



WYNDHAM HOUSING & NEIGHBOURHOOD CHARACTER STRATEGY

September 2015

PROJECT CONTROL

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Final Housing Strategy	3	KW/JMR	LR/JLR	01/09/2015

Wyndham City acknowledges the Kulin Nation peoples as the Traditional Owners of the land and pays respect to their Elders, past and present.

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CONTENTS

Chapter 1 Introduction	06	Chapter 5 Diversity & Type	58
Introduction	07	Overview	59
Engagement	10	Objectives & Actions	60
Policy Context	15		
Drivers of Change	16	Chapter 6 Affordability	64
		Overview	65
Chapter 2 Vision	21	Objectives & Actions	66
Draft Vision	23	Monitoring & Review	71
Chapter 3 Framework Plan	24	Chapter 7 Sustainability	72
Overview	25	Overview	73
Limited Change Area	27	Objectives & Actions	74
Incremental Change Area	31	Monitoring & Review	77
Substantial Change Area	38		
Actions	43	Chapter 8 Implementation	76
		Action Plan	77
Chapter 4 Character	44	Planning Scheme Controls	86
Overview	45		
Character Precincts	46	References	92
Character Types	48		
Contemporary Garden	49		
Coastal Garden	51		
Garden Suburban	52		
Garden Court	53		
Rural Garden	56		
Actions	57		

GLOSSARY

Activity Centres	Retail, service and employment hubs that are usually well serviced by public transport. They range in size from local neighbourhood strip shops to major regional shopping malls and centres.	Housing Density (Net)	The number of houses divided by net developable area.*
Affordable Housing	Well-located housing, appropriate to the needs of a given household, where the cost (whether mortgage repayment or rent) is no more than 30 per cent of that household's income. Exceeding the mark places one under 'housing stress', particularly in the lower 40 per cent of the income distribution scale. *	Incremental change area	Residential areas without any significant redevelopment constraints, generally located outside reasonable walking distance of key public transport routes and services.
Apartment Building	A single building in which there are two or more dwellings, but does not include a semi-detached dwelling or townhouse.	Limited change area	Residential areas that will experience minimal housing growth due to environmental and heritage characteristics, or other significant development constraints.
Character area	Areas with a common preferred character.	Local Planning Policy Framework (LPPF)	Sets the local and regional strategic policy context for a municipality. It consists of the Municipal Strategic Statement and specific local planning policies.
Character type	Broad areas, generally common across metropolitan Melbourne, where the desired character is the same. In these areas, the existing neighbourhood character and era of residential development are usually similar	Low scale medium density housing	Medium density housing that is 2-3 storeys in height.
Conventional Density Housing	Housing with an average density of 10 to 15 dwellings per net developable hectare. *	Lower Density Housing	Housing with an average density of less than 10 dwellings per net developable hectare.*
Detached Dwelling	A detached building comprising one dwelling on a site that is held exclusively with that dwelling and has a frontage to a public road.**	Medium density housing	Housing with an average density of 16 to 30 dwellings per net developable hectare.*
Dual Occupancy	See Semi-detached Dwelling**	Neighbourhood character	The interplay between development, vegetation and topography in the public and private domains that distinguishes one residential area from another.
Dwelling	A building or part of a building used as a self-contained residence.**	Net Developable Area	Land within a precinct available for development. This excludes encumbered land, arterial roads, railway corridors, schools and community facilities and public open space. It includes lots, local streets and connector streets. Net Developable Area may be expressed in terms of hectare units (i.e. NDHa).
Growth areas	Locations on the fringe of metropolitan Melbourne designated in planning schemes for large-scale transformation, over many years, from rural to urban use.	Overlays	Planning scheme controls that apply to specific areas to address a particular issue such as environmental, landscape, heritage and flooding. These requirements operate in addition to those provided by the land's zoning.
High Density Housing	Housing with an average density of more than 30 dwellings per net developable hectare.*		

Precinct Structure Plan (PSP)	A statutory document that describes how a precinct or series of sites within a growth area will be developed over time. A precinct structure plan sets out the broad environmental, social and economic parameters for the use and development of land within the precinct.*
Preferred character statement	Policy statement that articulates an area's desired future character.
Principal Public Transport Network (PPTN)	The primary network of train and bus (and tram) routes as determined by Public Transport Victoria.
Semi-detached Dwelling	A dwelling occupying a site that is held exclusively with that dwelling and has a frontage to a public road and comprises one of two dwellings erected side by side, joined together and forming, by themselves, a single building.**
Shop-top	Residential development built on top of retail or commercial uses at the ground level, usually in the form of apartments.
Social Housing	Non-profit housing owned and managed for the primary purpose of meeting social objectives such as affordable rents, responsible management, security of tenure and good location in relation to employment services. The term encompasses public housing and includes housing owned or managed by housing associations and community housing.*
Special character area	Area that has an exemplary, rare or atypical existing character in the context of the surrounding residential neighbourhoods.
Strategic Development Sites	Sites suitable for redevelopment over 1,000sqm and within 400m of an Activity Centre or the PPTN, excluding heritage, school and church sites.
State Planning Policy Framework (SPPF)	Comprises general principles for land use and development in Victoria. It sets visions, objectives, strategies and decision guidelines that must be taken into consideration by local Councils when making a planning decision.

Substantial change area Areas that will provide for housing growth with increased densities along the PPTN, around larger Activity Centres and at strategic development sites.

Townhouse A dwelling occupying a site that is held exclusively with that dwelling and has a frontage to a public road and comprises one of three or more dwellings erected side by side, joined together and forming, by themselves, a single building.**

Urban Growth Boundary (UGB) The current geographic limit for the future urban area of Melbourne.

Wyndham Planning Scheme A legal document that sets out policies and provisions for the use, development and protection of land use in the City of Wyndham. It contains State and local planning policies, zones and overlays and other provisions that affect how land can be used and developed. It indicates if a planning permit is required to change the use of land, or to construct a building or make other changes to the land.

Zones Relates to a particular use and is associated with a specific purpose such as residential, commercial or industrial. Each zone has policy guidelines that will describe whether a planning permit is required and set out application requirements and decision guidelines. These requirements must be considered when applying for a permit. All land is covered by a zone in Victoria.

**Precinct Structure Planning Guidelines, Growth Areas Authority, 2013*

***Understanding Residential Densities Handbook, DPLG, Government of South Australia, 2011*



1

INTRODUCTION

The City of Wyndham is located on the western edge of metropolitan Melbourne, halfway between the Melbourne CBD and Geelong. As a designated growth area, the municipality is anticipated to experience significant residential growth over the next twenty years.

New residential zones were introduced to the Victorian Planning Provisions in June 2013. Councils had until 1 July 2014 to introduce the new residential zones into their local planning schemes. As Wyndham had not finalised an amendment to implement the new residential zones prior to this date, the General Residential Zone was applied to all land in the former Residential 1, 2 and 3 Zones.

Planisphere, in conjunction with Urban Enterprise, has been commissioned to prepare a combined Housing Strategy and Neighbourhood Character Strategy on behalf of Wyndham City Council. This Strategy:

- Provides a twenty-year plan to manage housing growth and change across all residential areas in the municipality
- Contains a detailed assessment of neighbourhood character as well as design and development occurring within the City's residential areas
- Provides design guidance for future built form.

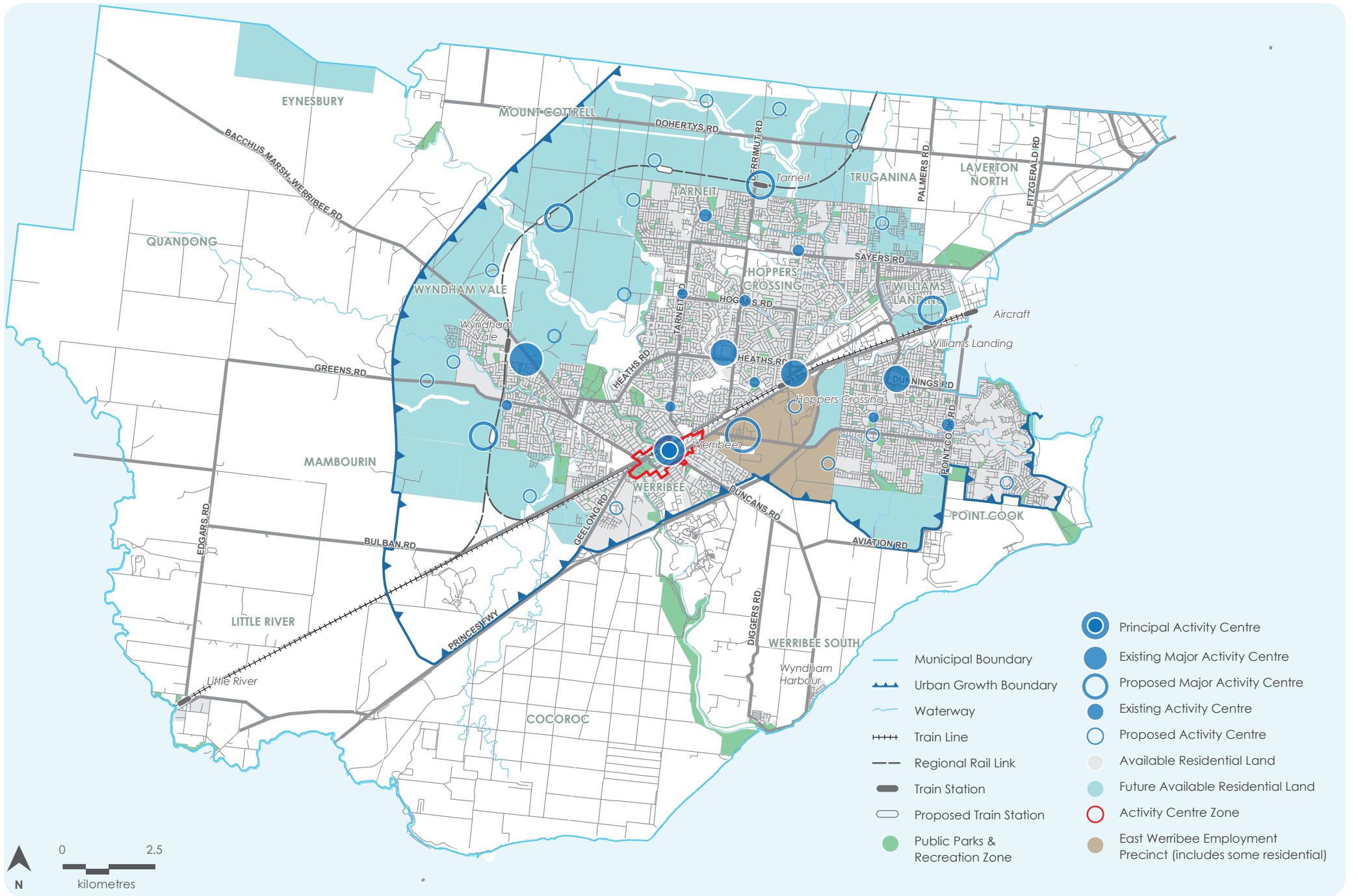
This Strategy will also provide the strategic justification for the application of the new residential zones across Wyndham.

