

28/05/2015  
C161**NEIGHBOURHOOD CHARACTER**

This policy applies to all planning permit applications where a permit is required for the development of a dwelling in a residential zone under the Wyndham Planning Scheme.

**22.04-1****Policy Basis**28/05/2015  
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The MSS (at Clause 21.07-3) notes that the *Wyndham Housing and Neighbourhood Character Strategy 2018* identified five broad neighbourhood character types in the established residential areas of the city being Contemporary Garden; Garden Suburban; Garden Court; Rural Garden; and Coastal Garden. These areas are identified on the attached map.

**22.04-2****Objectives**28/05/2015  
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- To recognise places of distinct neighbourhood character.
- To define aspects of neighbourhood character that are important in designing infill development.
- To encourage design solutions that respond positively and contribute to the neighbourhood character of residential areas in the municipality.

**22.04-3****Policy**28/05/2015  
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It is policy to:

Assess proposals for residential development that require planning permission against the following criteria:

**22.04-3.1****Garden Suburban Character Type area:**28/05/2015  
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- Encouraging retention of older, 'character' buildings of the Victorian, Edwardian or Interwar eras.
- Protection of the existing tree canopy where well established.
- Provision for new canopy trees where lacking.
- Pattern of dwelling spacing of 1 to 2m from side boundaries.
- Low front fencing or open frontage with no fencing.
- Generous rear setbacks.
- Interface with open spaces and creek or river corridors.

**22.04-3.2****Garden Court Character Type area:**28/05/2015  
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- Protection of existing tree canopy where well established.
- Provision for new canopy trees where lacking.
- Pattern of dwelling spacing of 1 to 2m from side boundaries.
- Low front fencing or open frontage with no fencing.
- Generous rear setbacks,
- Interface with open spaces and creek or river corridors.

### 22.04-3.3

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#### **Rural Garden Character Type area:**

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- Protection of existing tree canopy which includes many native trees.
- Provision for new canopy trees where lacking.
- Native landscaping theme.
- Open frontage with no fencing or rural style front fences.
- Rural road treatment.
- Generous front setbacks.
- Generous rear setbacks,
- Sense of spaciousness.
- Interface with open spaces and creek or river corridors.

### 22.04-3.5 **Contemporary Garden Suburban Character Type area:**

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- Provision for new canopy trees.
- Landscaping in small spaces.
- Open front boundary treatment or very low fences.
- Pattern of dwelling spacing of 1m for one side boundary.
- Interface with open spaces and creek or river corridors.

### 22.04-3.6 **Coastal Garden Character Type area:**

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- Protection of existing tree canopy which includes many native trees and coastal planting.
- Provision for new canopy trees where lacking.
- Native or coastal landscaping theme.
- Pattern of dwelling spacing of 1m from side boundaries.
- Low front fencing or open frontage with no fencing.
- Rural or informal road treatment.
- Mix of rear setbacks,
- Interface with, and views to, Werribee River, Werribee South Beach and adjoining rural areas.

### 22.04-4 **Application Requirements**

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None specified.

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#### **Decision guidelines**

Before deciding on an application the responsible authority will consider, as appropriate:

- The detail of the character type within which the site is located.
- Whether the proposal satisfies the objectives and policy directions.
- Whether proposals that do not meet these criteria, still meet the objectives of this policy.
- Whether the proposed development makes a positive contribution to the preferred neighbourhood character of the area.
- Whether a non-residential development is appropriate to achieve the preferred neighbourhood character.

