



WYNDHAM HOUSING STRATEGY AND NEIGHBOURHOOD CHARACTER STUDY

NEIGHBOURHOOD CHARACTER PAPER

August 2015
(Maps updated 2018)

It is acknowledged that Wyndham City Council is on traditional lands of the Wathaurong and Wurundjeri tribes of the Kulin Nation. We offer our respect to the Elders of these traditional lands, and through them to all Aboriginal and Torres Strait Islander People.

PROJECT CONTROL

Status	Version	Checked PM	Checked PD	Date Released
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Final Draft Neighbourhood Character Paper	2	KW	LR	16/04/15
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1 INTRODUCTION

INTRODUCTION

PURPOSE

The purpose of the project is to prepare a Housing and Neighbourhood Character Strategy for the Wyndham City. Together, these documents will guide the location, growth, design and form of residential dwellings throughout Wyndham.

This document, the Neighbourhood Character Paper, will provide a detailed assessment of the design and development occurring within the City's residential areas, and provide an analysis of the neighbourhood character issues within the municipality. This will sit in conjunction with the Housing Strategy which will provide a twenty year plan to manage housing growth within the Municipality. These projects have been undertaken concurrently in order to holistically address the inter-related issues of housing needs, location and design throughout the municipality.

STUDY AREA

The study area, as shown on the map opposite, incorporates all residential land in the City of Wyndham. This includes some land which is currently within the urban growth zone and townships Little River and Werribee South, outside the UGB.

The areas of Williams Landing and Werribee Harbour have not been included in the study area, as they are not within residential zones.

PROCESS

This project has five stages as shown in the diagram below.

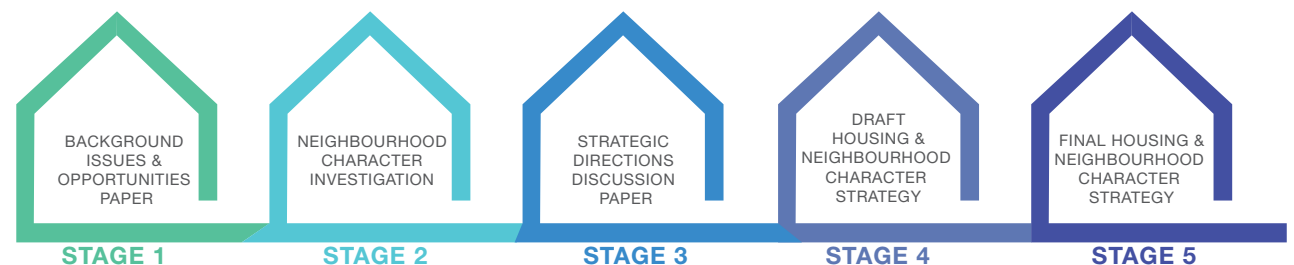
WHAT IS A NEIGHBOURHOOD CHARACTER STUDY?

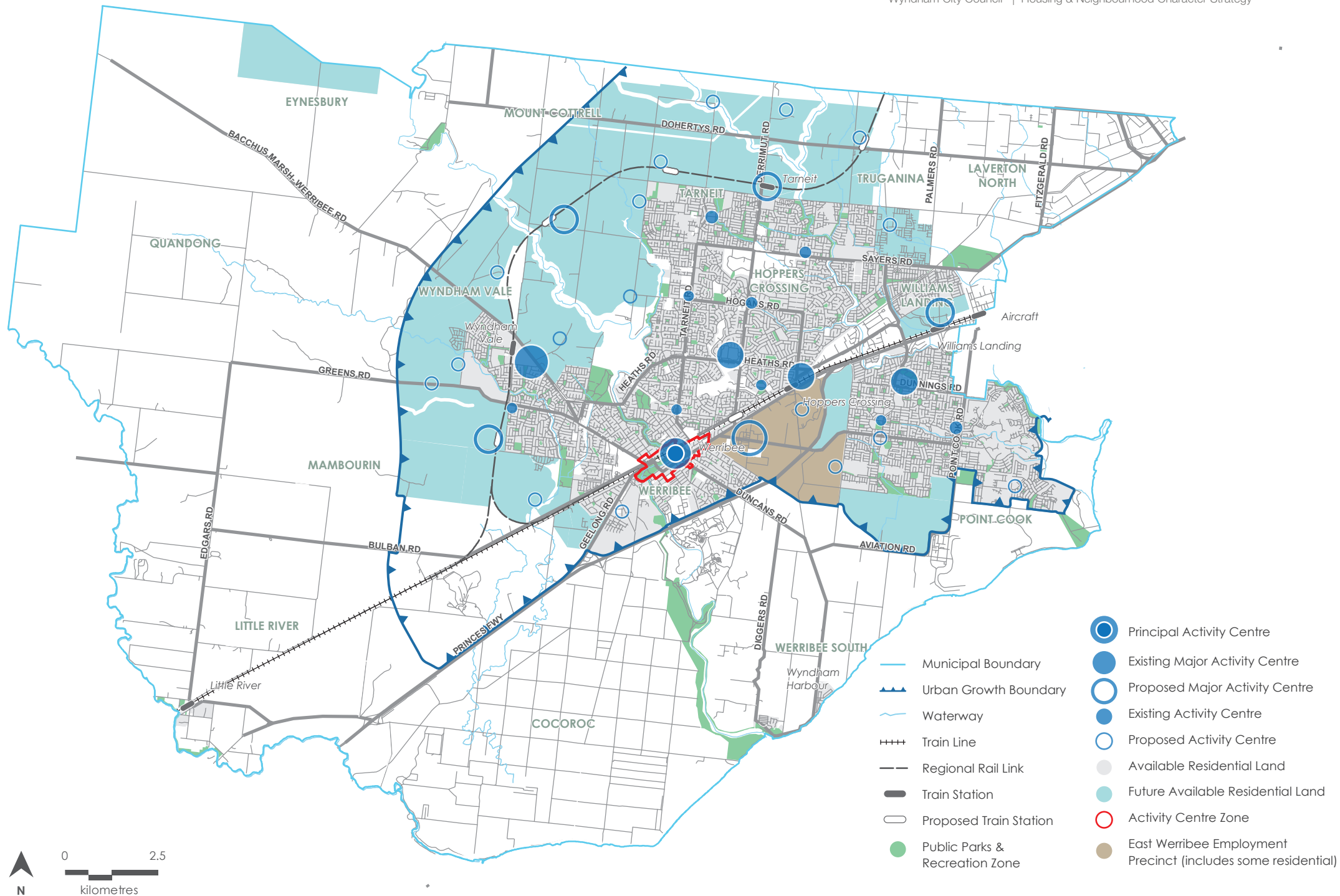
A neighbourhood character study is undertaken in order to identify and understand common patterns of residential design and development.

A field survey and desktop analysis of the street layout, built form and landscaping is used to inform 'character types' and where necessary detail key elements and values in sub-precincts. The study carefully considers character boundaries and identifies where 'special character areas' may require further protection or investigation.

This Neighbourhood Character Study builds on the work undertaken as part of the Wyndham Neighbourhood Character Scoping Study 2012 by reviewing character boundaries and further analysing identified investigation areas.

The identified character types and precincts will be used to develop 'preferred future character' objectives and design guidelines that will form part of the Housing Strategy.





POLICY & STATUTORY CONTEXT

SPPF

The State Planning Policy Framework (SPPF) provides a context for planning and decision making. It seeks to ensure that the objectives of planning are fostered through appropriate land use and development policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

The SPPF recognises the importance of neighbourhood character and contextual design. It states that neighbourhood character should be recognised and protected.

MSS

The Municipal Strategic Statement (MSS) outlines a number of objectives and strategies relating to various land use and development themes including settlement, open space, built environment and heritage and housing. It recognises the key issues relating to each theme and provides policy directions and objectives.

There are a number of Clauses of particular relevance:

Clause 21.02-1 *Urban growth* aims to identify areas suitable for development in order to manage urban growth in a cost-effective and orderly manner.

Clause 21.06-1 *Urban environment* aims to improve the quality and design of development, which would enhance the presentation of the municipality.

Clause 21.07-1 *Residential development* aims to provide variety and choice in housing densities to meet the needs of a growing population. Strategies include encouraging a greater density of housing within walking distance of rail stations, activity centres and bus routes.

Clause 21.07-2 *Housing diversity* aims to provide access to a variety of housing sizes, styles and designs to address demographic changes in the municipality.

Clause 21.07-3 *Neighbourhood Character* aims to recognise places of distinct neighbourhood character and balance urban consolidation objectives with residential amenity and character.

Clause 21.11-1 *Little River* aims to restrain development in the Little River township and environs based on significant existing constraints. It also recognises that some potential exists for minimal urban development should constraints be resolved.

Clause 21.11-2 *Eynesbury Station* ensures that the area is continued to be used for productive agriculture as its size and location are of significance. The policy also ensures the integrated environmental management of Eynesbury Station as a whole, the productive reuse of water from Surbiton Park Treatment Plant and the maintenance and improvement of the water quality of Werribee River.

Clause 21.11-3 *Werribee South Township* aims to manage the development of Werribee South to avoid overdevelopment and to protect surrounding agricultural land from detrimental impacts of further development.

Clause 21.11-4 *Wyndham Harbour* aims to encourage the development of a safe and functioning harbour that includes a mix of land uses including residential development. It also recognises the need to protect surrounding rural areas from detrimental impacts of further development.

LOCAL PLANNING POLICIES

The Local Planning Policies in the City of Wyndham provide policy guidance for residential development.

Clause 22.04 *Residential Zones* aims to provide guidance in the development of non-residential uses in residential zones, such that they do not detract from the residential character of the neighbourhood or change the function of residential areas.

Clause 22.04 *Neighbourhood Character* aims to recognise places of distinct neighbourhood character and to define aspects of neighbourhood character that are important to consider in designing infill housing. The policy introduces the character types and identifies the key characteristics of each that any new residential proposal will be assessed against.

Clause 22.05 *Heritage Conservation Policy* aims to recognise, conserve and enhance places in Wyndham identified as having architectural, cultural, natural or historic significance.

ZONES

New and reformed zones were introduced by the Victorian Government in 2013 and 2014. The new and reformed residential zones give greater clarity about the type of development that can be expected in any residential area.

The new residential zones have recently been applied in the City of Wyndham, resulting in land zoned Residential 1 being rezoned to General Residential Zone (GRZ). The GRZ aims to respect neighbourhood character while allowing moderate growth in areas that provide good access to services and transport.

The new and reformed residential zones also include the Residential Growth Zone (RGZ) to allow for greater density and development, and the Neighbourhood Residential Zone (NRZ) to provide greater protection of areas that are valued for neighbourhood character. The RGZ and NRZ have not yet been applied in Wyndham and may be introduced as a result of the Housing Strategy.

The Urban Growth Zone is applied to much of the municipality inside the Urban Growth Boundary for the future growth and development of residential land subject to the Precinct Structure Plan process.

Other residential zones in Wyndham to note are the Township Zone in Little River, due to being low density and unsewered, the Priority Development Zone in Williams Landing, which is subject to an incorporated plan in the planning scheme, and the Special Use Zone at Wyndham Harbour, which provides for the

development of housing in conjunction with the operation of the harbour.

Further zone details and a zoning map is provided at Appendix A.

OVERLAYS

A number of environmental, heritage and built form overlays exist throughout Wyndham. These overlays generally trigger a permit requirement for residential development or require special planning consideration.

While all overlays that apply in the study area affect development, overlays that have a notable impact on residential design are the Heritage Overlay, Incorporated Plan Overlay and Development Plan Overlay.