This Housing Strategy and Neighbourhood Character Strategy applies to all existing and future residential land in the City of Wyndham.

The City comprises the suburbs of Hoppers Crossing, Werribee, East Werribee, Point Cook, Laverton, Truganina, Tarneit and Wyndham Vale within the Urban Growth Boundary, and Werribee South, Cocoroc, Little River, Mambourin, Quandong, Eynesbury and Mount Cottrell outside the growth area.

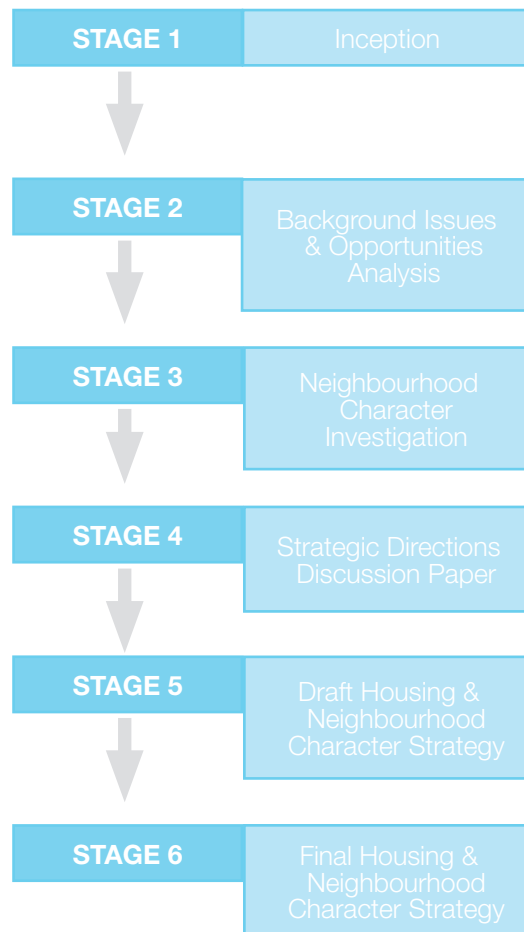
The established residential areas are located in the centre of the municipality, and are surrounded by rural, agricultural and industrial land uses. Wyndham's residential areas are partially separated from neighbouring residential areas in metropolitan Melbourne by large, low intensity industrial buffers and the Laverton RAAF base.

The project study area is illustrated opposite.



APPROACH

The Strategy was developed in six stages, as outlined below.



THIS STRATEGY

This Strategy provides a framework to guide the growth and change of residential areas in the City of Wyndham. The key components of this Strategy are:

Vision – which provides the overarching strategic objectives to guide housing growth and change across Wyndham’s residential areas.

Housing Framework Plan – This delineates and describes areas for substantial, incremental and limited change. These areas will provide the basis for the application of the new residential zones, and other planning controls as appropriate.

Character – This provides a detailed assessment of the styles of development occurring within the City’s residential areas. Each identified character type and precinct is provided with a preferred character statement to assist in guiding future development.

Diversity and Type – Outlining objectives and actions relating to housing design, including: housing diversity, specialised housing types, design quality and universal housing.

Affordability – Outlining objectives and actions relating to affordability and social housing, including development of relationships and partnerships for successful delivery.

Sustainability – Outlining objectives and actions relating to the improvement of the environmental performance of existing and new housing stock.

COUNCIL’S ROLE

Wyndham City Council will play different roles in the implementation of this Strategy. These will vary between the roles of Planner, Provider, Advocate, Partner/Facilitator, Educator and Regulator. A description of these various roles is provided below.

Planner – in relation to its urban and social planning responsibilities.

Advocate – representing community needs and interests to Commonwealth and State Governments and the private sector.

Partner / Facilitator – working closely with developers, housing providers, residents and human service agencies.

Educator – provide information to housing suppliers, residents and interest groups.

Regulator – ensuring that housing meets town planning, building and public health regulations and expectations.

ENGAGEMENT

Engagement with residents, landowners, government agencies and other key stakeholders has provided an important input to this Strategy.

The objectives for engagement in the three consultation phases in this project were:

1. To inform stakeholders and the community of the purpose and commencement of the Housing and Neighbourhood Character Strategy.
2. To provide stakeholders and the community with the opportunity to contribute towards a vision for housing in Wyndham and to identify issues and opportunities for the Draft Housing and Neighbourhood Character Strategy to address.
3. To gather feedback on the Draft Housing and Neighbourhood Character Strategy and consider all submissions in its finalisation.

An overview of consultation activities and outcomes during preparation of the Strategy is provided on the following pages.

A more detailed summary of feedback and suggested changes resulting from consultation with the community and stakeholders is provided in the Wyndham Housing and Neighbourhood Character Strategy - Consultation Summary Report (June 2015).



GOVERNMENT AND AGENCY STAKEHOLDER CONSULTATION

In addition to broader community consultation, the following government agencies, Council departments, community and industry representatives have been consulted as part of the Wyndham Housing and Neighbourhood Character Strategy Project:

- Department of Environment, Land, Water and Planning
- Metropolitan Planning Authority
- VicRoads
- Public Transport Victoria (PTV)
- Melbourne Water
- Utility providers
- Wyndham City Council departments:
 - Strategic Planning
 - Statutory Planning
 - Urban Design
 - Social Development
 - Traffic & Transport
 - Engineering
- Representatives from the housing development industry
- Local real estate agents
- Local resident groups

Two workshops were undertaken with key government stakeholders:

Issues & Opportunities Workshop – occurred during Stage 2 to identify issues and opportunities associated with land use, built form, environmental features and infrastructure provision in the City.

Strategic Directions Workshop – occurred during Stage 4 to discuss key strategic directions for the Housing and Neighbourhood Character Strategy, particularly the outcomes of the neighbourhood character assessment and the criteria and application of the housing change areas.

A workshop was also held with representatives of Wyndham's local development industry and resident groups during Stage 2. The purpose of this session was to identify issues and opportunities associated with the delivery of housing in Wyndham. The workshop sought to understand the local housing market, challenges to delivering housing diversity and any existing statutory restrictions affecting developments.

Stakeholders were also invited to make written submissions in response to the Draft Wyndham Housing and Neighbourhood Character Strategy.



COMMUNITY CONSULTATION

This Housing and Neighbourhood Character Strategy has been developed through three stages of community consultation, described below.

Community views and feedback have been a key input in the development and refinement of this Strategy.

“MY PLACE” CONSULTATION

The first phase of consultation, branded “My Place”, occurred during Stage 2 as part of the background analysis and investigations. The consultation period occurred for three weeks, from 26 November to 19 December 2014 and involved the following components:

- Representation at the Wyndham Neighbourhood Listening Posts held in Tarneit and Werribee on 6 December and 13 December 2014 respectively.
- Bulletin and Feedback Form distributed via Council’s website, Facebook page and the Listening Posts.

Listening Posts

The Neighbourhood Listening Posts were a whole-of-Council initiative, which sought to provide an opportunity for residents to:

- Be informed about Council’s activities
- Input into new plans and
- Meet with Councillors and Council Officers.

Members of the Project Team provided information regarding the purpose and timeframes of the Wyndham Housing and Neighbourhood Character Strategy, and discussed housing issues in Wyndham with residents.

Residents were encouraged to fill out the feedback form and participate in a housing aspirations photographic exercise.

Feedback Form & Survey

The feedback form and survey included open-ended and closed questions about housing in Wyndham.

A total of 62 responses were received to Council’s feedback form and online survey distributed to residents.

“STRATEGIC CHOICES” CONSULTATION

The second phase of consultation, branded “Strategic Choices” occurred during Stage 4 to test the Strategy’s emerging strategic directions.

A focus group was held with local residents and developers who had engaged with Council previously on housing and neighbourhood character issues.

Seven residents and two developer industry representatives attended the focus group, as well as a Councillor, and representatives from Council’s Sustainable Development Directorate.



“HOUSE THIS” CONSULTATION

The final phase of consultation, branded “House This?”, occurred at the end of Stage 5 and sought community and stakeholder comment on the Draft Wyndham Housing and Neighbourhood Character Strategy.

The consultation period occurred over four weeks, from 11 May to 5 June 2015 and involved the following components:

- Community Information Drop-In Sessions held at the Werribee Plaza, Point Cook Library and Council Chambers on 16 May, 23 May and 27 May 2015 respectively.
- Bulletin, Feedback Form and online survey distributed via Council’s website, Facebook page and the Listening Posts.

Community Drop-in Sessions

The Community Drop-in Sessions provided local residents with an opportunity to discuss the key directions and content of the Draft Wyndham Housing and Neighbourhood Character Strategy.

Residents were encouraged to fill out the feedback form / online survey or make a written submission in regard to the Draft Strategy.

Feedback Form & Survey

The feedback form and survey included open-ended and closed questions about the Draft Housing and Neighbourhood Character Strategy

A total of 22 responses were received to the feedback form and online survey.

KEY FINDINGS

Landscaping

Respondents repeatedly raised the importance of private and public realm landscaping. Many participants valued mature street planting, acknowledging that there were varying options regarding appropriate species. Other respondents were critical of the design of new garden areas, particularly the lack of canopy trees and use of bark and stones.

The maintenance of landscaped areas also emerged as a key issue.

Infrastructure

Many submitters expressed concern that infrastructure provision, particularly the public transport network, is not keeping pace with residential growth. There was some optimism however from some residents with regard to the soon-to-open Regional Rail Link.

