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Proposed C161

**SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**

Shown on the planning scheme map as **GRZ or R1Z or R2Z or R3Z1**.

**Contemporary Garden 1 – Manor Lakes, Wyndham Vale, Tarneit, Hoppers Crossing, Truganina, Williams Landing**

**Contemporary Garden 2 - Point Cook, Werribee**

**1.0 Neighbourhood character objectives**

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Proposed C161

Encourage a modern interpretation of the Garden Suburb Character type  
Ensure front setbacks allow for the planting of trees.  
Ensure a side setback to at least one side property boundary.

**2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement**

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Proposed C161

**Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?**

No

**3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot**

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Proposed C161

**Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?**

No

**Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?**

No

**4.0 Requirements of Clause 54 and Clause 55**

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Proposed C161

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	A minimum of one tree with a minimum height of 5 metres within the front setback in accordance with the Wyndham Landscape Guidelines 2018
Side and rear setbacks	A10 and B17	1 metre minimum to one side property boundary
Walls on boundaries	A11 and B18	None specified
	A17	None specified

	Standard	Requirement
Private open space	B28	None specified
Front fence height	A20 and B32	None specified

**5.0 Maximum building height requirement for a dwelling or residential building**

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Proposed C161

None specified

**6.0 Application requirements**

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Proposed C161

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report which identifies how the development responds to the Character Type within which the site is located.

If, in the opinion of the responsible authority all of the above requirements are not relevant to the assessment of the application, the responsible authority may waive or reduce the requirement.

**Subdivision**

An application for subdivision of existing lots must be accompanied by a development application, appropriate building envelope or an approved planning permit plans for the site for the construction of the dwellings.

**7.0 Decision guidelines**

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Proposed C161

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal meets the preferred neighbourhood character statement for the relevant precinct as contained within the *Wyndham Housing and Neighbourhood Character Strategy 2018* and the neighbourhood character objectives of this schedule.

--/20--  
Proposed C161

## SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ or R1Z or R2Z or R3Z2**.

### Garden Suburban 1, Werribee

#### 1.0 Neighbourhood character objectives

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Proposed C161

- Ensure that development sits within spacious gardens
- Enhance garden settings with trees in front and private open space areas
- Ensure a side setback to at least one side property boundary

#### 2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

--/20--  
Proposed C161

**Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?**

No

#### 3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

--/20--  
Proposed C161

**Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?**

No

**Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?**

No

#### 4.0 Requirements of Clause 54 and Clause 55

--/20--  
Proposed C161

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	A minimum of two trees with a minimum height of 5 metres should be planted within the front setback and a minimum of one tree should be planted in private open space areas in accordance with the Wyndham Landscape Guidelines 2018
Side and rear setbacks	A10 and B17	1 metre minimum to one side property boundary
Walls on boundaries	A11 and B18	None specified
	A17	None specified

	Standard	Requirement
Private open space	B28	None specified
Front fence height	A20 and B32	None specified

**5.0 Maximum building height requirement for a dwelling or residential building**

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Proposed C161

None specified

**6.0 Application requirements**

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Proposed C161

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report which identifies how the development responds to the Character Type within which the site is located.

If, in the opinion of the responsible authority all of the above requirements are not relevant to the assessment of the application, the responsible authority may waive or reduce the requirement.

**Subdivision**

An application for subdivision of existing lots must be accompanied by a development application, appropriate building envelope or an approved planning permit plans for the site for the construction of the dwellings.

**7.0 Decision guidelines**

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Proposed C161

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal meets the preferred neighbourhood character statement for the relevant precinct as contained within the *Wyndham Housing and Neighbourhood Character Strategy 2018* and the neighbourhood character objectives of this schedule.

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Proposed C161

**SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**

Shown on the planning scheme map as **GRZ or R1Z or R2Z or R3Z3**.

**Garden Court 1 - Werribee, Hoppers Crossing, Wyndham Vale**

**Garden Court 2 – Main Road (Princes Highway)**

**1.0 Neighbourhood character objectives**

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Proposed C161

- Ensure that development sits within spacious gardens
- Ensure front and private open space areas allow for the planting of trees
- Ensure a side setback to at least one property boundary

**2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement**

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Proposed C161

**Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?**

No

**3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot**

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Proposed C161

**Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?**

No

**Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?**

No

**4.0 Requirements of Clause 54 and Clause 55**

--/20--  
Proposed C161

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	None specified
<b>Site coverage</b>	A5 and B8	None specified
<b>Permeability</b>	A6 and B9	None specified
<b>Landscaping</b>	B13	A minimum of two trees with a minimum height of 5 metres should be planted within the front setback and private open space areas in accordance with the Wyndham Landscape Guidelines 2018
<b>Side and rear setbacks</b>	A10 and B17	Minimum 1 metre to one side boundary
<b>Walls on boundaries</b>	A11 and B18	None specified

	Standard	Requirement
Private open space	A17	An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the rear or side of dwelling or residential building, with a minimum dimension of 4 metres with convenient access from a living room. Secluded open space should not be located in the front setback of a dwelling or residential building.
	B28	An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the rear or side of dwelling or residential building, with a minimum dimension of 4 metres with convenient access from a living room. Secluded open space should not be located in the front setback of a dwelling or residential building.
Front fence height	A20 and B32	None specified

## 5.0 Maximum building height requirement for a dwelling or residential building

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Proposed C161

None specified

## 6.0 Application requirements

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Proposed C161

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report which identifies how the development responds to the Character Type within which the site is located.

If, in the opinion of the responsible authority all of the above requirements are not relevant to the assessment of the application, the responsible authority may waive or reduce the requirement.

### Subdivision

An application for subdivision of existing lots must be accompanied by a development application, appropriate building envelope or an approved planning permit plans for the site for the construction of the dwellings.

## 7.0 Decision guidelines

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Proposed C161

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal meets the preferred neighbourhood character statement for the relevant precinct as contained within the *Wyndham Housing and Neighbourhood Character Strategy 2018* and the neighbourhood character objectives of this schedule.