Growth areas that are not zoned Urban Growth Zone are generally subject to an Incorporated Plan (IPO) or Development Plan Overlay (DPO). The IPO identifies areas which require the form and conditions of future use and development to be shown on an incorporated plan before a permit can be granted and the DPO requires that a development plan be prepared before any development can occur.

Further overlay details and an overlays map is provided at Appendix A.

RESCODE

ResCode (Clauses 54-56) applies to all dwellings and

subdivisions within residentially zoned land. It aims to create livable and sustainable neighbourhoods with character and identity. It states that subdivision should respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in the scheme.

Further details are provided at Appendix A.

STRATEGIC DOCUMENTS

The following relevant strategic documents have been summarised at Appendix B:

Plan Melbourne: Metropolitan Planning Strategy (2014)

West Growth Corridor Plan (2013)

City Plan 2013-17, including 2014-2015 Annual Plan (2013)

Wyndham Community Health, Wellbeing & Safety Plan 2013-2017 (2013)

Growth Corridor Plans- Managing Melbourne's Growth (2011)

Residential Design Guidelines- Neighbourhood Character (2010)

Residential Design Guidelines- 'Rear Loaded' Lots (2010)

Landscape Guidelines (2014)

WYNDHAM NEIGHBOURHOOD CHARACTER SCOPING STUDY 2012

REVIEW

The Neighbourhood Character Scoping Study 2012 is a strategic document that provides an overview of the neighbourhood character patterns evident in established residential areas of Wyndham. The Study (referred to as the *2012 Scoping Study*) assessed the neighbourhood character of all established residential areas (this includes all 'built' neighbourhoods) and identified five neighbourhood character 'types'.

In addition to this assessment, the Study identified 22 precincts which were atypical to their general character type for further investigation (as shown on page 26 of the Scoping Study 2012).

The Scoping Study also provided a number of broad design objectives and guidelines for each of the character types that will be reviewed as part of the Wyndham Housing Strategy.

IMPLICATIONS

This study builds on the work of the *2012 Scoping Study* by establishing more detailed principles and design descriptions of the five character types. Additionally, it considers each special investigation precinct.

Further work via field survey and desktop analysis was undertaken to review the further investigation areas and to compare the average lot size and front setbacks in these areas. This information was analysed against their existing character type and their surrounding context.

Out of the 22 investigation precincts identified, the following 10 precincts were considered to have special characteristics:

- › Precinct 4: Truganina
- › Precinct 5: Sayers Road
- › Precinct 6: Tarneit Road
- › Precinct 7: Bindowan Drive
- › Precinct 8: Kingston Boulevard Area
- › Precinct 9: Derrimut Heath Estate
- › Precinct 13 (part): Werribee River Interface
- › Precinct 14: Princes Highway
- › Precinct 15 (part): Werribee
- › Precinct 16: Anne Street Area
- › Precinct 22: Werribee South

The table opposite shows the breakdown of each character type and sub-precinct, as outlined in Chapter 2 of this report and where the above listed investigation precincts have been incorporated to form a new character sub-precinct. Special consideration of these investigation areas is provided within the sub-precincts and will be highlighted through the preferred future character and design guidelines as part of the Housing Strategy in the next stages of work.

This Study adopts the five existing character types as initially formed in the 2012 Study and identifies a number of sub-precincts, based on the selected investigation areas, which sit within the broader character type as detailed in Chapter 2. A total of 11 character sub-precincts have been developed for

Wyndham.

Upon completion of the field survey and desktop analysis it was agreed that the boundaries of the 2012 Study did not require any modifications, rather a number of new additions have been made to capture the residential growth occurring in Wyndham Vale, Tarneit, Point Cook and Truganina.

CHARACTER TYPE	NAME	NOTES
Contemporary Garden 1	Compact	Includes the growth areas within and around Wyndham Vale, Tarneit and Trugnanina
Contemporary Garden 2	Grand	Incorporates all of Point Cook and some areas of Werribee, including investigation precinct 15
Coastal Garden 1	West	Includes the western portion of the Werribee South and half of investigation precinct 22
Coastal Garden 2	East	Includes the eastern portion of the Werribee South and the remaining half of Precinct 22
Garden Suburban 1	General	Incorporates the majority of the Garden Suburban character type in Werribee
Garden Suburban 2	Anne Street	Separates Anne Street, investigation precinct 16
Garden Court 1	General	Incorporates the majority of the Garden Court character type
Garden Court 2	Main Road	Separates the 'Main Roads' within the character type, including investigation precincts 4, 5, 6 & 14
Garden Court 3	Large Lot	Separates the Werribee River interface as shown in investigation precinct 13
Garden Court 4	Spacious	Separates the more spacious estates, with greater setbacks, including Derrimut Heath
Rural Garden 1	General	Incorporates all of Little River and investigation Precinct 7
Rural Garden 2	Estate	Incorporates investigation Precinct 8

WYNDHAM'S STORY

The Landscape

The landscape of Wyndham includes a range of significant natural features acting as focal points and landmarks for the municipality and region. The City of Wyndham is located on the vast Werribee Plains which is largely flat land comprised of basalt and alluvium soils forming part of the Victorian Volcanic Plain. Extensive grasslands once thrived across the landscape providing valuable habitat for large numbers of flora and fauna species; small pockets of these original grasslands remain in Wyndham.



Werribee River at K Road

Wyndham is situated on 27.4kms of coastline in Melbourne's south-west and is home to the internationally significant Ramsar protected Cheetham Wetlands which provide habitat for more than two hundred species of birds. The Werribee River runs centrally through Wyndham Vale, Werribee and Werribee South providing a distinctive natural disruption to the Werribee Plain with the striking K Road Cliffs exhibiting a dramatic drop-off at the Werribee River Park. Skeleton Creek runs through the suburbs of Tarneit, Tuggeranong, Hoppers Crossing and Point

Cook providing amenity and opportunity for outdoor recreation.

Traditional Owners

The landscape of Wyndham served as a place of particular significance to local Aboriginal people for thousands of years. The Werribee River was an important landmark that acted as a border between three Aboriginal clans of the Kulin Nation. The River marked out the territory of the Marpeang bulluk clan to the west, Kurung jang balluk clan to the north-east and the Yalukit willam clan to the south. The name Werribee is thought to have been derived from a local Aboriginal word for spine or backbone, possibly because the Werribee River and valley resembles a backbone.

Early Agriculture

In 1802 the Werribee Plain was surveyed by explorer Mathew Flinders however it was not until the 1830s that pastoralists settled the area. Wyndham's flat terrain and fertile soil made the landscape suitable for grazing and farming and as a result Wyndham quickly established itself as a popular area for agriculture. As pastoralists settled on the land they built homesteads across the landscape, many of which still stand today including the Point Cook Homestead and most notably the Werribee Park Mansion. Both of these buildings were built for the pioneering Churnside family whose name is synonymous with Wyndham's early pastoral significance; the brothers Thomas and Andrew Churnside achieved notoriety in the area for their significant wealth and landholdings. Agriculture continued to dominate the region for the remainder of the 1800s. The agricultural functions of Wyndham

steadily continued through the 1900s with a slow increase in the intensity of settlements and growing numbers of market gardens. The State Research Farm was established in 1912 to investigate ways of improving agricultural production. Beginning in the late 1920s Southern European migrants began to farm agricultural land in Werribee South reflecting wider changes that occurred in Australia through the 20th century.

Early Built Form

The rural township of Werribee began in the early 1850s, with the original name Wyndham. In the early 1900s it was renamed Werribee and the town grew steadily, helped by the railway line from Melbourne to Geelong. The Werribee train station became a focal point for development and was the beginning of the central business district, with the development of civic and community buildings and a post office in 1904.

Residential development in Wyndham has sprawled from the centre of Werribee throughout the 20th century.

Wyndham began experiencing rapid population growth in the 1960s and its population doubled between 1961 and 1971 to more than 12,000 people. The growth in Wyndham in the 1960s was primarily centred to the north of the original Werribee township, particularly Hoppers Crossing where the first residential development began in 1963, attracting new migrants from all regions who appreciated affordable, family homes that Wyndham offered. The opening of the Maltby bypass in 1961 removed Melbourne-Geelong traffic from the centre of the Werribee township and

enabled the further development of Werribee.

1970s, 80s & 90s

In 1978 the construction of the West Gate Bridge was completed acting as a catalyst for further residential growth in the area. This growth continued into the 1980s and 90s with sustained development in the suburbs of Hoppers Crossing, Tarneit, Truganina and Wyndham Vale as well as the construction of the master planned community Sanctuary Lakes in 1996. During this time Werribee Plaza shopping centre opened reflecting the increasing demand and population growth in the region.

Recent Developments

In recent times Wyndham has continued to grow at a fast pace. Large tracts of land surrounding the RAAF Williams air base in Point Cook and Laverton have been redeveloped into residential suburbs. The first stage of the Point Cook Town Centre opened in 2008, the same year construction of the new suburb of Williams Landing began. In 2001 the population of Point Cook was just 1,737 however by 2011 the population had grown to 32,413 and is projected to grow to 41,474 by 2016. The rapid development of these two suburbs, along with the introduction of the Urban Growth Boundary incorporating large areas of flat land in Tarneit and Truganina, has resulted in Wyndham becoming one of the fastest growing municipalities in Victoria.

Residential 'estates' continue to be rapidly developed in the suburbs of Tarneit, Truganina and Point Cook. Contemporary development in the 21st century has

seen many of these new estates driven by greenfield developers seeking to meet first home-buyers needs of affordability, while continuing to provide large 3 and 4-bedroom homes with backyards on increasingly smaller lots, resulting in minimal side and front setbacks and the 'rolling out' of dwellings of a similar appearance. The municipality's existing housing stock is typically single storey detached houses with increasing numbers of multi-storey and multi-unit greenfield and infill developments.

The affordability of land in Tarneit and Truganina, by comparison with other Melbourne growth areas, continues to attract many new residents to Wyndham, especially families with children. The municipality is also growing in cultural diversity with more than a quarter of residents born overseas.



Recent development in Point Cook

The Future

The City offers urban, rural and coastal lifestyle opportunities. It is strategically within commuting distance to Melbourne and Geelong with good access to key roads, public transport, airports and ports, as

well as providing for major industrial development and intensive agricultural opportunities.

Werribee continues to be the City's main centre, supported by Hoppers Crossing and Point Cook. Tourism, particularly focussed on the natural and heritage assets of the area, is an important aspect of the City that supports a diversity of activities and visitors.

Wyndham is projected to continue experiencing rapid population growth into the future with the population expected to grow by 91.17% between 2015 and 2036. While many clues to the City's natural and agricultural heritage still remain intact, the City is in a prime position to exploit the benefits of Victoria's future growth and development. Retaining these clues, while accommodating this change, is the key to retaining the Wyndham Story for future generations.

Sources:

<http://forecast.id.com.au/wyndham>

<http://forecast.id.com.au/wyndham/drivers-of-population-change?WebID=1380&es=1&BMID=20>

<http://profile.id.com.au/wyndham>

<http://www.wyndhamhistory.net.au/items/show/1528>

<http://www.wyndhamhistory.net.au/heatmap-time/timelines/show/3>

http://parkweb.vic.gov.au/__data/assets/pdf_file/0007/313369/Point-Cook-Coastal-Park-and-Cheetham-Wetlands-FDP.pdf

<http://parkweb.vic.gov.au/explore/parks/werribee-park>

<http://shawfactor.com/gazetteer/victoria/werribee/>

http://www.livingmuseum.org.au/exhibitions/still_here/still_here_panel1.html



2 HOUSING CHARACTER



DEFINITION OF NEIGHBOURHOOD CHARACTER

WHAT IS CHARACTER?