Narrow streets were also identified as an issue with many residents and visitors using the verge as car parking space.

Access to services/facilities/open space

Many residents indicated that access to services, facilities and open space was a key aspect that they valued of their local area. Participants also cited that they disliked it when such amenities are not located in proximity to their neighbourhood.

The need for better access to community infrastructure, particularly schools and recreational facilities, was also frequently cited by participants. Locating high density housing options around train stations and major shopping centres was generally supported.

One focus group attendee was particularly concerned that current new housing does not provide sufficient open space to accommodate outdoor play space for families, and advocated that minimum standards should be set by Council.

Housing design & diversity

There were mixed views regarding the design and diversity of housing in the municipality. Many participants were critical of new developments where houses looked the same.

There was also concern among many respondents regarding medium and high density housing. Some felt that there was too much, while others expressed concern with the design of such housing types in terms of setbacks, building spacing and perceived over development of allotments.

Many also cited the need for affordable larger allotments throughout the municipality to provide diversity and for families.

Particular representations were made regarding the Derrimut Heath estate in Hoppers Crossing, where residents feel that the character of the area

is being threatened by medium density housing developments on the larger lots in the subdivision. Residents were keen to pursue mechanisms that would restrict further redevelopments to respect the predominantly large lot, detached house character. They also expressed the view that the area is unusual in Wyndham in that it provides larger lots, and should be retained for its diversity value.

Location of higher density development

Locating high density housing options around train stations and major shopping centres was generally supported. The suitability of areas along non-premier bus routes (including sections of the PPTN with infrequent services) to accommodate increased densities was questioned.

A strong sense of community

A recurrent message from residents related to the strong sense of community. Many community members highlighted that there was good community spirit and that their neighbourhood was friendly with a big mix of different cultures.

POLICY CONTEXT

A wide range of policies, strategies and other documents have been taken into account in the preparation of this Strategy. These include State government planning policies and guidelines, Practice Notes, Council policies and previous research projects, and the Wyndham Planning Scheme.

The key policy documents that are relevant to and have informed this Strategy are listed in References at the end of this document. Refer to the Housing and Neighbourhood Character Strategy Background Report 2015 for a detailed policy review.

Plan Melbourne

The most recently adopted State metropolitan planning strategy, Plan Melbourne (2014), includes a number of initiatives that will impact the planning for and provision of housing within Wyndham. These include:

- Protecting suburbs, while delivering density in defined locations, enabling the crafting of residential controls to better define preferred housing outcomes;
- Twenty-minute neighbourhoods, where residents will have access to shops, services, open space, employment and community services;
- Transitioning to a more sustainable city, which involves a range of approaches such as creating a more compact city, making better use of transport infrastructure, improving

building design, and greening the city;

- Regional rail link and outer metropolitan road and rail, which will include the development of new train stations and improve accessibility to the city.
- A revised metropolitan structure, which identifies the East Werribee Employment Precinct as a national employment cluster, designates Werribee Mercy Hospital as a Health Precinct and encourages continued planning and development of existing and proposed activity centres.

Precinct Structure Plan Guidelines

The Precinct Structure Plan Guidelines (2012) guide the planning and development of growth area suburbs. Precinct Structure Plans (PSPs) are prepared by the Metropolitan Planning Authority (as the Planning Authority), in consultation with the City of Wyndham, state agencies, relevant stakeholders, landowners and developers with an interest in the precinct. A PSP is introduced via an amendment to the Wyndham Planning Scheme.

Council guidelines (such as this Strategy) will enable further negotiations with the MPA around the form and location of higher intensification areas within PSPs, during the detailed design stage of PSP preparation.

Zones and Overlays

The Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone have replaced the former Residential 1, Residential 2 and Residential 3 zones. The outcomes of the Housing Strategy and Neighbourhood Character Strategy will provide the necessary strategic underpinning to inform the application of the new residential zones, and (as relevant) the content of zone schedules, throughout the municipality.

Local Planning Policies

Council has recently updated the Local Planning Policy Framework in the Wyndham Planning Scheme via Amendment C192. This amendment was gazetted in May 2015. The amended MSS provides updated guidance regarding housing diversity, neighbourhood character, population and housing growth, Precinct Structure Plans, infrastructure provision and Development Contributions Plans, in the context of the City's recent and rapid population and housing growth.

Strategic directions for housing have also been informed by demographic and housing market research and analysis undertaken by sub-consultants Urban Enterprise Pty Ltd.

DRIVERS OF CHANGE

The City of Wyndham has experienced the highest population growth rate of any Victorian municipality over the past 10 years.

The current and historic land use patterns, topography, landscape and a diversity of lot sizes provide a variety of residential environments within the City. These range from compact urban areas through conventional Australian suburbs to low scale development in rural and coastal settings. The majority of future housing in the municipality will be provided through greenfield development, however, increasingly the established suburbs are also undergoing change.

This section outlines key population and housing trends and projections for the City of Wyndham which provide the strategic underpinning for this Housing and Neighbourhood Character Strategy.

A list of data sources is provided in the References section at the end of this document.



ACCOMMODATING POPULATION GROWTH AND DEMOGRAPHIC CHANGE

Existing

ABS Census data (2011) demonstrates that Wyndham is a popular location for families, with above average representations in the 0-19 years and 30-39 years age groups. A high average household size of 2.9 persons per household (compared to the Melbourne Statistical Division average of 2.6 persons per household) and a high proportion of households made up of couples with dependents confirm Wyndham's current role in primarily providing family housing to a young population.

However, there are significant variations in household income, age profile and household composition across the suburbs of Wyndham. Established suburbs, such as Werribee, Werribee South and Hoppers Crossing, generally exhibit an older age profile, lower household income and more lone person households than newer and growth suburbs, such as Point Cook and Tarneit, which generally have higher household incomes and larger household groups, primarily families.

Future Changes

According to analysis undertaken by Urban Enterprise, the municipal population is expected to increase by between 3.6% and 4% per annum over the period to 2031, which will continue the need for a significant scale of housing construction in the municipality over the next 20 years. It is estimated that approximately 3,200 to 3,800 new dwellings will be required per annum, equating 64,000 to 76,000

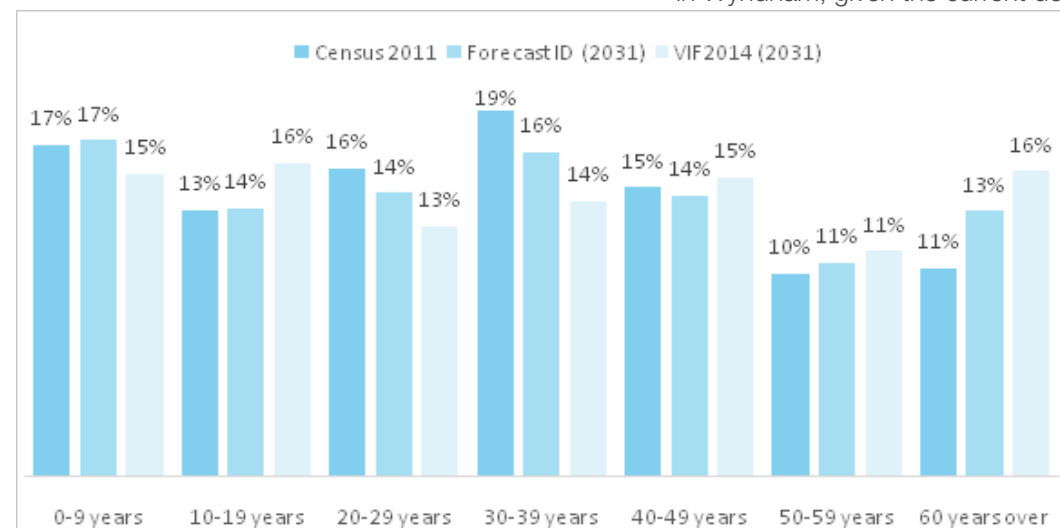
additional dwellings over the next 20 years. Council's dwelling approvals data shows that an average of 3,600 new dwellings were approved per annum between 2009 and 2014.

It is noted that the Strategy for Managing Growth in Wyndham (Page 5, June 2013) suggests that past growth rates of over 5,000 new dwellings per annum have been unsustainable, exceeding Council's ability to provide infrastructure to meet additional demand; and that a growth rate of less than 3,000 new dwellings per annum would be more manageable.

The projected age profile (as shown below) includes a greater proportion of residents aged over 60 years, a relatively similar proportion of residents aged less than

19 years, and a smaller proportion of residents that are of working age. The forecast household structure includes a lower proportion of couple families with dependents, and an increase in lone person households and couples without children. However, the household size is expected to remain high at 2.9 persons per household, and family households are expected to continue to form the majority of households in the municipality.

Housing will be required to continue to cater to a broad range of households, including an increasing proportion of smaller households, increasing numbers of people aged over 60 years, and reducing proportion of families with young children. Providing a range of dwelling types and sizes will be essential in Wyndham, given the current dominance of larger

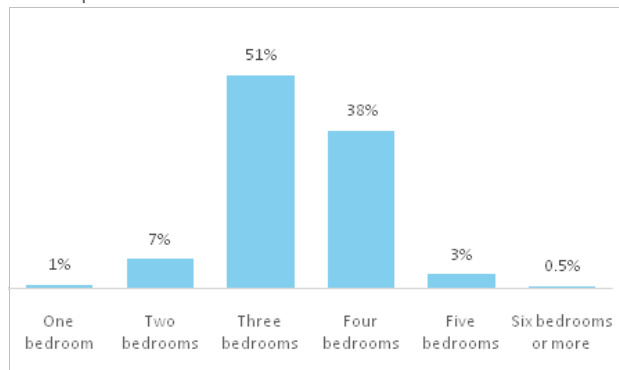


Source: ABS Census, VIF 2014 & Forecast I.D.

DIVERSIFYING THE HOUSING STOCK

The vast majority (90%) of dwellings in Wyndham are separate houses. This is considerably higher than the Melbourne Statistical Division average of 73% separate dwellings, but generally consistent with other growth area municipalities. This proportion has remained relatively unchanged since 2001, although recent years have seen a slight increase in the proportion of net additional dwellings that are semi-detached. 92% of dwellings have 3 or more bedrooms, indicating a distinct lack of diversity in the current dwelling stock, both in terms of dwelling type and size. As shown below, 51% of dwellings have three bedrooms and 38% have four bedrooms.