**22.04-6**

**Policy References**

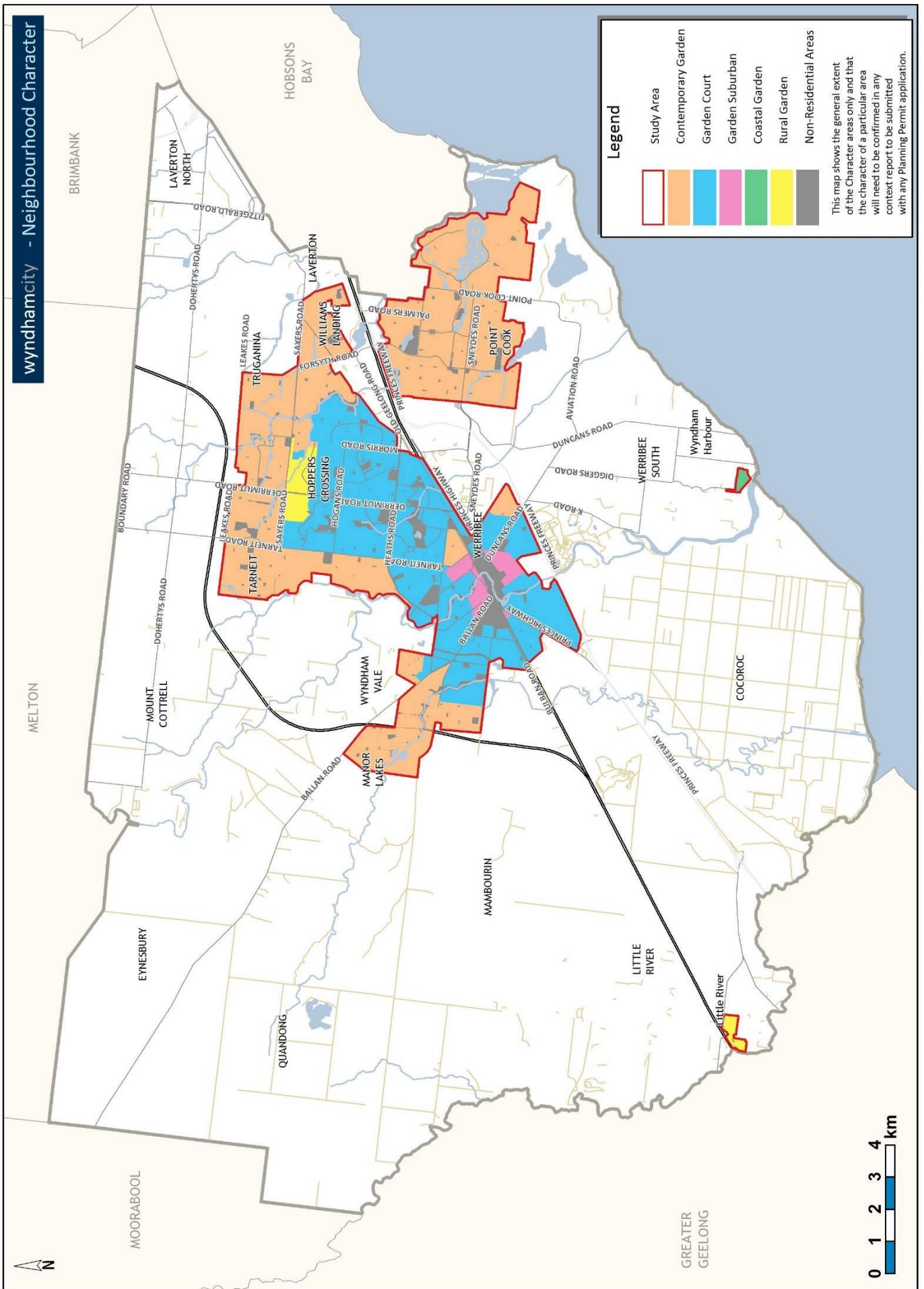
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*Wyndham Neighbourhood Character Scoping Study 2012*

*Wyndham Housing Strategy and Neighbourhood Character Study – Neighbourhood Character Paper 2015*

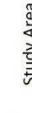



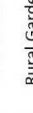

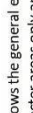
*Wyndham Housing and Neighbourhood Character Strategy 2018*

Map 8 – Neighbourhood Character Areas



wyndhamcity - Neighbourhood Character

Legend

-  Study Area
-  Contemporary Garden
-  Garden Court
-  Garden Suburban
-  Coastal Garden
-  Rural Garden
-  Non-Residential Areas

This map shows the general extent of the Character areas only and that the character of a particular area will need to be confirmed in any context report to be submitted with any Planning Permit application.