Character in town planning is a term usually associated with words such as Urban ('urban character'), Neighbourhood ('neighbourhood character'), or Landscape ('landscape character'). The qualifier 'neighbourhood' generally means any residential area. The character of places is usually considered in terms of a specific area, locality or neighbourhood.

Victorian planning codes have led the way in Australia in recognising and documenting the need to respect the character of residential areas in new development. The definition of character forms a basis for neighbourhood character study methodologies and processes.

The character of an area is a synthesis of public and private domain characteristics which can be summarised as built development, vegetation and topography. It is the interplay between these characteristics that make a place, town or neighbourhood distinctive. Some of these characteristics are more important than others in creating a distinctive character, which must be highlighted in written character statements.

To a large extent, Urban Character and Landscape Character have continued to be accepted as areas in which the professional judgment of designers, planners and others plays an important role. With Neighbourhood Character, there are schools of thought that give equal or greater value to the perceptions of residents and others in a locality. Residents at public meetings often talk about non-physical characteristics when invited to say what they like and dislike about their neighbourhood – for example, the proximity of shops, the noise of traffic, the friendliness of

the local bus driver. It has been demonstrated that neighbourhood character is something that can have a range of meanings for different people or situations and is difficult to define. For many, character is about the people who live in the area; for others it is broad attributes of the area, such as closeness to shops or transport, how much open space or traffic there is.

CHARACTER IN PLANNING

While character can be conceived of in very broad terms, in practice planning systems confine their provisions to the physical form of development. In other words, character in planning confines itself to what can be seen: built form and landscape, in simple terms. Because planning generally only has a limited scope on its ability to control a neighbourhood's character, policies and provisions need to be focussed on the physical planning outcomes that are capable of being influenced by planning scheme tools.

Fundamentally we aim to answer the question: How do buildings and landscape interact? Built form, vegetation and topographical characteristics are the physical manifestation of neighbourhood character that can usually be addressed in planning systems.

While people's view about neighbourhood character are by their nature subjective, for the purposes of planning neighbourhoods, the identification of character can and should be as value-neutral as possible. An objective description of a neighbourhood's existing character can be established through analysis of various physical attributes of a place.

Often, locals are not as aware as a visiting professional about what makes their area different and distinct from other areas, at least in terms of the kind of physical characteristics that are subject to planning control.

'Preferred future character' has become the focus of planning scheme neighbourhood character policy. Preferred neighbourhood character statements drive guidelines or varied planning scheme standards that aim to improve the way new development relates to its surroundings.

WHAT IS NOT CHARACTER?

Amenity

In Victoria, there is a statutory distinction between the concept of amenity and the concept of neighbourhood character. Amenity refers to things like overlooking, access to sunlight, private open space, noise and so on. Character, on the other hand, is about the characteristics of the area that make one place different from another. This distinction is fundamental to a Victorian statutory planner, but impossible to sustain in conversation with citizens – most people use the terms interchangeably.

Heritage

It is important to distinguish between heritage and character, and not to let the two become conflated or confused. One reason why character may be conflated with heritage is that its genesis in some places was, in part, as a way of introducing tighter control of non-heritage built form in areas adjoining heritage areas.

Another commonly drawn distinction between heritage and character is that heritage is a designation applying only to special places, whereas character is everywhere. However this overlooks the fact that special character areas can be designated, and that, in some senses, every area can be said to have a history.

The protection of heritage and cultural significance is largely concerned with retaining the fabric and setting of a valued building and place. Heritage significance cannot be improved, though the fabric of a place can

be improved, restored or reinterpreted. Where heritage concerns itself with the conservation of culturally significant places, character concerns itself with the enhancement of an area's distinct identity. Rather than being based on an area's history, it is based on the visual relationship between built form and landscape.

Character has been a concept developed by some State and Local governments in Australia as a way of producing better contextual siting and design. While in some instances the focus on character has been on buildings, character is not only related to building stock. General controls for character are not intended to keep particular built form or landscape elements from change, but to encourage the differentiation of areas. In this way, character controls are more about managing the new, to develop an area's desired character, than conservation of the old.

In Victoria, special character areas can be designated. Special areas have a strong and distinct character that the community particularly values. Special character areas may have tighter planning controls than other areas, but the controls are not intended to prevent change to those places. Rather they are intended to improve the management of change so that development responds to, and strengthens, sense of place.

Character studies principally evaluate the interplay of built form, vegetation and topographical elements in the public and private domain, with reference to the style and age of buildings where relevant. They place a much greater emphasis on visual evidence – the look of an area – than heritage studies. They may also place a greater emphasis on community values about

what is valued about a local area. An area's character can be improved by new works and development. A character policy may propose a completely new character for an area. Character controls generally do not allow sustained refusal of permission to demolish a building.

WYNDHAM CHARACTER TYPES

REVISED CHARACTER TYPES

A preliminary character assessment of the established residential areas was undertaken as part of background work to the Neighbourhood Character Scoping Study. These papers formed the basis of the current study.





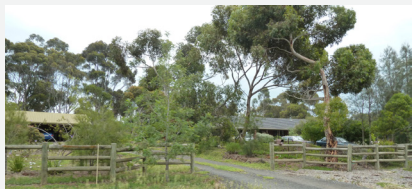
A review of the existing character precincts identifies five neighbourhood character types in Wyndham. The character types and precincts identified in the preliminary character assessment have been reviewed using desktop analysis and site surveys.

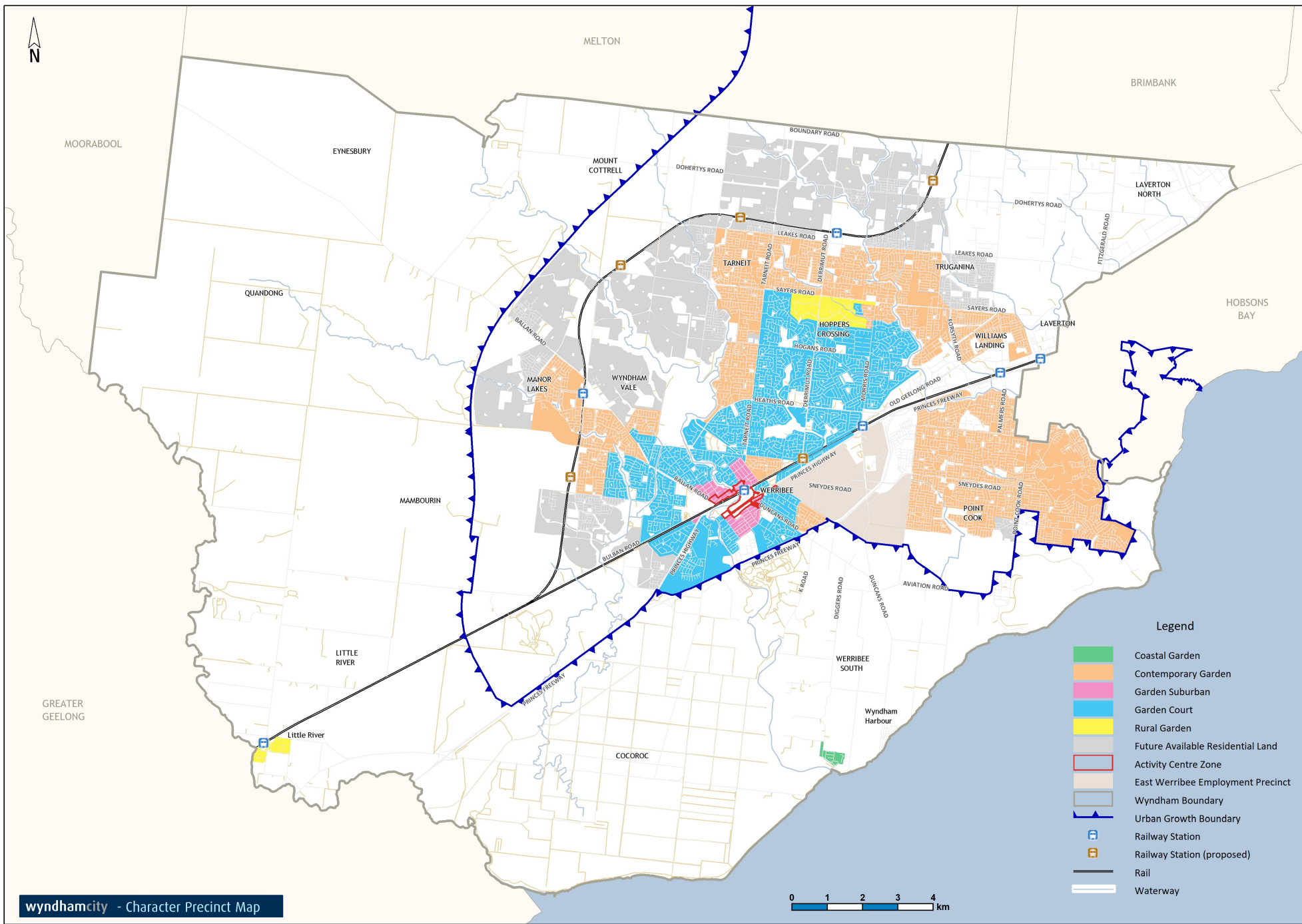
In most instances, the boundaries of the types and precincts have not been changed significantly from those identified in the Scoping Study. Where they have been changed, the reasons include:

- › Lot sizes
- › Development patterns
- › Zoning
- › Existing residential estate boundaries

A summary of each of the character types is outlined in Table 1 and a map of the revised character types is shown on the following page.

A detailed overview of each of the Character Types and a description of the character sub-precincts are provided on the following pages.

CHARACTER TYPE	SUMMARY DESCRIPTION	
Contemporary Garden	A modern interpretation of the Garden Suburban character type seen in residential developments from the 1990's. Comprise modern residential estates with establishing gardens.	
Coastal Garden	Informal streets with coastal landscaping and vegetation surrounding buildings. Streets have views of the nearby coastal foreshore and market gardens.	
Garden Suburban	Spacious residential areas in a garden setting comprising the formally established residential areas of Wyndham, with a mixture of older buildings located around linear street patterns and pockets of established vegetation.	
Garden Court	Spacious residential areas in a garden setting comprising street patterns of winding roads and cul-de-sacs with a range of dwelling types in landscaped surrounds.	
Rural Garden	Landscape dominated residential areas with large, informal lots. Built form is often hidden behind canopy trees and a well-established garden setting.	



CONTEMPORARY GARDEN OVERVIEW

The Contemporary Garden character type is characterised by built form-dominated residential areas with minimal garden space, constructed from 1990's until the present day.

Contemporary Garden is often articulated as a modern interpretation of the Garden Suburban character type. This style of development, typically occurring in greenfield subdivisions, saw a reduction in lot sizes and an increase in building footprint as a means of improving housing affordability.

In Wyndham this has resulted in dwellings which are closely spaced with small backyards and reduced front and side setbacks, in some instances built boundary to boundary. This configuration results in less space that contributes to the public realm or amenity of the residential streetscapes. The reduction of open space and increased site coverage reduces the opportunity for the planting of canopy trees and landscaping. Skylines are often dominated by hard structures and roof forms. In contrast, front fencing is minimal with the front gardens often merging with the streetscape. Where constructed, pathways are also a common feature and delineate the boundary of the public and private realms.

Dwellings are typically single and double storey brick constructions. Double storey dwellings often incorporate render finishings and over-porch balconies. Roofs are pitched and materials vary from area to area. Dwelling styles are repeated across the Contemporary Garden Character Type, often with little variation within subdivision areas.

Garages are a prominent feature of dwellings and are attached to the side, often abutting the common boundary, as are wide driveways.