A significant amount of broadhectare residential land supply is available within the municipality, which will enable the delivery of a steady pipeline of new lots to the market. Map 2 (page 20) illustrates those greenfield areas within the Urban Growth Boundary which have approved Precinct Structure Plans (PSPs) and those where a Plan is yet to be approved or developed. Based on UDP 2014 raw data in relation



Source: ABS Census, VIF 2014 & Forecast I.D.

to broad hectare residential supply, over the next 10 years it is projected that around 13,000 new conventional density residential lots will be developed and made available (1,300 per annum) predominantly in the growth areas, alongside 11,000 medium and high density lots (1,100 per annum).

In the past, however, a number of areas previously designated in PSPs for medium density development have been permitted to be developed at conventional densities. The delivery to the market of medium and high density dwellings and lots intended for this type of development is therefore far less certain than the delivery of conventional density lots (e.g. 350-700sqm).

Encouraging medium density dwellings to be located in proximity to train stations and existing/proposed services and Activity Centres will support the needs of the next generation of residents who may have less access to car transport. The completion of the Regional Rail Link will increase the attractiveness of areas in proximity to stations. The opportunity for housing diversity needs to be leveraged in these locations.

DECREASING HOUSING AFFORDABILITY

The proportion of residents purchasing their home through a mortgage is increasing (currently 51%), along with the proportion of renters (currently 25%). These tenure categories clearly have the highest housing costs (compared with those who own their house outright). The increasing number of households in these categories indicates that the population could be highly susceptible to housing affordability issues triggered by events such as employment decreases and interest rate rises.

Using the median multiple method (Demographia International Housing Affordability Survey, 2014), both houses and units in Wyndham are rated as seriously unaffordable, despite the median house price being significantly lower than the Melbourne average and in line with many other growth area municipalities.

The level of housing affordability has significantly declined since 2001. This indicates that although many households are likely to be attracted to Wyndham due to the relative affordability of housing in the municipality, a high level of housing risk is likely to remain due to property prices increasing at a greater rate than incomes in the area. Median rents are also growing strongly, particularly for smaller dwellings such as 2 bedroom units.

Housing vulnerability and homelessness are also significant issues in Wyndham. The number of people experiencing homelessness almost quadrupled between 2001 and 2011, according to Census figures. The growth in overcrowding rates increased by more than 400 per cent over the same period. There are currently no local options to access immediate housing assistance in Wyndham.

Affordability should therefore be a key focus of the housing strategy.

WYNDHAM'S HOUSING MARKET

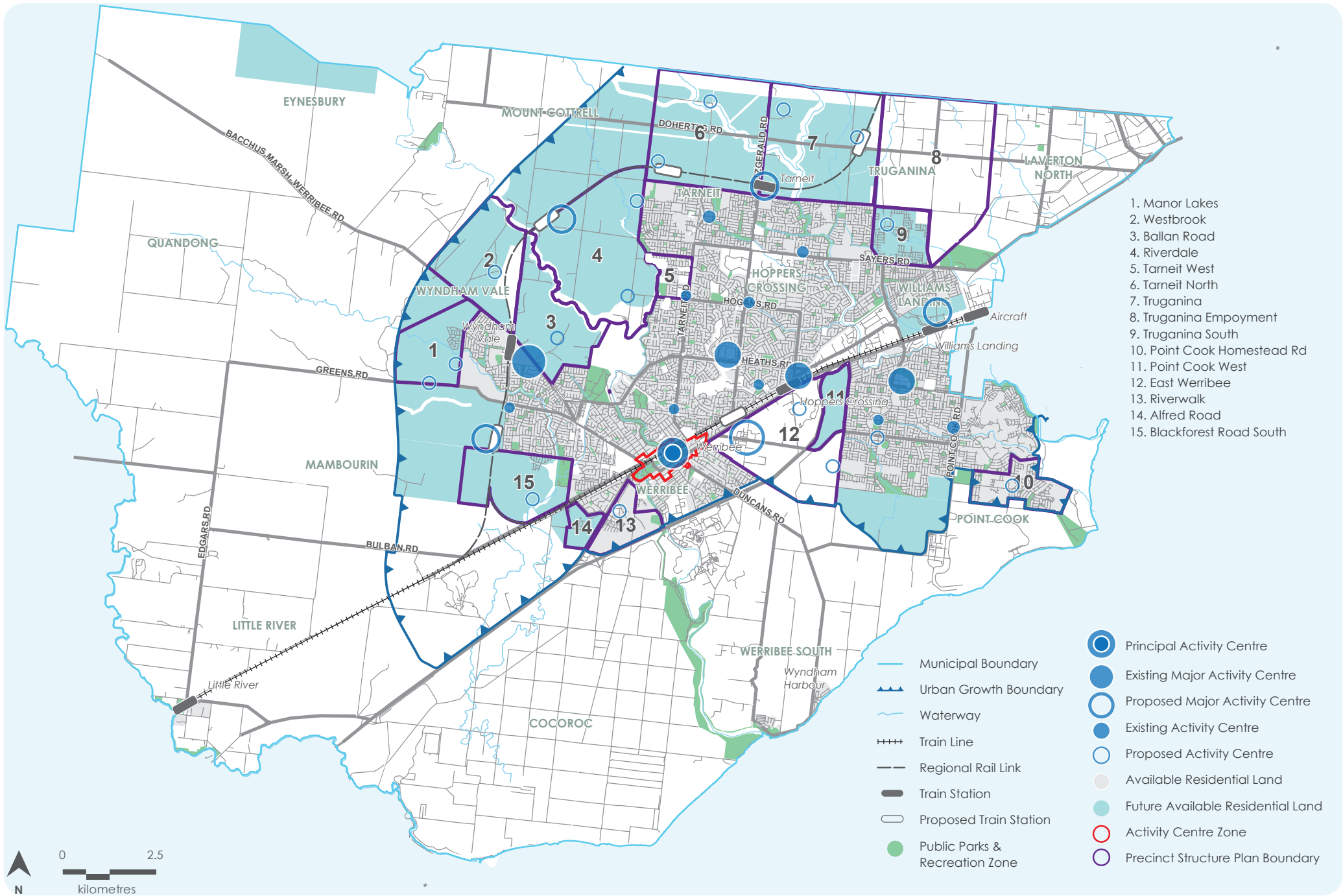
Housing in Wyndham's growth areas continues to be in high demand by first home buyers, with larger detached dwellings preferred. Data suggests, however, that there is underlying demand for semi-detached dwellings in the growth areas, despite only a small number of these types of dwellings being delivered to the market in recent years. Barriers to the delivery of more semi-detached housing in growth areas include the limited price advantage of this product compared with detached dwellings (construction costs are higher per square metre for semi-detached dwellings), and greater difficulty for developers and builders in obtaining finance for this housing type.

In established areas of Wyndham demand for housing is moderate, driven by a range of market segments including investors, local residents looking to downsize and first home buyers. A potential market gap is considered to be the provision of new medium density units (1 and 2 bedrooms), particularly in locations with good access to public transport. Recent subdivision proposals in established areas with larger lots, such as Tarneit Rd/Sayers Rd, indicate demand for this housing type and (where covenants are not in place and lots are of sufficient size) the willingness of developers to deliver small subdivisions at medium densities.

SUMMARY

In summary the key drivers of housing change in Wyndham are:

- The continued on-going rapid growth of the greenfield areas within the Urban Growth Boundary.
- An increasing proportion of smaller households, increasing numbers of people aged over 60 years, and a declining proportion of families with children.
- Existing housing is predominantly detached and 3 bedrooms.
- The delivery of semi-detached and medium density housing is not consistently provided as planned in growth areas.
- Home owners in growth areas are increasingly susceptible to affordability issues and housing stress.
- Some evidence exists of increasing demand for larger lots and smaller dwellings/ medium density housing.





SUSTAINABLE
FRONT YARD
GARDENS

2

VISION



THE VISION

The City of Wyndham will contain a variety of dwelling types, designs and lot sizes which meet the needs of current and future residents. Housing will be affordable, environmentally sustainable and responsive to its surrounding context.

Medium and high density housing will be located in walkable catchments around public transport networks and activity centres. Lower density housing will be retained and protected in the City's semi-rural suburbs.

Residential streets will be leafy and green, with substantial landscaping within the public and private realm. New housing will be well designed and contribute to the area's preferred neighbourhood character. New housing will enhance Wyndham's great community spirit and strong sense of identity.

VISION

This vision has incorporated the following component objectives:

- To ensure that housing in the City of Wyndham meets the needs of current and future residents.
- To ensure a housing stock that is diverse in its types, designs, sizes and tenure and that is flexible and adaptable to be able to accommodate changing needs within the community.
- To respond to affordability issues and special housing needs including for elderly people and people with disabilities.
- To ensure the provision of substantial landscaping within the public and private realm with a focus on canopy trees.
- To ensure housing design and urban form addresses issues of environmental sustainability.
- To encourage medium and high density residential development in walkable catchments around public transport networks and activity centres.
- To ensure infill development contributes to the preferred neighbourhood character of its surrounds.
- To retain and enhance Wyndham's valued community spirit and strong sense of identity.



3

FRAMEWORK
PLAN



OVERVIEW

The location of housing affects residents' amenity, transport choices, and housing affordability as well as access to employment, retail, community services and open spaces. It also has implications for the cost and provision of infrastructure.

The following factors must be considered and balanced in determining the location of future housing in Wyndham:

- Wyndham's role in contributing additional housing to accommodate expected population growth in metropolitan Melbourne
- Maximising access to public transport and activity centres
- Protection of heritage and neighbourhood character values
- Protection of significant environmental and ecological landscapes
- Improving housing choice and affordability
- Diversifying the mix of housing types and sizes across the City
- Retaining a mix of residential lot sizes across the City.

The Housing Framework Plan provided at Map 3 delineates three categories of housing change to guide the future growth and development of Wyndham's residential areas:

Limited Change – allows for minimal housing change due to the environmental, heritage and neighbourhood character of the area, or other significant development constraints. Future housing will predominately comprise single dwellings with some dual occupancy development.

