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Proposed C161

SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ1**.

Garden Suburban 1 – Carter Estate, Werribee

Garden Suburban 2 – Anne Street precinct

1.0 Neighbourhood character objectives

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

2.0 Minimum subdivision area

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Proposed C161

None specified

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

Requirement	
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

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 two trees with a minimum height of 5 metres within the front setback and private open space areas in accordance with the Wyndham Landscape Guidelines 2018
Side and rear setbacks	A10 and B17	Minimum 1.5 metre setback to at least one side boundary
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	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 32.09, in addition to those specified in Clause 32.09 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 32.09, in addition to those specified in Clause 32.09 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.
- The extent to which the proposed buildings and works retain existing trees and create opportunities for landscaping and adequate space for tree planting.

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SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ2**.

Garden Court 4 – Derrimut Heath, Westleigh Gardens, Hoppers Crossing and Walls Road Precinct

1.0 Neighbourhood character objectives

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Proposed C161

Ensure that development sits within spacious gardens
Ensure that front setbacks and private open space areas allow for the planting of trees
Ensure adequate side setbacks

2.0 Minimum subdivision area

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Proposed C161

The minimum lot size for subdivision is 500 square metres.

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

Requirement	
Permit requirement for the construction or extension of one dwelling on a lot	500 square metres
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

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	Up to a maximum of 50%
Permeability	A6 and B9	A minimum of 40%
Landscaping	B13	A minimum of two trees with a minimum height of 5 metres within the front setback and private open space areas in accordance with the Wyndham Landscape Guidelines 2018.
Side and rear setbacks	A10 and B17	Minimum 1.5 metres setback to one side boundary
Walls on boundaries	A11 and B18	None specified

	Standard	Requirement
Private open space	A17	An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the rear or side of the dwelling or residential building with a minimum area of 40 square metres, a minimum dimension of 5 metres with convenient access from a living room Secluded private open space should not be located in the front setback of a dwelling or residential building.
	B28	An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the rear or side of the dwelling or residential building with a minimum area of 40 square metres, a minimum dimension of 5 metres with convenient access from a living room Secluded private 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 32.09, in addition to those specified in Clause 32.09 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 32.09, in addition to those specified in Clause 32.09 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.
- The extent to which the proposed buildings and works retain existing trees and create opportunities for landscaping and adequate space for tree planting.

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SCHEDULE 3 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ3**.

Garden Court 3 – Riverbend Estate

1.0 Neighbourhood character objectives

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Proposed C161

Ensure that development sits within spacious gardens and removal of trees is avoided
Ensure that front and private open space allow for the planting of trees
Ensure adequate side setbacks

2.0 Minimum subdivision area

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Proposed C161

The minimum lot size for subdivision is 1000 square metres.

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

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	1000 square metres
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

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	Up to a maximum of 40%
Permeability	A6 and B9	A minimum of 40%
Landscaping	B13	A minimum of two trees with a minimum height of 5 metres within the front and private open in accordance with the Wyndham Landscape Guidelines 2018.
Side and rear setbacks	A10 and B17	Minimum of 2 metres to both side boundaries
Walls on boundaries	A11 and B18	No walls of are to be constructed on boundaries
Private open space	A17	An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the rear or side of the dwelling or residential building with a minimum area of 40 square metres, a minimum dimension of 5 metres with convenient access from a living room Secluded private open space should not be located in the front setback of a dwelling or residential building.

	Standard	Requirement
	B28	An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the rear or side of the dwelling or residential building with a minimum area of 40 square metres, a minimum dimension of 5 metres with convenient access from a living room Secluded private 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 32.09, in addition to those specified in Clause 32.09 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 32.09, in addition to those specified in Clause 32.09 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.
- The extent to which the proposed buildings and works retain existing trees and create opportunities for landscaping and adequate space for tree planting.

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SCHEDULE 4 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ4**.

Coastal Garden 1 and 2 - Beach Road Precinct

1.0 Neighbourhood character objectives

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Recognise that dwellings in Coastal Garden 1 will be two storey to capture sea views
Recognise that streetscapes contain a hard edge through car storage in Coastal Garden 1
Recognise that dwellings in Coastal Garden 2 have smaller front setbacks and larger rear yards

2.0 Minimum subdivision area

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Proposed C161

500 square metres

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

Requirement	
Permit requirement for the construction or extension of one dwelling on a lot	500 square metres
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

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	Up to a maximum of 50%
Permeability	A6 and B9	A minimum of 40%
Landscaping	B13	A minimum of two trees with a minimum height of 5 metres within the front setback and private open space areas in accordance with the Wyndham Landscape Guidelines 2018.
Side and rear setbacks	A10 and B17	Minimum 1 metres to one side boundary
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	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 32.09, in addition to those specified in Clause 32.09 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 32.09, in addition to those specified in Clause 32.09 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.
- The extent to which the proposed buildings and works retain existing trees and create opportunities for landscaping and adequate space for tree planting.

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Proposed C161

SCHEDULE 5 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ5**.

Garden Court 1 – Infrastructure Constrained Area - Alaska Court

Garden Court 2 – Infrastructure Constrained Area - Tarneit and Sayers Road

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 adequate side setbacks

2.0 Minimum subdivision area

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Proposed C161

The minimum lot size for subdivision is 2000 square metres.

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

Requirement	
Permit requirement for the construction or extension of one dwelling on a lot	2000 square metres
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

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	Up to a maximum of 40%
Permeability	A6 and B9	A minimum of 40%
Landscaping	B13	A minimum of two trees with a minimum height of 5 metres within the front setback and private open space areas in accordance with the Wyndham Landscape Guidelines 2018.
Side and rear setbacks	A10 and B17	Minimum 2 metres to both side boundaries
Walls on boundaries	A11 and B18	No walls are to be constructed on boundaries

	Standard	Requirement
Private open space	A17	An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the rear or side of the dwelling or residential building with a minimum area of 40 square metres, a minimum dimension of 5 metres with convenient access from a living room Secluded private open space should not be located in the front setback of a dwelling or residential building.
	B28	An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the rear or side of the dwelling or residential building with a minimum area of 40 square metres, a minimum dimension of 5 metres with convenient access from a living room Secluded private 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 32.09, in addition to those specified in Clause 32.09 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 32.09, in addition to those specified in Clause 32.09 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.
- The extent to which the proposed buildings and works retain existing trees and create opportunities for landscaping and adequate space for tree planting.