Concrete roll-over kerbs and channels are also notable features of this character type.

Although street patterns are generally grid-based offering increased opportunity for walkability and connectivity, Contemporary Garden precincts in Wyndham are typically car dependant. The variations on the grid theme can be extensive, comprising curvilinear distortions reminiscent of the typical Garden Court era.

The dwelling styles and compact nature of the siting distinguishes this character type from others.



ARCHITECTURAL STYLE

- › Range of contemporary residential styles



DWELLING TYPE

- › Mostly detached dwellings
- › Some medium density townhouse developments



MATERIALS & FORM

- › Brick and Render



ROOF STYLES

- › Pitched, tiled and aluminium



SETBACKS

- › 3 - 6m average front setback, 1m average side setback



HEIGHT

- › 1 - 2 storeys
- › Occasional streets with consistent single storey scale



ORIENTATION

- › Building frontages parallel to the street



CAR PARKING

- › Garages incorporated into building form
- › Occasionally garages located at the rear where laneway access available



GARDEN STYLES

- › Minimal, low scale, establishing gardens
- › Prevalence of drought resistant garden styles
- › Mixture of exotic and native species
- › Some synthetic grass in frontage



FRONT FENCING

- › No front fence
- › Front garden often merges with nature strip planting



PUBLIC REALM & TOPOGRAPHY

- › Concrete roll-over kerb and channels
- › Establishing street trees in a range of species
- › Grassed nature strips



OPEN SPACE

- › Vegetated Creek corridors including Skeleton Creek and Lollypop Creek
- › Other open space areas include linear parks, pocket parks and recreation reserves



SUBDIVISION PATTERN

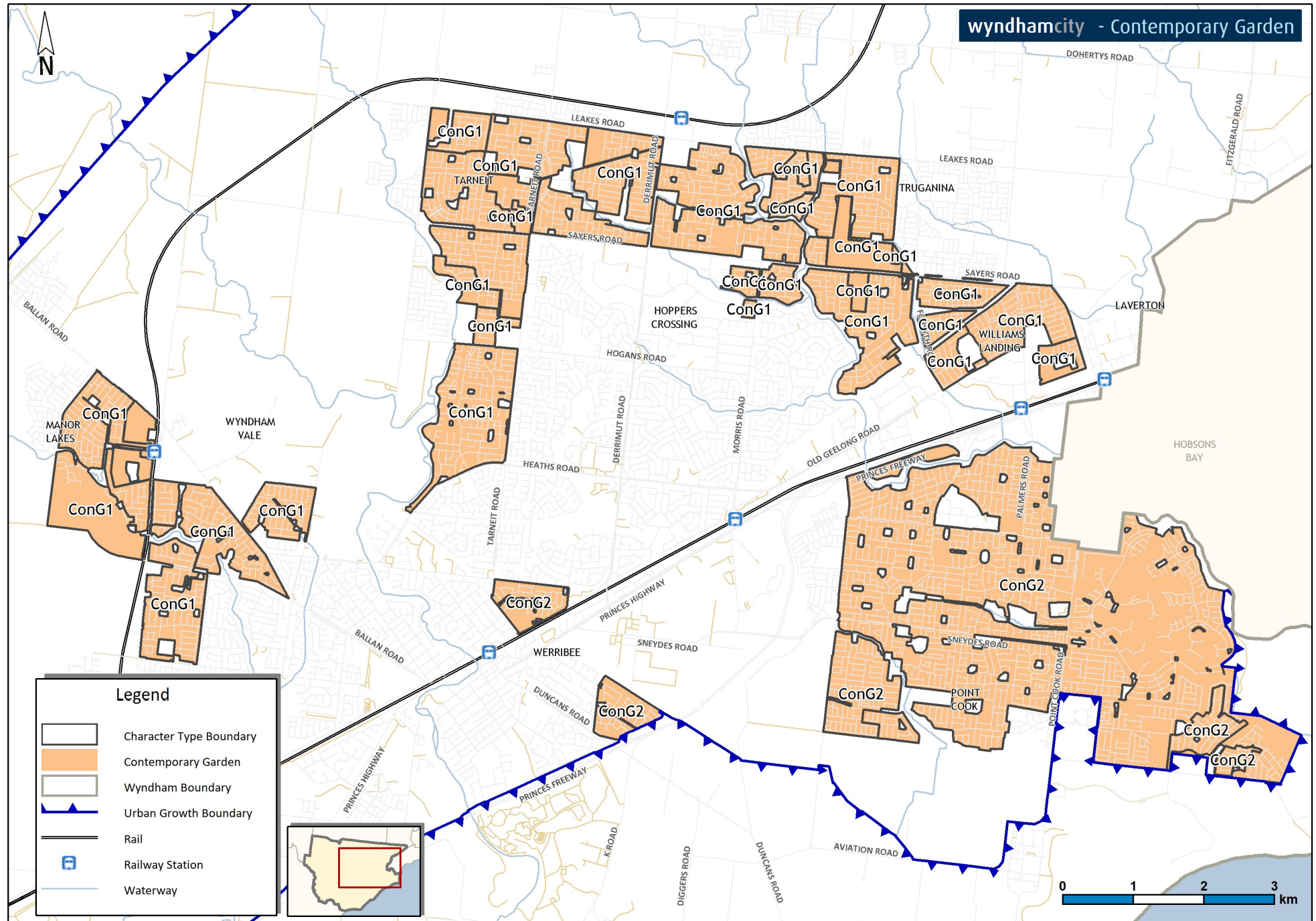
- › Modified, curvilinear or regular grid
- › Many cul-de-sacs
- › Residential Estates



BACKYARD SCAPE

- › Minimal, establishing gardens
- › Often small rear setbacks

wyndhamcity - Contemporary Garden



CONTEMPORARY GARDEN 1: COMPACT

DESCRIPTION

Contemporary Garden 1 includes the most recently developed residential neighbourhoods of the study area and is characterised by single storey, semi-detached brick dwellings. It includes the suburbs of Tarneit, Truganina and Wyndham Vale.

Distinguishing characteristics of Contemporary Garden 1 are:

- › Dwellings are attached on one side boundary
- › Some boundary to boundary development (Tarneit).
- › Shallow front setbacks (on average 3 - 4m) resulting in a lack of canopy tree planting and low level front landscaping.
- › Streetscapes are newer with establishing street trees along the public nature reserve.
- › Public interfaces are centred around landscaped islands and drains, pocket parks and creeks.
- › Estate developments, such as Manor Lakes, provide a sense of address giving the impression of a smaller neighbourhood within a larger character type.



CONTEMPORARY GARDEN 2: GRAND

DESCRIPTION

Contemporary Garden 2 comprises larger format brick dwellings built from the early 2000s onward. It includes the suburbs of Point Cook and two small pockets to the east of the Werribee township.

Distinguishing characteristics of Contemporary Garden 2 are:

- › Frequent double storey development
- › Lot sizes 500-700sqm and front setbacks 5 - 6m are wide enough to accommodate trees and planting
- › Consistent spacing between dwellings
- › Frequent established trees and native and exotic landscaping of front gardens
- › Spacious public realm and high quality amenity



COASTAL GARDEN OVERVIEW

OVERVIEW

The Coastal Garden Character Type comprises of residential areas where larger-format development has resulted in a mix of double storey dwellings that take in views to the foreshore and the bay.

The Wyndham Coastal Garden Character type has a number of unique characteristics which distinguish it from the typical waterfront/coastal areas.

Coastal Garden residential locations originated as an integral part of a Garden Suburban area and are now categorised as a separate character type because redevelopment has resulted in marked change in a number of characteristics including height and mass, site coverage, form, style, materials and colour.

The result is a built form that creates a pronounced 'edge' to the streetscape, rather than the spacious, low rise Garden Suburban character. Dwellings are designed to exploit sea views. This, and the higher site coverage, mitigates against canopy tree planting on many lots.

This Character Type comprises a mix of buildings from the 1950s through to more contemporary styles. Buildings are detached and located in established gardens with planting types that are typical of coastal areas (eg. coastal tea tree, moonahs, correas, wattle, and saltbush). The southern portion of the precinct has views to the beach and bay, while the northern and western portions interface with agricultural market gardens and rural landscapes.

Often backyard spaces have views to the market gardens and surrounding rural landscapes, while

established trees in the backyard scape are also viewed from the surrounding areas creating a backdrop to the built form.

Streets have an informal character in some locations with an unmade kerb and channel or wide grassed verges that blend with front gardens.

The Wyndham Coastal Garden is not located in proximity to other residential land and therefore the 'edge' of the precinct is defined by the foreshore and the surrounding agricultural land.



ARCHITECTURAL STYLE

- › Predominantly 1950 to contemporary building styles
- › Some infill and medium density housing



DWELLING TYPE

- › Detached dwellings



MATERIALS & FORM

- › Brick with mixed infill



ROOF STYLES

- › Pitched constructed with tiles or aluminium



SETBACKS

- › 5 - 7m average front setback, 1m average side setback



HEIGHT

- › 1 - 2 storeys



ORIENTATION

- › Mixed, alternating
- › Rear garages facing onto streets



CAR PARKING

- › Garages and carports located to the rear of the site or within the building structure



GARDEN STYLES

- › Well-established gardens comprising native and exotic coastal plants



FRONT FENCING

- › Predominantly non-existent, or low and constructed in mixed styles (up to 1.2m)



PUBLIC REALM & TOPOGRAPHY

- › Irregular street tree planting with wide nature strips
- › Informal road treatment with unmade kerb and grassed verges that blend with front gardens
- › Spacious views of surrounding landscapes (coastal foreshore and market gardens)
- › Canopy trees and open space areas



OPEN SPACE

- › Werribee South foreshore and Port Phillip Bay
- › Agricultural interfaces



SUBDIVISION PATTERN

- › Linear grid



BACKYARD SCAPE

- › Mix of rear setbacks
- › Often access is via the rear of the dwelling resulting in smaller backyards
- › Established vegetation
- › Occasional large tree above the roof-line
- › Views to and from the market gardens