Incremental Change – allows for modest housing growth and a variety of medium density housing types which respect the preferred future neighbourhood character, or will make a significant contribution to a new, more desirable preferred future neighbourhood character. This category also includes 'Limited Incremental', which categorises areas of significant character within the Incremental category.

Substantial Change – allows for housing growth and diversity at increased densities. It includes land located in walking distance of activity centres and public transport, as well as residential land within designated structure plan boundaries and strategic opportunity sites.

HOUSING CAPACITY

It is estimated that approximately 64,000 to 76,000 additional dwellings are required over the next 20 years to meet the demands of the City's growing and changing population.

A high level assessment of the City's housing

capacity, using a rigorous set of development criteria, has been undertaken to ensure that the Housing Framework Plan provides sufficient land supply to support the projected demand for future housing.

This analysis has found that there is capacity for approximately 65,700 new dwellings within the approved PSP areas alone. There is also potential for the development of approximately 61,000 new dwellings within the established residential area.

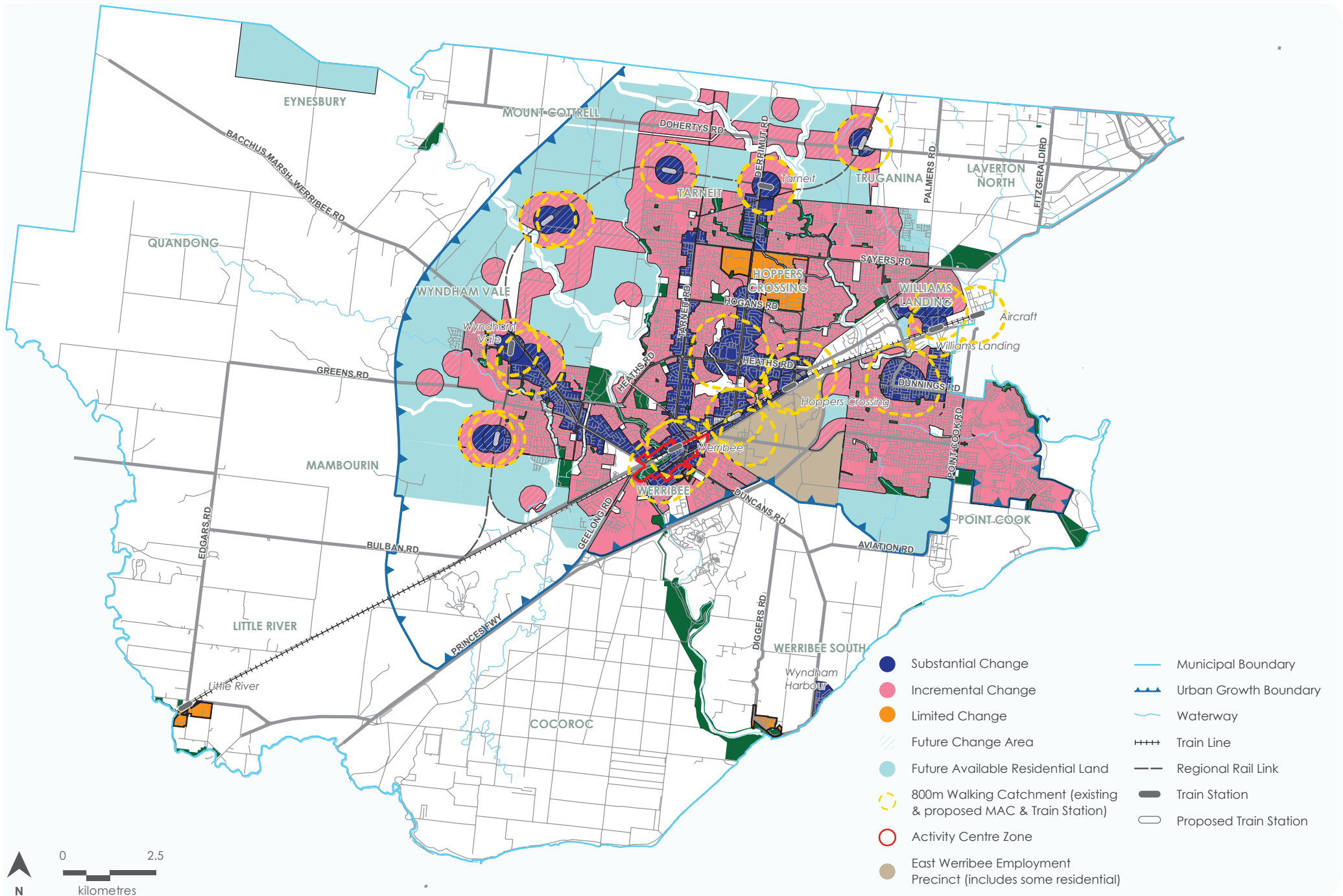
Therefore the Housing Framework Plan has the capacity to provide for the total number of future projected dwellings in the municipality.

FUTURE RESIDENTIAL AREAS

The Housing Framework Plan identifies Future Residential Areas, being those areas currently included in the Urban Growth Zone, as well as Future Change Areas.

Approved PSPs contain objectives, requirements and guidelines that will continue to apply to housing growth and change. The directions contained in this Strategy will be used to guide Council's response to changes to existing, and applications for new, PSPs.

The sequencing and rate of future residential development will consider natural limitations to the location/extent of development due to servicing constraints and cost to bring forward services. Performance-based development staging requirements should be considered within the PSP.



- Substantial Change
- Incremental Change
- Limited Change
- Future Change Area
- Future Available Residential Land
- 800m Walking Catchment (existing & proposed MAC & Train Station)
- Activity Centre Zone
- East Werribee Employment Precinct (includes some residential)
- Municipal Boundary
- Urban Growth Boundary
- Waterway
- Train Line
- Regional Rail Link
- Train Station
- Proposed Train Station



LIMITED CHANGE

Limited Change Areas comprise those locations with significant and established neighbourhood character, heritage and environmental values, or significant development constraints.

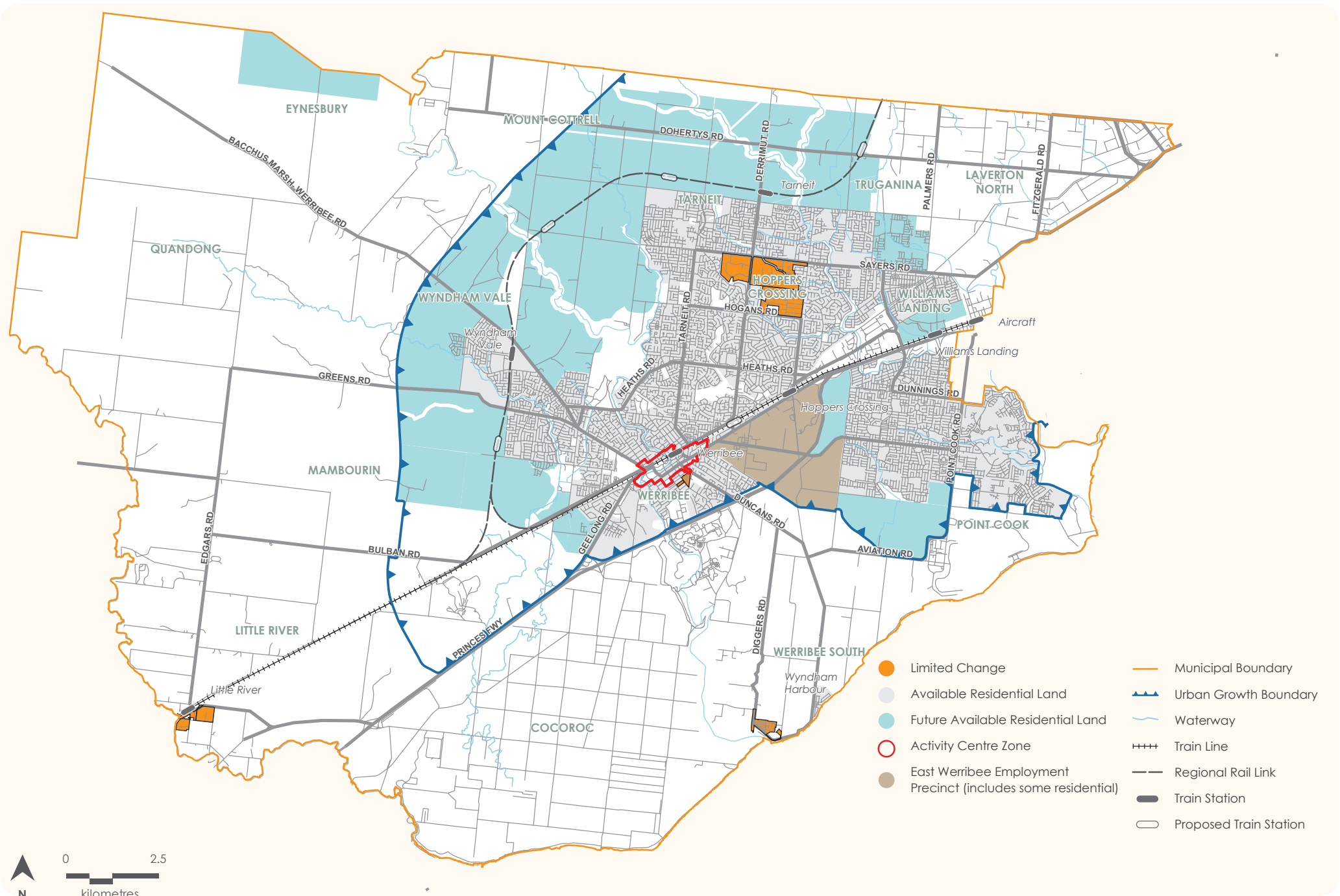
These areas represent the lowest degree of intended residential growth and change in Wyndham. Future housing will predominantly comprise detached houses and dual occupancies, of one to two storeys.

Map 4 illustrates the extent of the proposed Limited Change Area in the City of Wyndham, based on the application of the following criteria:

- Locations with specific neighbourhood character or heritage significance, included in Heritage Overlay precincts or existing or proposed Neighbourhood Character Overlays
- Locations within the rural garden and coastal character types
- Locations with significant infrastructure constraints
- Locations with large minimum lot size controls (e.g. LDRZ, DDO).

Limited Change Areas comprise areas which, due to their physical, natural and historic attributes, have limited capacity to accommodate future residential development and growth.





