local catchment of residents.
<b>Permeability</b>	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.
<b>Principal Activity Centre</b>	Werribee City Centre shopping strip.
<b>Principal Public Transport Network</b>	The primary network of train and bus routes as determined by Public Transport Victoria.
<b>Private open space</b>	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).
<b>Side and rear setbacks</b>	The setback is the distance between a building wall and the property boundary.
<b>Site coverage</b>	The area of the lot (as a percentage) that can be covered by buildings (including the house, verandahs, sheds, garages and any outbuildings).
<b>Street setback</b>	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.