wyndhamcity - Coastal Garden

Wyndham
Harbour

DIGGERS ROAD

O'CONNORS ROAD

DUNCANS ROAD

CG1

CG2

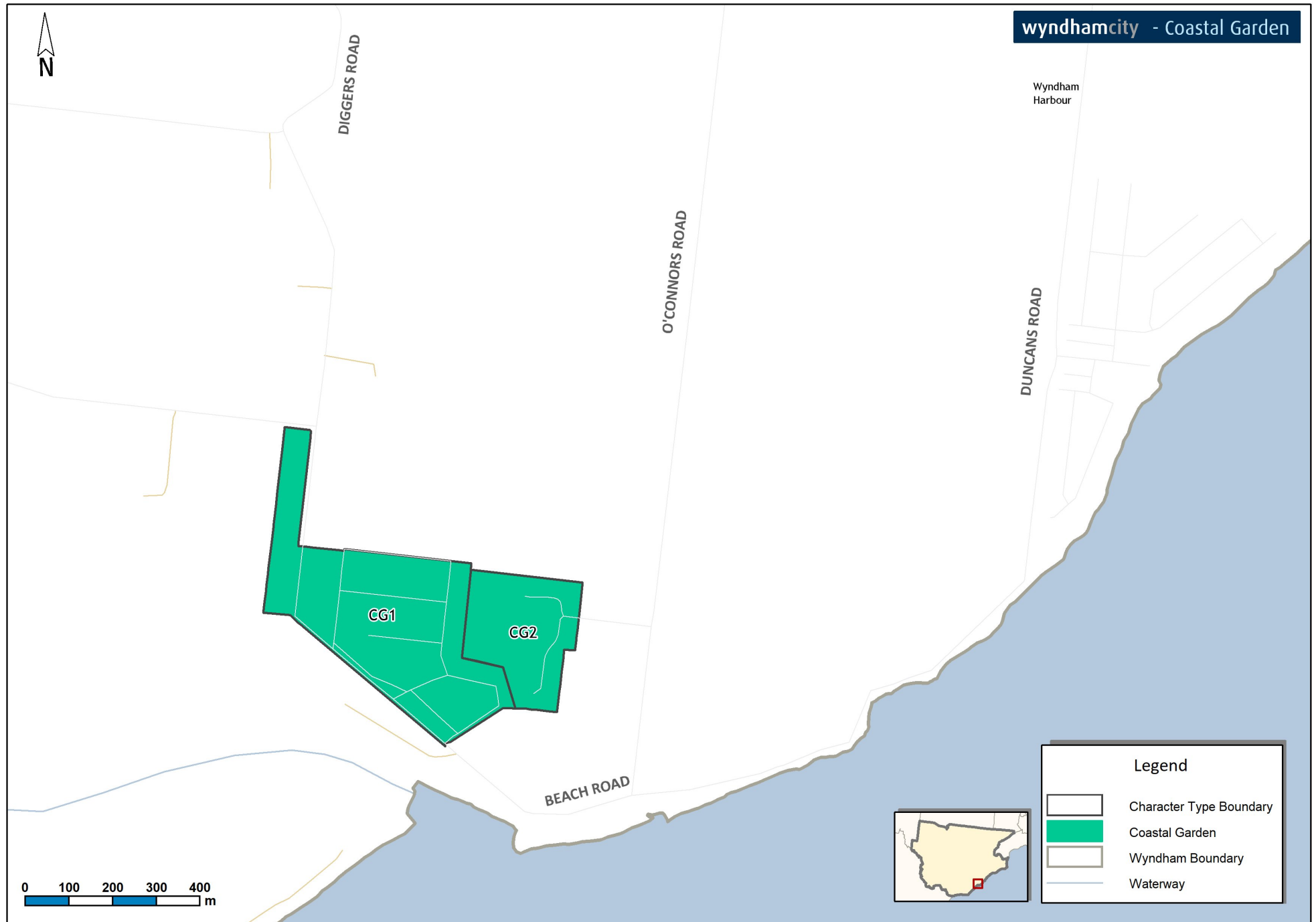
BEACH ROAD

Legend

- Character Type Boundary
- Coastal Garden
- Wyndham Boundary
- Waterway



0 100 200 300 400 m



COASTAL GARDEN 1: WEST

DESCRIPTION

Coastal Garden 1 comprises predominantly double storey brick and render dwellings and townhouses orientated toward the foreshore.

Unlike typical Coastal Garden character types found within inner Melbourne and along Port Phillip Bay, the dwellings are set back some distance from the foreshore.

Due to this precinct's location in Werribee South, it is isolated from residential development occurring around central Werribee and therefore building stock is generally older. The precinct is not experiencing rapid change or development.

Some of the rear streets within the precinct that interface with the market gardens are lower scale and have alternating dwelling/garage frontages onto the street. The backyard spaces often have views to the market gardens and surrounding rural areas.

Distinguishing characteristics of Contemporary Garden 1 are:

- › Older style, original 1960s dwellings
- › Interfaces with foreshore to the south and market gardens/agricultural land to the north and west.
- › Limited infil development



COASTAL GARDEN 2: EAST

DESCRIPTION

Coastal Garden 2 reflects a mixture of characteristics from typical Garden Court and Contemporary Garden character typologies. Buildings within this precinct are of high quality set behind a significantly vegetated frontages.

The precinct is characterised and typified by its dense vegetation, curvilinear street pattern and its proximity to the foreshore and Port Phillip Bay.

While still maintaining many elements of the general Coastal Garden Character type, distinguishing characteristics of Contemporary Garden 2 are:

- › Dwellings set behind a highly vegetated, landscaped setting
- › Large established trees in the backyard scape create a 'green' backdrop to dwellings
- › Roll-over concrete curbs and curvilinear street pattern
- › Lower scale built form and massing
- › Primarily single storey detached dwellings
- › Larger lot sizes and smaller front setbacks
- › Interfaces with agricultural land



GARDEN SUBURBAN OVERVIEW

OVERVIEW

Garden Suburban is characterised by spacious residential areas in a garden setting with a formal street grid-based or grid-adapted pattern.

In the classic Garden Suburban style, the streets are tree-lined avenues, with concrete kerbs and footpaths, and grassed nature strips. Housing has low walls fronting formal, trimmed gardens that are open to the street, and dwellings are located within the lot, rather than extending to its boundaries. The atmosphere of a garden suburb is one of space and trees, though the separation of private and public land is clearly defined.

In Wyndham, the Garden Suburban Character Type comprises several neighbourhoods within the oldest part of Werribee, adjacent to the town centre.

Dwellings styles predominantly date from the 1950s onwards, however, there are also examples of Victorian, Edwardian, Interwar and Postwar era buildings. Some of these older housing stock are protected by the Heritage Overlay.

Dwellings are typically single storey and detached with a variety of roof styles. The predominant building material is brick however there are some weatherboard houses.

There is some evidence of infill development occurring throughout the precinct in the form of dual occupancy units and townhouses however much of the precinct remains in its original state.

Unlike the Contemporary Garden character, Garden Suburban streetscapes are defined by their sense of

spaciousness and openness. Dwellings are typically set back from both side boundaries with garages and car parking structures set behind the line of the dwellings. Front setbacks allow for canopy trees and landscaping as well as provide a sense of address to the street.

The street layout is a distinctive part of the character, with some streets benefiting from a strong presence of canopy lined trees.

Public realm elements include wide nature strips or medians, and interfaces with the Werribee River and linear parks.



ARCHITECTURAL STYLE

- › Mixture of dwelling styles from Post war era onwards.
- › Evidence of recent infill development
- › Some Victorian, Edwardian and Interwar era buildings



DWELLING TYPE

- › Mostly detached dwellings
- › Dual occupancy and townhouse developments are also occurring



MATERIALS & FORM

- › Mostly brick and render
- › Some older buildings in weatherboard



ROOF STYLES

- › Pitched, tiled



SETBACKS

- › 4 - 6m average front setback, 1-2m average side setback



HEIGHT

- › 1 - 2 storeys
- › Occasional streets consistent single storey scale



ORIENTATION

- › Building frontages parallel to the street



CAR PARKING

- › Garages are often incorporated into building form



GARDEN STYLES

- › Established gardens, with front lawns
- › Exotic and native canopy trees



FRONT FENCING

- › Low front fencing
- › Commonly between 0.8m - 1.2m



PUBLIC REALM & TOPOGRAPHY

- › Concrete kerb and channels
- › Most streets have footpaths and grassed nature strips
- › Many established street trees
- › Wide streets or wide medians



OPEN SPACE

- › Werribee River
- › Pocket parks and recreation reserves



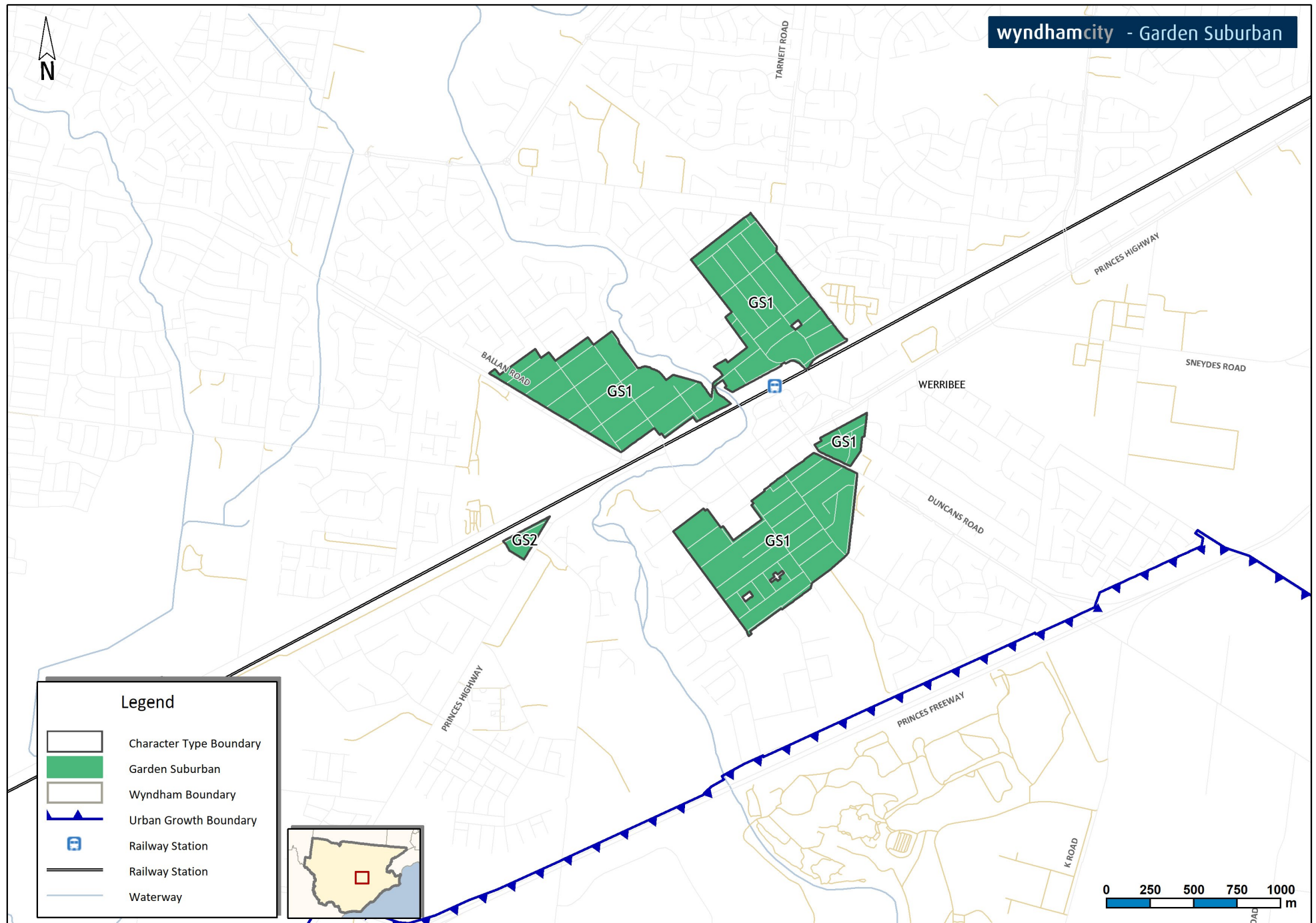
SUBDIVISION PATTERN

- › Regular or modified grid street layout



BACKYARD SCAPE

- › Generous rear setbacks
- › Occasional large established trees above the roof-line



GARDEN SUBURBAN 1: GENERAL

DESCRIPTION

The Garden Suburban 1 Character Type largely reflects the characteristics of a typical Melbourne Garden Suburban area.

Distinguishing characteristics of Garden Suburban 1 are:

- › Distorted grid layout (running north-west to south-east)
- › Low, horizontal scale built form
- › Less consistent rows of canopy tree cover
- › Highly consistent housing styles in some streetscapes
- › Low or no front fencing



GARDEN SUBURBAN 2: ANNE STREET

DESCRIPTION

Sitting adjacent to the north of the Werribee railway line, Anne Street is a unique pocket of single storey residential dwellings. It was identified in the *2012 Scoping Study* as an area for further investigation.