LIMITED CHANGE

OBJECTIVES

The following are preliminary objectives for the proposed Limited Change Areas:

- Encourage low density housing types, such as dual occupancies and detached housing.
- Conserve and enhance those elements that contribute to the environmental significance, heritage values and/or preferred neighbourhood character of the precinct.
- Ensure new development contributes to the preferred neighbourhood character of the place.
- Retain existing housing that positively contributes to the preferred neighbourhood character of the precinct (refer to Council's Draft Neighbourhood Character Paper, April 2015).



Example of a Limited Change area

LIMITED CHANGE

IMPLEMENTATION

The areas identified for Limited Change are recommended to be zoned 'Neighbourhood Residential' in the Wyndham Planning Scheme (except for individual sites in the Heritage Overlay).

Separate Schedules varying ResCode standards will be applied to different character area types.

The following variations are available in the Schedules to the Zone:

- Minimum subdivision area
- Permit requirement for one dwelling on a lot
- Number of dwellings on a lot
- Maximum building height
- Setbacks (front, rear, side)
- Site coverage
- Permeable surfaces
- Landscaping
- Walls on boundaries
- Private open space
- Front fence height
- Application requirements
- Decision guidelines

INCREMENTAL CHANGE

Incremental Change Areas encompass residential areas without any significant redevelopment constraints, generally located outside reasonable walking distances of key public transport routes and services.

Incremental Change Areas will encounter modest housing growth in the form of townhouse and unit development as well as detached houses. New housing will generally be one to two storeys, consistent with the preferred neighbourhood character of the area. Low scale medium density housing, of up to three storeys, will occur in areas better served by public transport, activity centres and open space amenity.

Map 5 illustrates the extent of the proposed Incremental Change Area in the City of Wyndham, based on the application of the following criteria:

- Land within the residential hinterland, not within walking distance of key public transport routes and activity centre catchments
- Land which is partially constrained by environmental or physical conditions, as identified in the planning scheme or other Council data, including covenants
- Land which does not have significant heritage or neighbourhood character values (i.e. HO, NCO).

Map 5 distinguishes two sub-categories of Incremental Change Area:

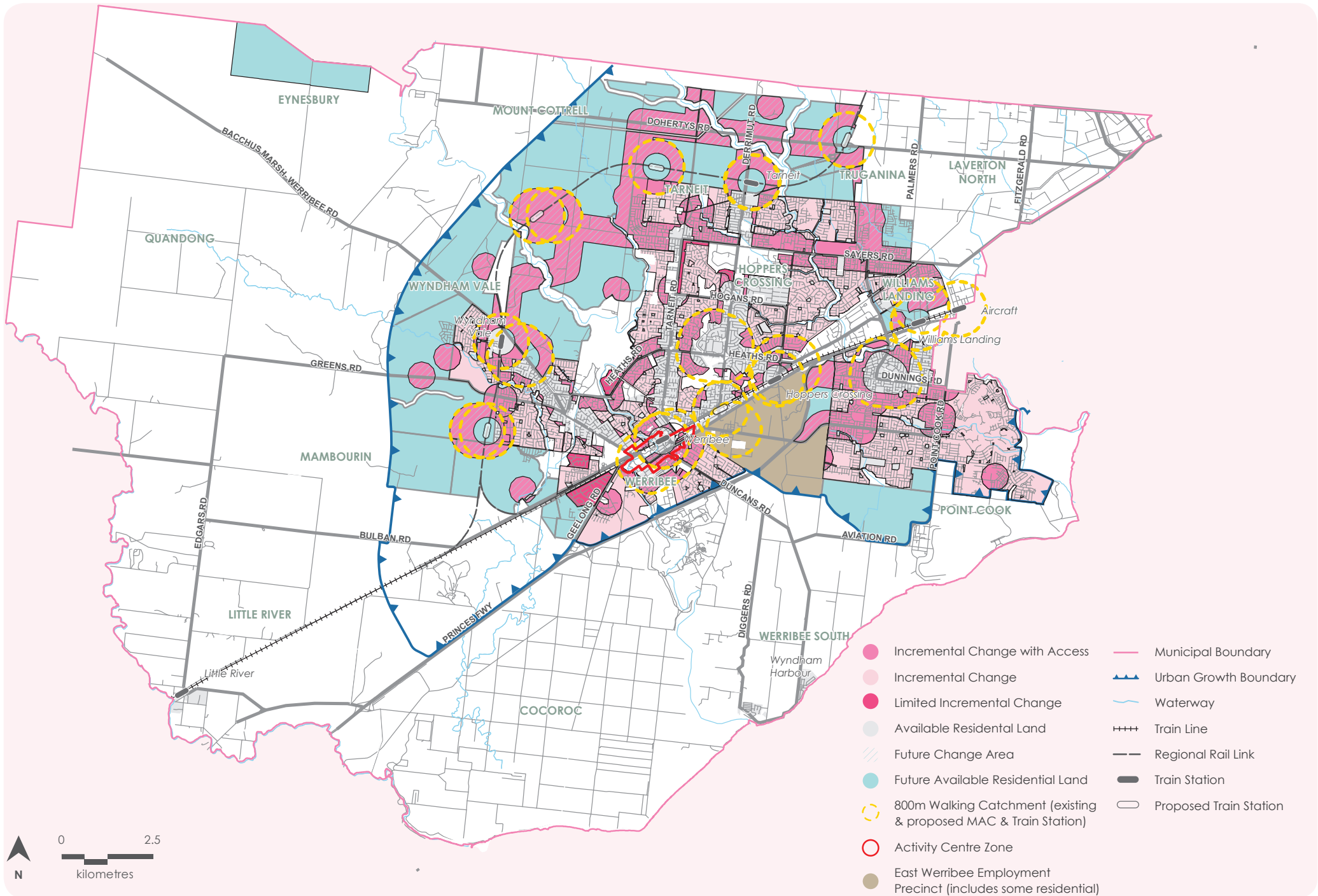
- **Incremental Change with Access** – incorporating land located within 800m of an existing or proposed train station or large activity centre, 400m of a neighbourhood activity centre and 400m of selected PPTN routes (determined on the basis of the frequency and directness of services), subject to access availability.
- **Limited Incremental Change** – incorporating areas which are characterised by larger lot sizes than their surrounds or subject to significant infrastructure constraints.

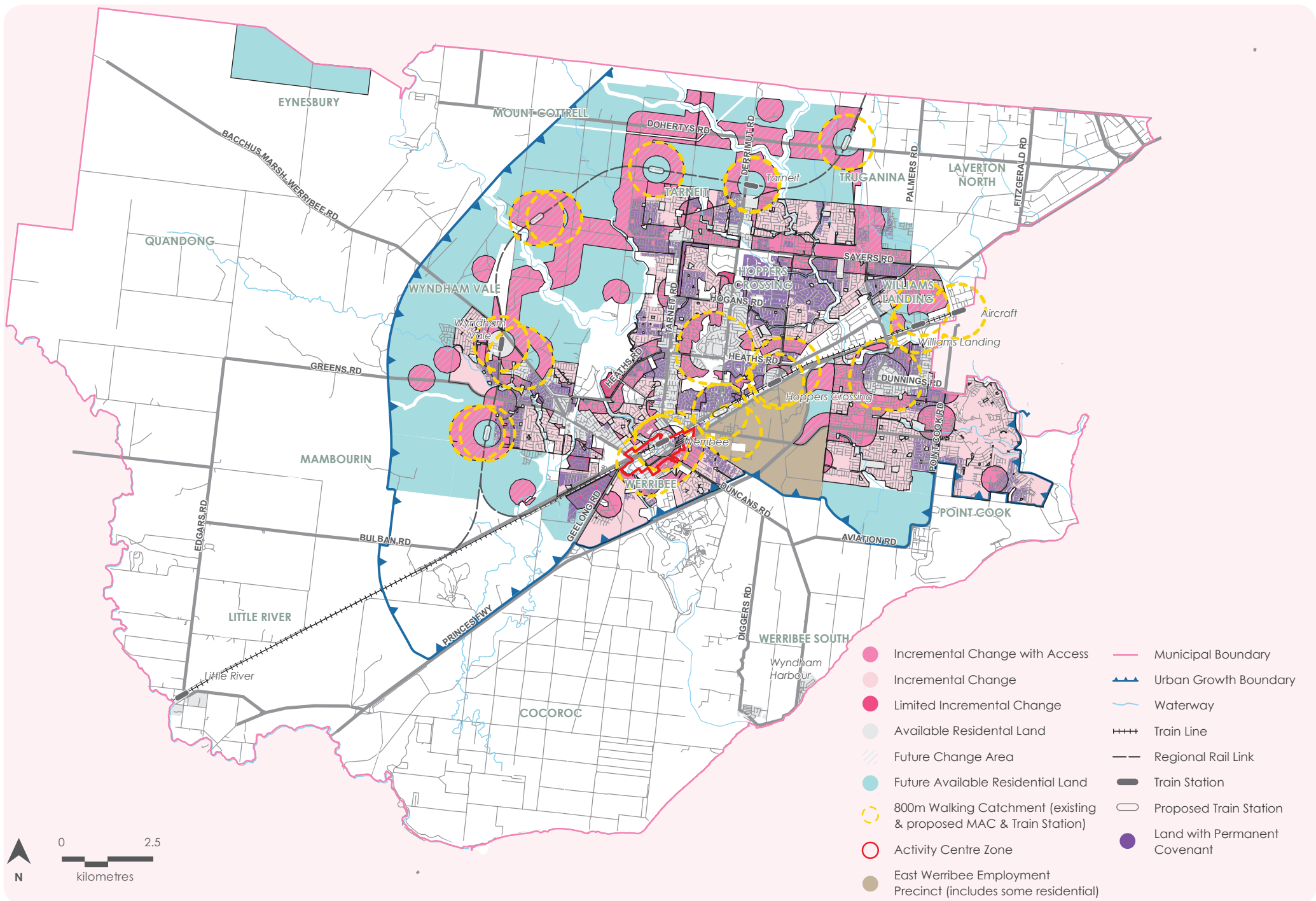
Amendments C185 and C204 to implement the findings of the Tarneit and Sayers Road Neighbourhood Character Investigations Area Report (May 2013) by applying a Design and Development Overlay and Development Contributions Plan Overlay, was abandoned by Council in August 2015. The Amendments allowed intensification of the residential land use by providing design controls and facilitating the construction of a service road.

Therefore the strategy for the land fronting Tarneit and Sayers Roads, within the Garden Court 2 character type, reflects this decision and includes the land within the Limited Incremental Change area. The Limited Incremental Change classification is due to a lack of infrastructure, in particular a service road, that would be required to enable intensification of this land.

Map 6 illustrates those areas affected by permanent restrictive covenants. Restrictive covenants are property rights, administered largely outside the planning system, that restrict the ways land may be used and developed. While the future redevelopment of these sites is possible, it is constrained by the content as well as the mechanisms available to vary or remove the covenant. The land illustrated at Map 6 is considered to be partially constrained, but included in the Incremental Change Area nonetheless.

Incremental Change Areas encompass the majority of Wyndham's established residential areas. These locations will allow for modest housing growth and a variety of housing types, consistent with the stated preferred neighbourhood character of the area.





Map 6. Incremental Change Areas with Covenants

LIMITED INCREMENTAL CHANGE

OBJECTIVES

The following are preliminary objectives for the proposed Limited Incremental Change Areas:

- Encourage lower density housing types, such as dual occupancies and detached housing in Limited Incremental Change areas.
- Ensure new development in Limited Incremental Change Areas achieves the preferred neighbourhood character of the precinct (refer to Council's Draft Neighbourhood Character Paper, April 2015).



Example of a Limited Incremental Change area

INCREMENTAL CHANGE

OBJECTIVES

The following are preliminary objectives for the proposed Incremental Change Areas:

- Encourage moderate housing growth and diversification in the form of townhouses, units, dual occupancies and detached houses.
- Ensure new development contributes to the preferred neighbourhood character of the precinct (refer to preferred character statement and guidelines in Council's Draft Neighbourhood Character Paper, April 2015).
- Retain existing housing that positively contributes to the preferred neighbourhood character of the precinct (refer to Council's Draft Neighbourhood Character Paper, April 2015).



Example of a Incremental Change area

INCREMENTAL CHANGE WITH ACCESS

OBJECTIVES

The following are preliminary objectives for the proposed Incremental Change with Access Areas:

- Encourage moderate housing growth and diversification in the form of apartments, townhouses, units, dual occupancies and detached houses.
- Ensure new medium density development in Incremental Change with Access areas:
 - Achieves the preferred neighbourhood character for its location
 - Provides a sensitive and appropriate interface with adjoining streetscapes, buildings and residential areas.
- Encourage smaller housing sizes and types, particularly one and two bedroom dwellings



Example of a Incremental Change with Access area

IMPLEMENTATION

The established areas included in the Incremental Change with Access and Incremental Change areas are recommended to be zoned 'General Residential Zone' in the Wyndham Planning Scheme. Separate Schedules varying ResCode standards will be applied to different character area types.

The following ResCode variations are available in the Schedule to the Zone:

- Permit requirement for one dwelling on a lot
- Maximum building height for dwelling or residential building
- Site coverage
- Permeability
- Landscaping
- Setbacks (Front, side and rear)
- Walls on boundaries
- Private open space
- Front fence height
- Application requirements
- Decision guidelines.

Planning policy will be developed to encourage the built form outcomes sought in Incremental Change with Access areas located in the Urban Growth Zone (growth area suburbs). It is envisaged that this policy will include objectives and strategies to encourage:

- Medium density housing forms, particularly low-rise apartments, townhouses, units and dual occupancies
- Smaller dwellings, including one and two bedroom homes
- A variety of tenures, particularly affordable housing types, to meet the needs of a range of households.

SUBSTANTIAL CHANGE

The Substantial Change areas will provide for housing growth with increased densities along the PPTN, around larger Activity Centres and on strategic development sites. Housing change will generally be in the form of apartment, shop-top, townhouse and unit developments of up to four storeys and above.

Map 7 illustrates the extent of the Substantial Change Area in the City of Wyndham, based on the application of the following criteria:

- Properties within 400 metres of existing and proposed railway stations and premium PPTN bus routes where no other restrictions apply and subject to access requirements;
- Properties within 400 metres of an existing or proposed higher order (above neighbourhood) activity centre where no other restrictions apply;
- Locations with overlay controls that identify the land for future change (e.g. DDO).

The Substantial Change areas incorporate locations within walking distance of premium PPTN bus routes identified by Public Transport Victoria. These routes will experience frequent public transport service in the future and are therefore the most appropriate areas to support high density residential development.

The Princes Highway Precinct, located between Werribee Train Station and Hoppers Crossing Train Station is identified as Substantial Change based on this criteria. However, due to the development and

operation of a major pipeline, further negotiations will be required with Viva Energy Australia.

The Substantial Change Area in the established residential area also incorporates a number of Strategic Opportunity Sites (SOS) and a Strategic Opportunity Areas (SOA):

Strategic Opportunity Sites provide opportunities for high density development and/or residential urban renewal. These locations have been identified based on the application of the following criteria:

- Over 1,000sqm in lot size; or
- Located in a zone that permits residential use (includes Mixed Use, Commercial); or
- Not constrained by a Heritage Overlay or other development impediment; or
- Vacant, non-residential or occupied by housing at standard densities,

AND

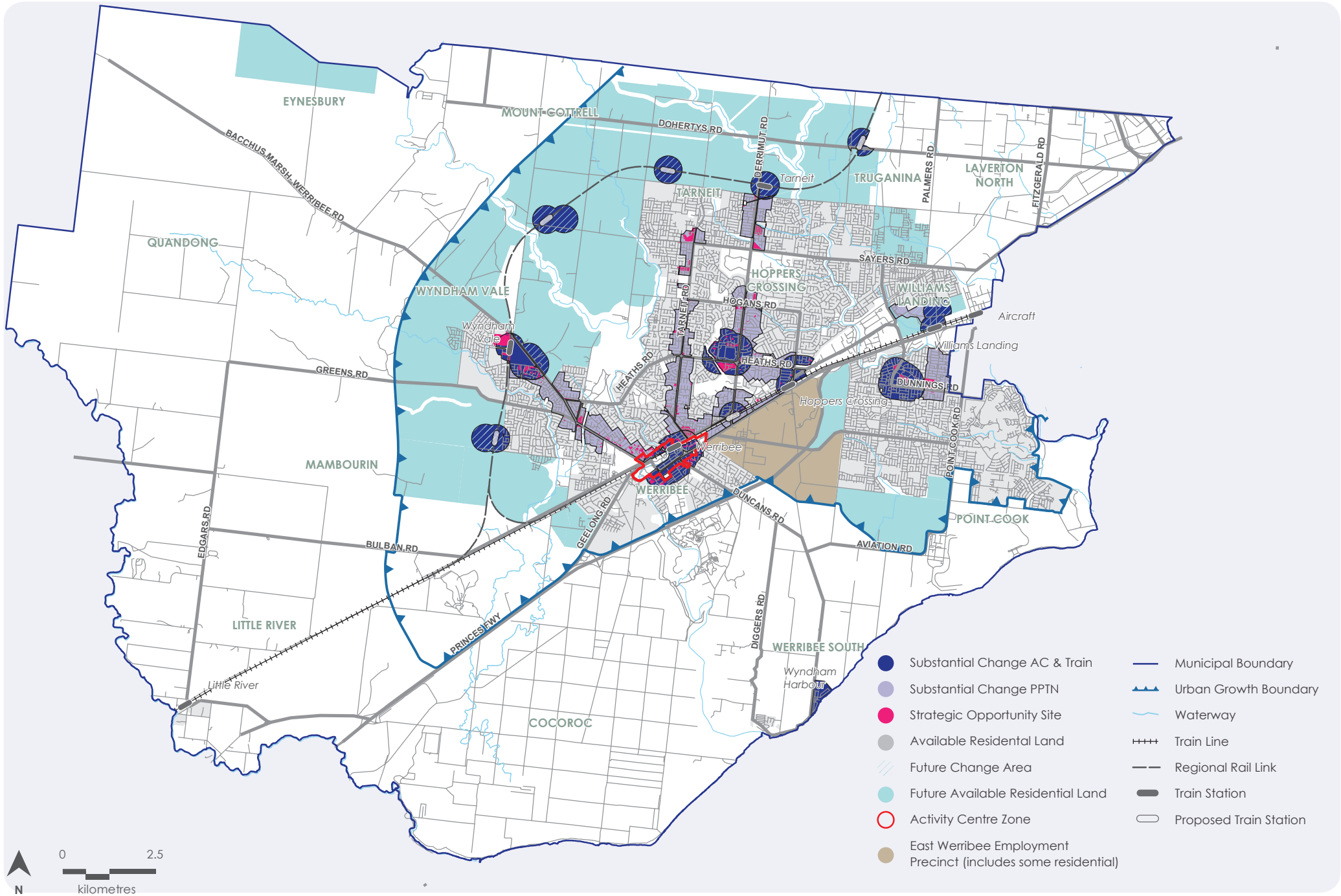
- Displaying one or more of the following locational criteria:
 - within 400 metres of an existing train station; or
 - within 400m of the PPTN bus route; or
 - within 400 metres of an existing Major Activity Area.

Strategic Opportunity Areas incorporate strategic urban renewal precincts identified by Council which provide opportunities for high density development.

Substantial Change Areas have been identified in both the established residential area and the Urban Growth Zone. It is acknowledged that there are discrete planning processes guiding the delivery of new housing between the Substantial Change Areas within the established and growth area suburbs.

Williams Landing and Wyndham Harbour are existing Strategic Opportunity Areas currently being developed under the Priority Development Zone and Special Use Zone respectively.

The objectives listed on page 40 are to be applied in both the planning permit and Precinct Structure Planning processes.



Map 7. **Substantial Change Areas**

SUBSTANTIAL CHANGE

OBJECTIVES FOR SUBSTANTIAL CHANGE AREAS

The following are preliminary objectives for the proposed Substantial Change Areas:

- Encourage the development of high density housing types, particularly townhouses, units, apartments and shop-tops.
- Encourage smaller housing types, particularly one and two bedroom dwellings.
- Encourage a variety of tenures, particularly affordable housing types, to meet the needs of a range of households.
- Encourage the master planning of Strategic Opportunity Sites to facilitate the development of integrated, high quality precincts with an identifiable sense of place.
- Encourage the planning and provision of physical and social infrastructure.
- Encourage public realm improvements to improve the appearance, function and safety of those areas subject to the greatest increase in residential density.
- Support the early delivery of medium and high density housing in growth areas to support local activity centres, facilities and services.
- Encourage site amalgamation and consolidation.