Distinguishing characteristics of the Garden Suburban 2 precinct are:

- › Rows of consistent post war dwellings
- › Orange brick and weatherboard construction
- › Consistent low scale form and massing
- › Single storey developments
- › Landscaped, formal gardens
- › Hipped tiled roofs
- › Range of front fencing styles



GARDEN COURT OVERVIEW

OVERVIEW

Garden Court is characterised by spacious residential areas in a garden setting with informal, curvilinear street patterns comprising courts and cul-de-sacs.

From the 1960s to the 1990s, Garden Court became the fashionable style for new residential areas. They are particularly extensive in the north-east, east and south-east of Melbourne.

The term Garden Court refers to the combination of a Garden Suburban type of development superimposed on a pattern of curvilinear streets with cul-de-sacs or courts. This layout was designed to accommodate full car-based access as safely as possible, by eliminating 'rat runs' and providing low speed, low volume traffic environments within the courts. A negative consequence of this type of layout has been the poor connectivity of the street system for bus routes and walking. These areas tend to be associated with car-based, stand alone retail centres. In seeking to create more sustainable urban environments, government policy will need to address these deficiencies over the long term.

The curvilinear street pattern results in the creation of informal street spaces which are often complimented by informal (often native) garden planting. There is often only one footpath, sometimes none at all.

The Garden Court Character Type is predominant across the central suburbs of Wyndham, covering the Werribee, Hoppers Crossing and Wyndham Vale areas.

This Character Type mainly comprises buildings from the 1940s onwards, with some older infill. Buildings are usually detached and consistently sited, creating a sense of spaciousness within streetscapes. Distinctive elements of this Character Type are the curvilinear streetscape patterns of winding roads and cul-de-sacs.

Buildings are surrounded by wide lawns that are clearly visible from the street and in some instances partially hidden behind a low front fence and established plants and trees. Front setbacks are generous, up to 8m, and dwellings display a consistent rhythm of spacing with side setbacks.

Views from this area of the surrounding tree canopy, reserves, parks and key landscape features (such as the Werribee River or adjoining rural land) contribute to the spacious feel of streets.



ARCHITECTURAL STYLE

- › Predominantly Postwar to contemporary building styles
- › Occasional inter-war era dwellings



DWELLING TYPE

- › Mostly detached dwellings



MATERIALS & FORM

- › Brick



ROOF STYLES

- › Pitched, tiled



SETBACKS

- › 5 - 8m average front setback, 1 - 2m average side setback



HEIGHT

- › 1 - 2 storeys
- › Many areas consistently single storey



ORIENTATION

- › Predominantly parallel to the street
- › Some areas sited at an angle to the front boundary



CAR PARKING

- › Garages and carports mostly located to the side of the dwelling, behind the frontage
- › Newer development incorporates garages into the building form.



GARDEN STYLES

- › Established gardens
- › Front lawns
- › Exotic and native canopy trees



FRONT FENCING

- › Predominantly non-existent
- › No side fencing along the boundary
- › Where there is a front fence, it is low and permeable



PUBLIC REALM & TOPOGRAPHY

- › Concrete roll-over kerb and channels
- › Occasional footpaths with wide nature strips
- › Many street trees with high quality canopy trees
- › Established natives and exotics



OPEN SPACE

- › Spacious views of surrounding tree canopy, river settings, gardens, parks and occasionally rural landscapes.



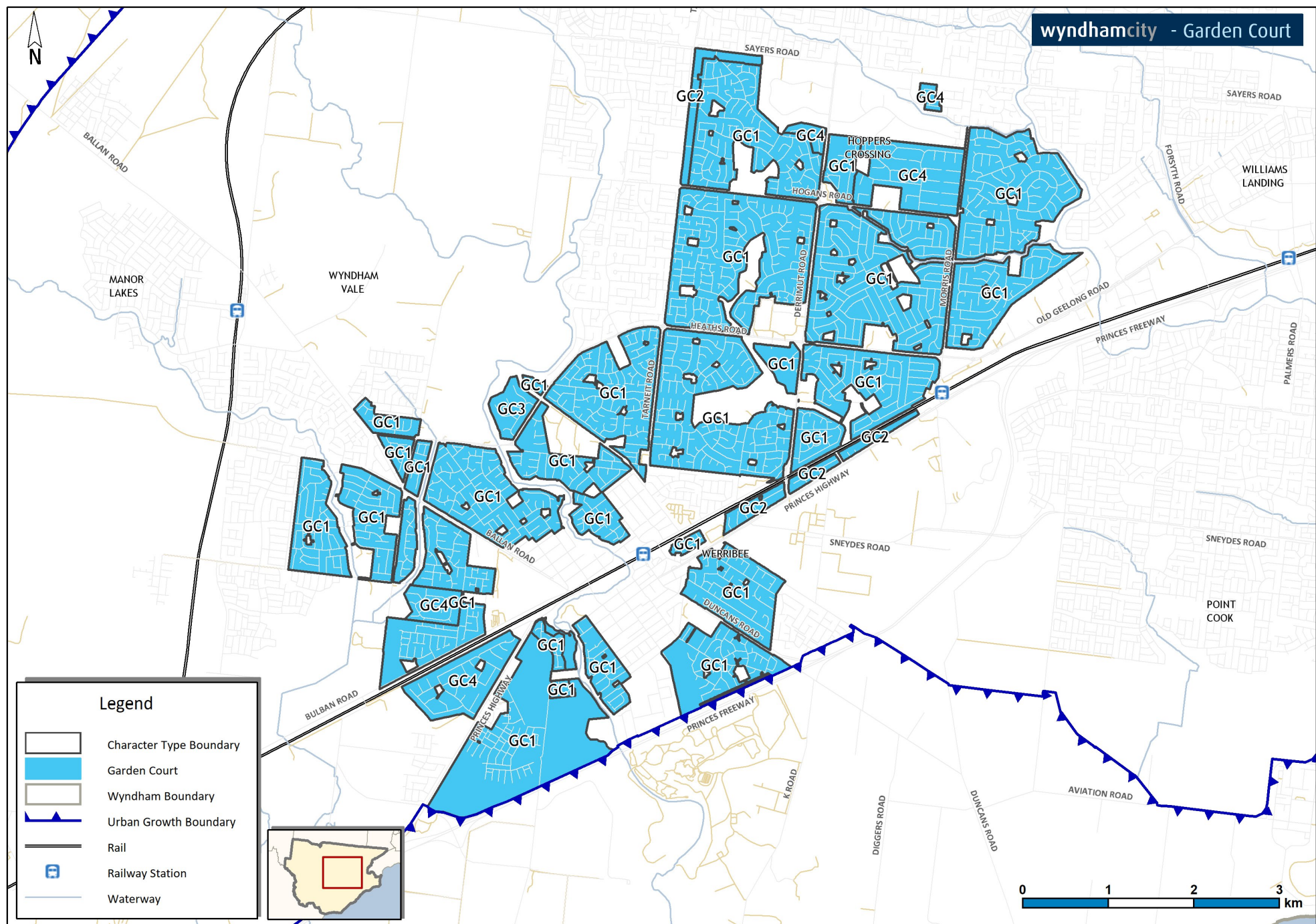
SUBDIVISION PATTERN

- › Curvilinear and cul-de-sacs



BACKYARD SCAPE

- › Generous rear setbacks
- › Occasional large established trees above the roof-line



GARDEN COURT 1: GENERAL

DESCRIPTION

This precinct encapsulates the majority of the characteristics of a typical Garden Court character as outlined in the Garden Court Overview.

This area has the following characteristics:

- › Detached dwellings with sometimes one side boundary attached and 1-2 metres setback to the other side
- › Open style or no front fencing
- › Front setbacks that allow for gardens, including trees



GARDEN COURT 2: MAIN ROAD

DESCRIPTION

This character precinct includes lots directly adjacent to the eastern side of Tarneit Road, the southern side of Sayers Road and interfacing with the Princes Highway. These lots have been identified primarily because of their interface with main, arterial roads within the Garden Court Character Type. This interface requires special consideration of a number of design and built form outcomes for future development. Each of these sites along the main roads were identified in the *2012 Scoping Study* as areas for further investigation.

Distinguishing characteristics of the Garden Court 2 precinct are:

- › Main Road Interface
- › Large deep lots (up to 18m) along Tarneit and Sayers Road
- › Larger scale subdivision pattern (Sayers and Tarneit Road properties)
- › Established vegetation and large trees
- › Low transparent, informal fencing
- › Increasing levels of infill development of townhouses and units (Princes Highway)
- › Large front setbacks, approximately 10 metres.
- › Large side and rear setbacks.



GARDEN COURT 3: LARGE LOT

DESCRIPTION

This character precinct is characterised by its semi-informal feeling and interface with the Werribee River. Dwellings in this precinct are configured in an informal, spacious layout set behind a heavily vegetated frontage. Grassy verges directly adjoin the street. Crossovers are either brick or gravel and do not dominate the streetscape.

The four courts within this precinct are accessed from Riverbend Crescent, each terminating at the Werribee River Trail.

Lots are typically larger in this precinct than other Garden Court areas.

Distinguishing characteristics of Contemporary Garden 3 precinct are:

- › Larger lots (2,000 - 3,000 sqm)
- › Informal spacious feeling
- › Heavily landscaped garden setting
- › Interfaces with the river
- › Grassy verge to the street
- › Predominantly double storey
- › Setbacks to both sides of the dwelling
- › Generous front setbacks that are often inconsistent



GARDEN COURT 4: SPACIOUS

DESCRIPTION

This character precinct is characterised by larger allotments than typically found in Wyndham, and generous setbacks that create a distinctive spaciousness. Front setbacks are generous, and dominated by well tended formal gardens, often incorporating exotic trees and shrubs. Buildings are setback from both side boundaries providing views of backyard vegetation and expansive sky.

Distinguishing characteristics of the Garden Court 4 precinct are:

- › Spacious lots, slightly larger than general Garden Court areas (approximately 1,000 sqm)
- › A mix of informal and formal front gardens
- › Generous front setbacks
- › Consistent side setbacks on both sides of the dwellings
- › Consistent spacing of dwellings
- › Generous backyard spaces, usually with large established trees



RURAL GARDEN OVERVIEW

OVERVIEW

The Rural Garden character type comprises large lots with dwellings within spacious grounds.

Buildings are detached, sited within extensive grounds, generally with a large setback from the front boundary. The buildings are obscured from view from the street due to their low scale, established planting and large setbacks.

Streets that have maintained their Rural Garden character have unsealed streets, or roadways with unmade edges, an absence of kerb and channel, farming fencing such as post and wire, and little to distinguish the landscape of the dwelling's setting from the landscape of a farmstead, the bush or a rural road reserve.

Dwellings within this character type are generally single storey in a large, detached format with dominant roof forms. Homestead, ranch style and increasingly villa-mansions are the primary housing types. Dwelling facades are usually articulated with a front verandah or over-head porch.

Double crossovers commonly feature on wider blocks with long gravel driveways and double garages.



ARCHITECTURAL STYLE

- › 1950s through to farmstead styles
- › Villa-mansions



DWELLING TYPE

- › Mostly detached dwellings
- › Large, often with front porch or balcony facing into the frontage



MATERIALS & FORM

- › Brick and render



ROOF STYLES

- › Pitched, tiled



SETBACKS

- › Large, 20m average front setback



HEIGHT

- › Predominantly single storey dwellings
- › Low scale horizontal built form



ORIENTATION

- › Building frontages parallel to the street



CAR PARKING

- › Garages incorporated into building form
- › Occasionally garages located at the rear where laneway access available



GARDEN STYLES

- › Low scale, established bushy gardens
- › Prevalence of drought resistant garden styles
- › Mixture of exotic and native species
- › Often heavily vegetated



FRONT FENCING

- › No front fence
- › Front garden often merges with nature strip planting



PUBLIC REALM & TOPOGRAPHY

- › Concrete roll-over kerb and channels
- › Some streets have no footpaths
- › Establishing street trees in a range of species
- › Grassed nature strips
- › Views to the You Youngs



OPEN SPACE

- › Vegetated Creek corridors
- › Other open space areas include linear parks, and a recreation reserve



SUBDIVISION PATTERN

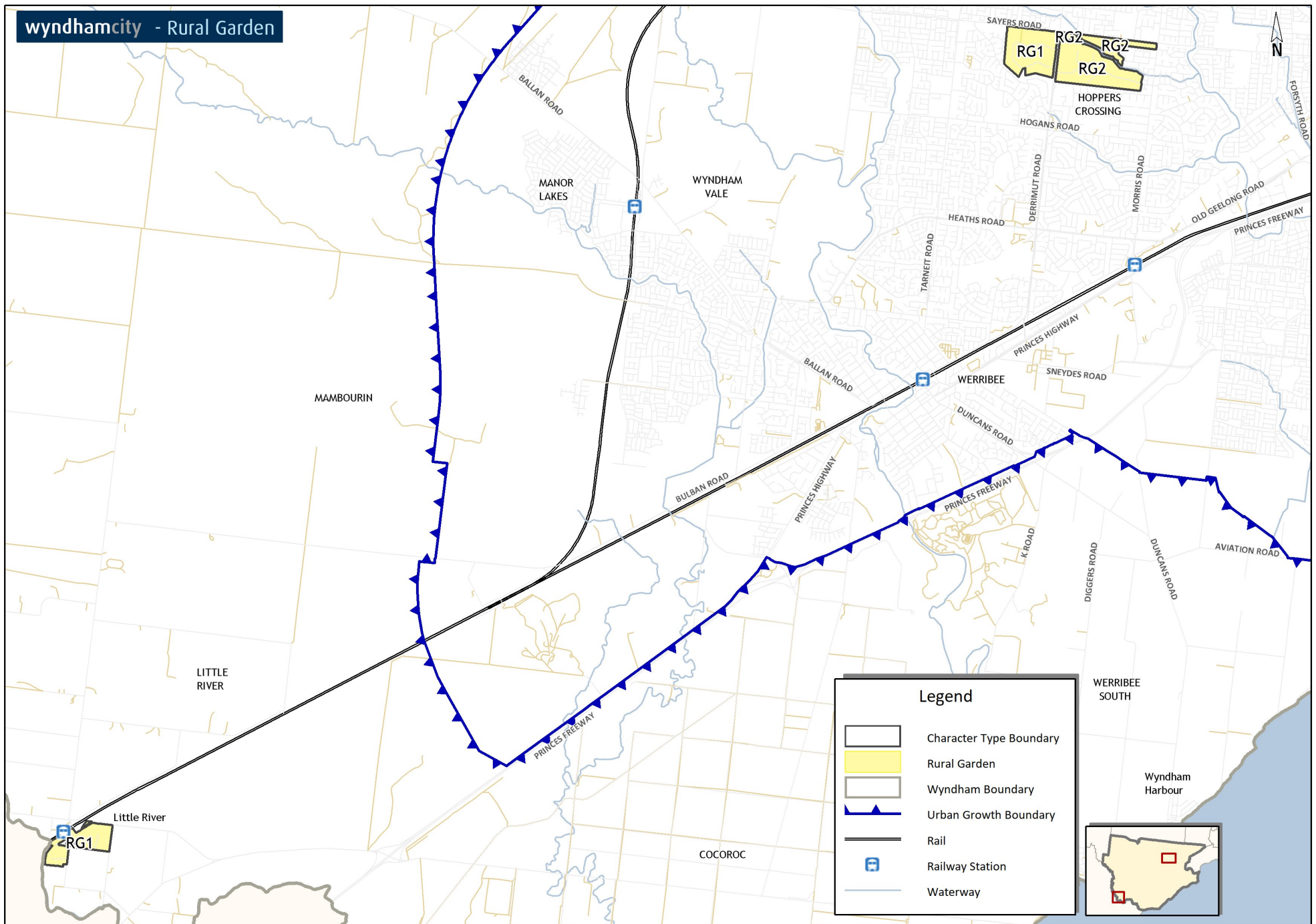
- › Modified, curvilinear street pattern



BACKYARD SCAPE

- › Large rear setbacks
- › Large established trees often provide a backdrop to the dwelling

wyndhamcity - Rural Garden



RURAL GARDEN 1: GENERAL

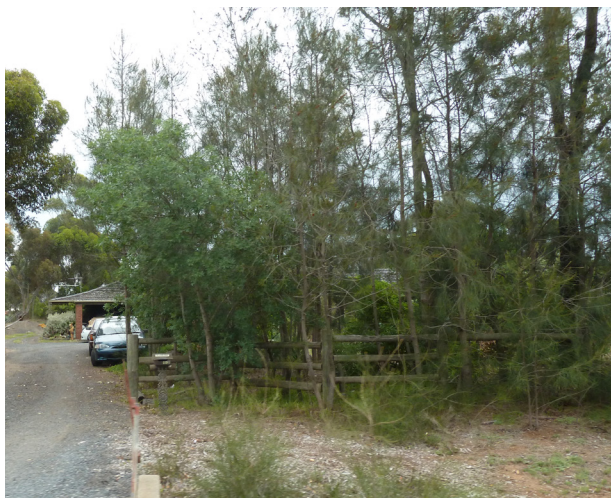
DESCRIPTION

Rural Garden 1 comprises Little River and Bindowan Drive in Hoppers Crossing. Little River is zoned for township living while Bindowan Drive is zoned low density residential.

The character type conforms largely with the Rural Garden characteristics.

Distinguishing characteristics of the Rural Garden 1 precinct are:

- › Lot frontages are heavily vegetated and dwellings are often not visible from the street.
- › Large lots with deep and wide frontages
- › Lots remain unsubdivided
- › Limited examples of infill development
- › Extensive vegetation
- › Open or rural style fencing



RURAL GARDEN 2: ESTATE

DESCRIPTION

Rural Garden 2 reflects elements of the general character type however is distinguished from its significantly less landscaped frontages by high front fences and driveways. Lots are typically large (over 5,300sqm) and dwellings are often not visible from the street.

A linear parkland defines the northern boundary of this precinct in which several dwellings have frontage onto. Kingston Boulevard is the main road which provides east-west access through the precinct.

The precinct was identified in the *2012 Scoping Study* as an area which may face development pressure due to its proximity to main roads and existing community facilities.

Distinguishing characteristics of Rural Garden 2 precinct are:

- › Large lots with deep setbacks
- › Mostly exotic plantings
- › No or high open style fences
- › Wide crossovers
- › Single and double storey built forms
- › Dwellings constructed from brick and render
- › Complex roof forms





3 APPENDICES



APPENDIX A

ZONES

There are a number of zones throughout Wyndham which allow for residential development. The key zones are summarised below.

The *Low Density Residential Zone* applies to parts of Hoppers Crossing and Little River. The purpose of this zone is to provide for low-density residential development on lots that can treat and retain their own sewerage in the absence of reticulated sewerage.

The *Mixed Use Zone* applies to a number of small pockets in Point Cook. It provides for a range of residential, commercial and other uses to complement the mixed-use function of the area.

The *Township Zone* applies to the central area of Little River. It provides for residential development and a range of commercial, industrial and other uses in small towns. It encourages development that respects the neighbourhood character of the area.

The *General Residential Zone* is the dominant residential zone in the City of Wyndham. It provides housing that respects the neighbourhood character of the area. In areas that provide good access to services and transport, moderate growth and housing diversity is encouraged.

Schedule 1 to the Special Use Zone - Wyndham Harbour ensures the use and development are compatible with existing uses in the vicinity. It provides for a safe, functional and visually attractive harbour as part of an integrated marina and residential development.

The *Priority Development Zone* applies to most of

Williams Landing. It recognises and provides for the use and development of land for projects and areas of regional or State significance in accordance with a plan incorporated in the planning scheme.

The *Urban Growth Zone* applies to developing residential areas in Wyndham Vale and Truganina South. The zone manages the transition of non-urban land into urban land in accordance with a precinct structure plan.

OVERLAYS

A number of environmental, heritage and built form overlays exist throughout Wyndham. These overlays generally trigger a permit requirement for residential development or require special planning consideration.

The *Environmental Significance Overlay* applies to interfaces with environmentally significant land such as waterway corridors (Werribee River), rural conservation areas and grasslands. The purpose of the ESO is to identify areas where the development of land may be affected by environmental constraints and ensuring development is compatible with identified environmental values.

The *Heritage Overlay* in Wyndham applies to pockets of small residential areas and sites throughout the municipality but mostly in Werribee, Little River and the Federation trail.

The purpose of the HO includes:

To conserve and enhance heritage places of natural or cultural significance and to ensure development

does not adversely affect the significance of heritage places.

The HO requires a planning permit for many types of development, however some buildings and works are exempt from notice and review. An extensive list of decision guidelines must be considered by the responsible authority before granting a permit. The schedule to the HO lists individually significant sites / precincts which may have further controls or protection.

There are a number of schedules to the *Design and Development Overlays* in the Planning Scheme. The purpose of the DDO is to identify areas that require a development plan to be produced before a permit for use or development can be granted.

Schedules that have been identified in the study area include;

Schedule 1 *Princes Highway Corridor*

Schedule 5 *Tarneit West Neighbourhood Activity Centre*

Schedule 7 *Featherbrook Neighbourhood Activity Centre*

Schedule 9 *Tarneit & Sayers Road Precinct*

Schedule 10 *Regional Road Link Section 2 Rail Noise Attenuation*

The *Incorporated Plan Overlay* applies to land that will be developed or is developing such as;

Eynesbury Station

Back Forest Road South PSP, Ballan Road PSP, Westbrook PSP and Riverdale PSP

Truganina PSP and Riverdale PSP

The purpose of the IPO is to identify which areas require the form and conditions of future use and development to be shown on an incorporated plan before a permit can be granted to use or develop the land and a planning scheme amendment before the incorporated plan can be changed. Each IPO has a different set of requirements before the permit may be granted.

There are a number of schedules to the *Development Plan Overlays* in Wyndham. The purpose of the DPO is to identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.

Schedules that have been identified in the study area include;

- Schedule 2 *Future Urban Development Areas*
- Schedule 6 *Designated Residential Growth Areas*
- Schedule 8 *Lincoln Heath*
- Schedule 9 *Wyndham Harbour*
- Schedule 10 *Tarneit West Outline Development Plan Area*
- Schedule 11 *Point Cook Designated Growth Area*
- Schedule 12 *Sneydes Road South*
- Schedule 13 *Point Cook Road/Point Cook Homestead Road Precinct*
- Schedule 16 *Riverwalk Estate*
- Schedule 17 *Werribee Plaza Shopping Centre*

The *Land Subject to Inundation Overlay* applies to the Skeleton Creek interfaces of Hoppers Crossing, Point Cook and Truganina. The purpose of the LSIO is to identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority. It ensures that development maintains the free passage and temporary storage of floodwaters, minimise flood damage, is compatible with the flood hazard.

RESCODE

ResCode applies to single dwellings (Clause 54) and dwellings on lots less than 300m² or multi dwelling development (Clause 55) for residential development up to four storeys in residential zones. Both Clauses require a site analysis and design response statement to accompany a planning or building permit application, and consideration of any relevant neighbourhood character policy.

Through ResCode, neighbourhood character is a mandatory starting point for the assessment of planning applications. It encourages residential development to respect the existing neighbourhood character of an area or contribute to a preferred neighbourhood character.

ResCode standards that relate specifically to neighbourhood character issues include:

Standard A1 and B1

The design response must be appropriate to the neighbourhood and the site.

The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.

Standard A8

Development should provide for the retention or planting of trees, where these are part of the neighbourhood character.


Standard A19 and B31

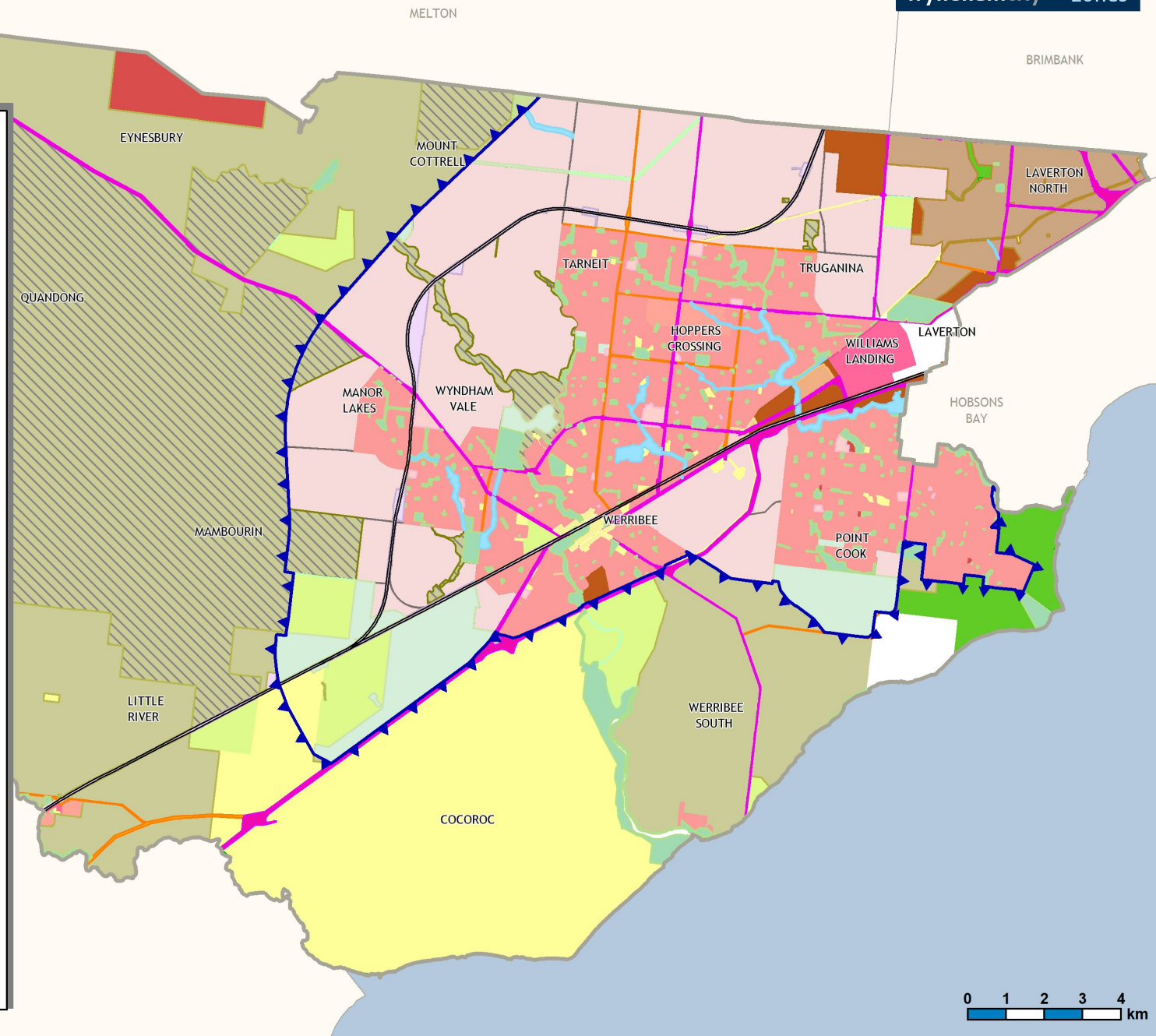
The design of buildings [...] should respect the existing or preferred neighbourhood character.

Clause 56 applies when land is subdivided for residential development in Residential Zones and Priority Development or Comprehensive Development Zones. It aims to create livable and sustainable neighbourhoods with character and identity. It states that subdivision should respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in the scheme.

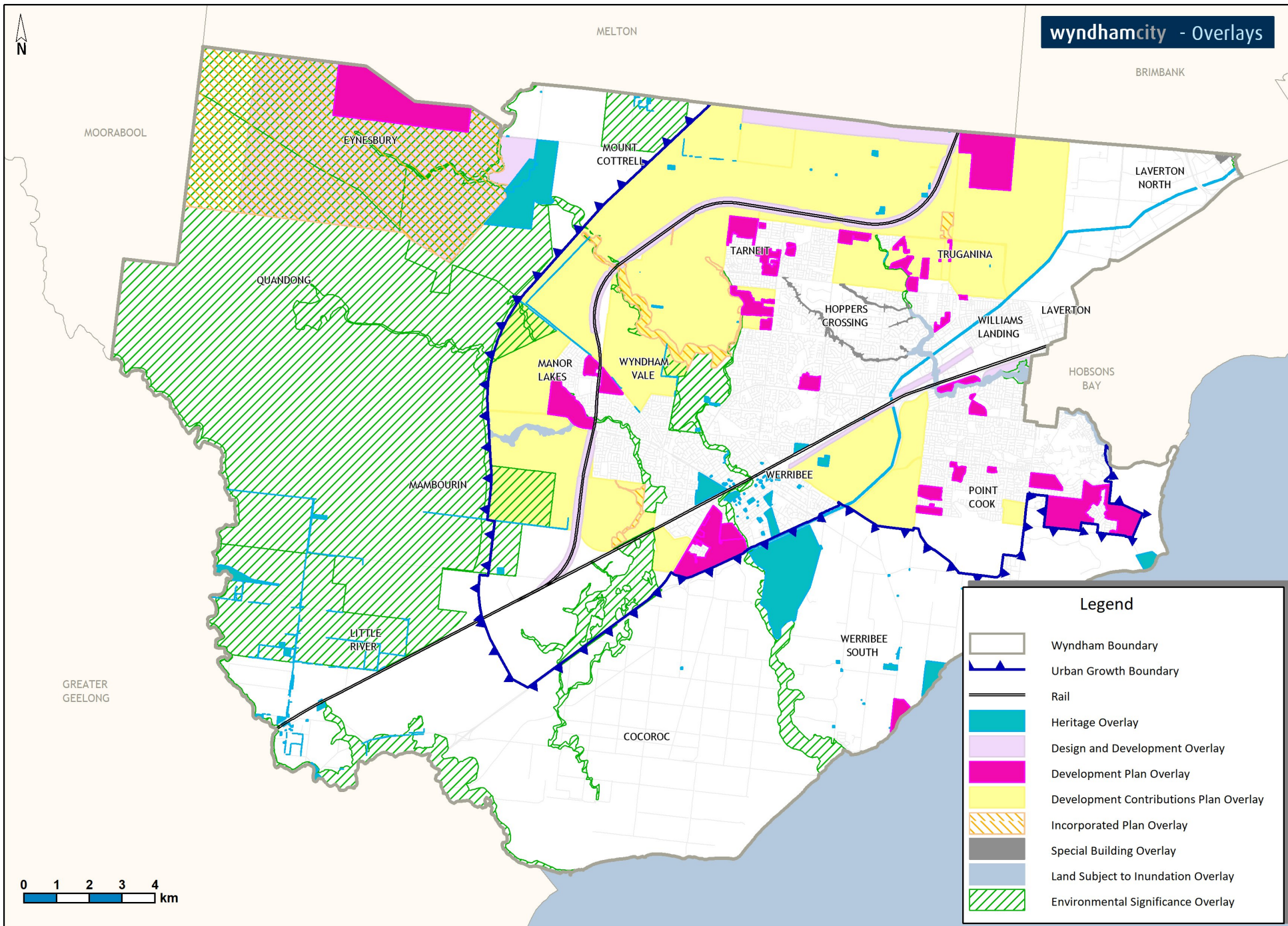


Legend

-  Wyndham Boundary
-  Urban Growth Boundary
-  Rail
-  General Residential Land
-  Rural Living Zone
-  Low Density Residential Zone
-  Priority Development Zone
-  Urban Growth Zone
-  Township Zone
-  Mixed Use Zone
-  Activity Centre Zone
-  Commercial 1 Zone
-  Commercial 2 Zone
-  Industrial 1 Zone
-  Industrial 2 Zone
-  Industrial 3 Zone
-  Public Parks & Recreation Zone
-  Public Conservation & Resource Zone
-  Special Use Zone
-  Public Use Zone (other)
-  Public Use Zone 4
-  Rural Conservation Zone
-  Farming Zone
-  Green Wedge Zone
-  Green Wedge A Zone
-  Urban Floodway Zone
-  Rode Zone (category 1)
-  Rode Zone (category 2)



wyndhamcity - Overlays



APPENDIX B

STRATEGIC DOCUMENTS

The following relevant strategic documents have been summarised as follows.

Plan Melbourne: Metropolitan Planning Strategy (2014)

Plan Melbourne seeks to manage growth and change across metropolitan Melbourne over the next 35 years. The strategy identifies planning, transport, infrastructure, services and major project initiatives to be undertaken over this period.

West Growth Corridor Plan (2013)

The West Growth Corridor Plan was prepared by the Metropolitan Planning Authority and provides a framework for housing, jobs, transport, town centres, open space and key infrastructure across our Melbourne's newest metropolitan suburbs. The West Growth Corridor

City Plan 2013-17, including 2014-12015 Annual Plan (2013)

This Plan updates the original City Plan which sets out Council's objectives and strategies to support Community Wellbeing. This includes improvements and necessary actions to four priority areas as identified by the community: transport, services, parks and recreation and city image and public safety.

Wyndham Community Health, Wellbeing & Safety Plan 2013-2017 (2013)

This Plan outlines the blueprint for health and wellbeing in the municipality. Focusing on five priority areas, the plan supports a number of key strategic documents including the City Plan and the Wyndham Planning Scheme.

Housing Diversity Strategy (2013)

This strategy identifies options for Wyndham to increase diversity in housing in existing and future residential areas to meet the needs of the changing and increasing population of the municipality.

Growth Corridor Plans- Managing Melbourne's Growth (2011)

The Growth Corridor Plans set out a strategic framework to guide the planning of new communities in each of the four recognised growth Corridors over the next 30 to 40 years. The framework is to be used as a tool to guide and inform decisions relating to urban development, infrastructure and service provision.

Residential Design Guidelines- Neighbourhood Character (2010)

These guidelines provide assistance for new developments regarding key neighbourhood character elements including vegetation, siting, building height and form, architectural quality, older buildings, front boundary, open space and waterways and road space treatment.

Residential Design Guidelines- 'Rear Loaded' Lots (2010)

These guidelines set out objectives to ensure, consistent, safe and high quality design outcomes are achieved and implemented for residential subdivisions that incorporate lots with rear access.

Landscape Guidelines (2014)

This document sets out a number of landscape design principles to encourage landscaping that is consistent with the local character of the neighbourhood and the wider municipality. The Guidelines provide assistance to applicants in drafting a landscape plan and outlines key objectives that must be achieved with any development application.