SUBSTANTIAL CHANGE



Example of Substantial Change along Principal Public Transport Networks



Example of Substantial Change near Train Stations & Activity Centres

IMPLEMENTATION

The areas identified for Substantial Change are recommended to be zoned 'Residential Growth' in the Wyndham Planning Scheme. The exceptions are Williams Landing and Wyndham Harbour, which are currently located within, and will continue to be delivered through, the Priority Development Zone and Special Use Zone.

Separate Schedules to the Zone will be applied to different parts of the Substantial Change Areas with varying provisions to achieve specific preferred character outcomes where considered necessary.

The following variations are available in the Schedule to the Zone:

- Maximum building height requirement for a dwelling or residential building
- Setbacks (front, side and rear)
- Site coverage
- Permeability
- Landscaping
- Walls on boundaries
- Private open space
- Front fence heights
- Application requirements
- Decision guidelines.

Planning policy will be developed to encourage the built form outcomes sought in Substantial Change Areas located in the Urban Growth Zone (growth area suburbs). It is envisaged that this policy will include objectives and strategies to encourage:

- High density housing forms, particularly shop-top dwellings, townhouses, units and apartments.
- Smaller dwellings, including one and two bedroom homes.
- A variety of tenures, particularly affordable housing types, to meet the needs of a range of households.

It will be appropriate to examine the potential application of planning controls such as the Design and Development Overlay or Development Plan Overlay to particular sites to ensure integrated, high quality development that relates to surrounding uses and built form.

Further negotiations with Viva Energy Australia regarding the land identified as Substantial Change within the Princes Highway Precinct will further determine specific preferred outcomes in this area.

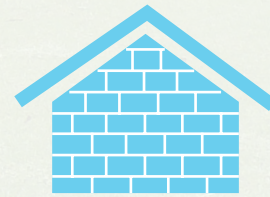
FRAMEWORK PLAN - ACTIONS

ACTIONS	1	Update Clause 21.07 'Housing' in the Municipal Strategic Statement to include the Wyndham Housing Framework Plan and change area objectives.
	2	Update Clause 21.11 'Local Areas' in the Municipal Strategic Statement to ensure consistency with the built form outcomes encouraged by this Housing and Neighbourhood Character Strategy.
	3	Update Clause 21.02 'Settlement' in the Municipal Strategic Statement to encourage housing intensification in growth areas consistent with the Wyndham Housing Framework Plan.
	4	Translate the three housing change areas into the new residential zones, introducing Schedules, as appropriate, to reflect neighbourhood character and development objectives, in the following way: <ul style="list-style-type: none"> • 'Neighbourhood Residential Zone' to be applied to Limited and Limited Incremental Change Areas • 'General Residential Zone' to be applied to Incremental Change and Incremental Change with Access Areas • 'Residential Growth Zone' to be applied to Substantial Change Areas
	5	Investigate the Development Plan Overlay or Design and Development Overlay, as appropriate, to large Strategic Opportunity Sites and Strategic Opportunity Areas.
	6	Engage with the MPA to develop assessment criteria and appropriate implementation measures to manage the sequencing of development which can be applied to the assessment of applications made under section 96A of the Planning and Environment Act 1987.
	7	Continue to advocate to State Government Departments for improved public transport and road infrastructure upgrades in the City, particularly within Substantial Change Areas.
	8	Develop Integrated Transport Design Guidelines for Substantial Change Areas to support active transport, manage traffic impacts and ensure safe and efficient vehicular movements.



4

CHARACTER



OVERVIEW

The Neighbourhood Character Paper provides a detailed assessment of the design and development occurring within the City's residential areas, and provides an analysis of the neighbourhood character issues within the municipality. This will sit in conjunction with the Housing Strategy in order to holistically address the inter-related issues of housing needs, location and design throughout the municipality.

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

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

CHARACTER TYPES

A preliminary character assessment of the established residential areas was undertaken in 2012. This character assessment identified five neighbourhood character types in Wyndham, which have been included in a local policy forming part of Amendment C192 to update the MSS. These 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 first identified. Where they have been changed, the reasons include:

- Lot sizes
- Development patterns
- Zoning
- Identities as part of residential estate development.

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

Further detail about the character types and the sub precincts developed for Wyndham are provided in the Neighbourhood Character Paper, April 2015.

CHARACTER PRECINCTS

PRECINCT DELINEATION

The five character types in Wyndham have been further broken down into twelve (12) precincts to more accurately describe the characteristics of each area and to ensure neighbourhoods with special character are considered appropriately or identified for further protection controls.

The preliminary character assessment identified 22 investigation areas requiring further research. Of these identified, 10 areas were considered to have special characteristics after further field work and desktop analysis was undertaken.

Special consideration of these investigation areas is provided within the 12 character precincts and will be highlighted through the preferred future character and design guidelines as part of the Final Housing and Neighbourhood Character Strategy in the next stage of work.

Of particular special character is the Anne Street area in Werribee, which demonstrates a very distinct and consistent garden suburban character that has been separated from other garden suburban areas to form its own precinct, and may be recommended for further protection.

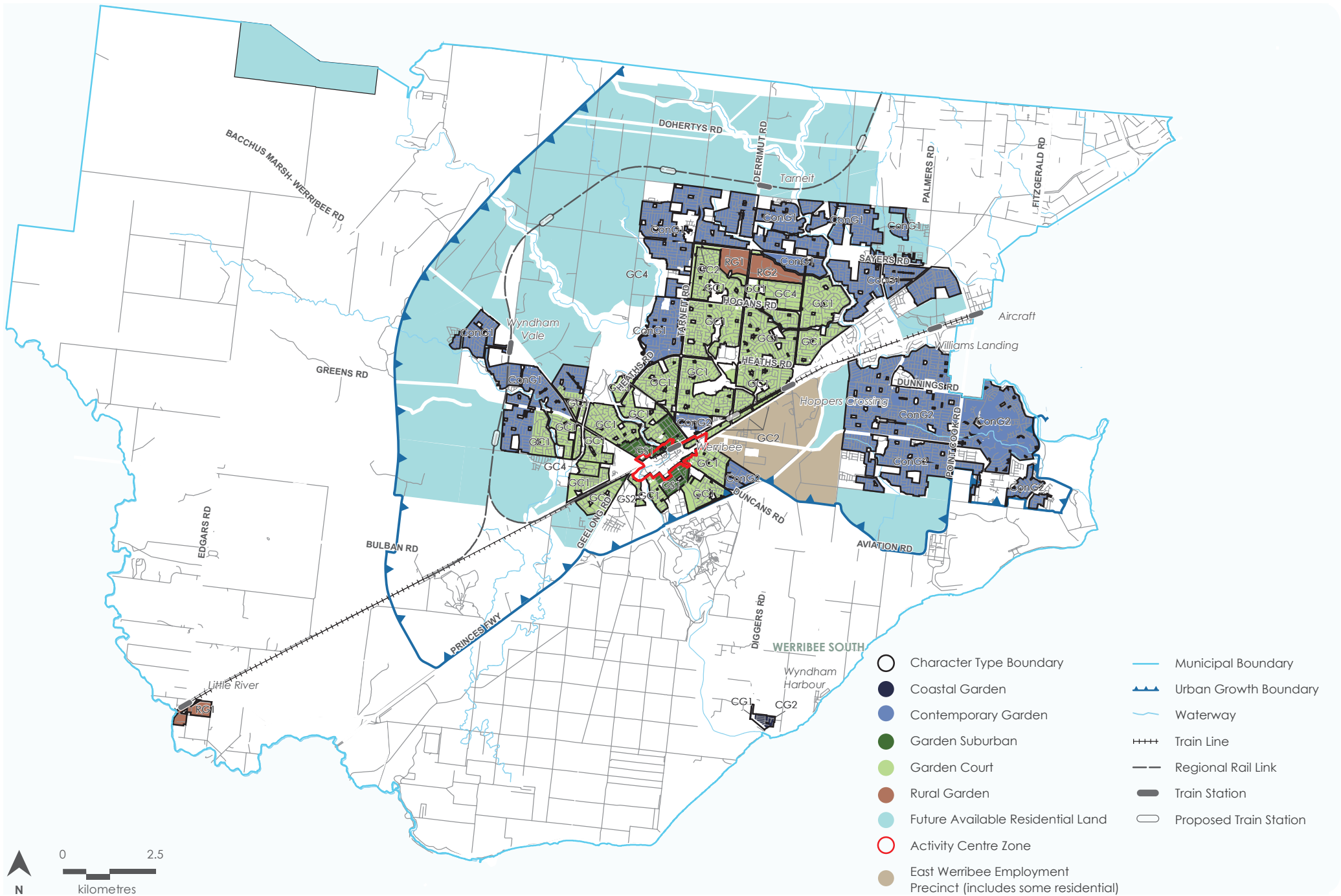
The Garden Court character type has also been separated into four precincts to highlight special character areas, including the large lots facing main roads (along Tarneit Rd, Sayers Rd and the Princes Hwy), the large lots facing the Werribee River and large lots with spacious gardens settings including land south of Anne Street, in the Walls Road precinct, Wynarka Drive and south of Kingston Boulevard.

These areas have been identified in the housing change criteria as areas that should experience 'limited' change in order to protect their character.

PREFERRED CHARACTER STATEMENTS

Utilising the findings of the Draft Neighbourhood Character Paper, April 2015 a 'preferred future character' statement for each of the 12 precincts has been prepared to guide development.

The preferred future character will be supported by design guidelines developed to address housing and character issues in each precinct to assist in achieving high quality design outcomes, including quality built form, liveability, diversity and consistent neighbourhood character.



Map 8. Character Precincts Map

CHARACTER TYPES

CONTEMPORARY GARDEN

A modern interpretation of the Garden Suburban character type seen in residential developments from the 1990s. Comprises 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

A modern interpretation of the Garden Suburban character type seen in residential developments from the 1990s. Comprises modern residential estates with establishing gardens.

PREFERRED CHARACTER STATEMENTS

CONTEMPORARY GARDEN 1

Driven by affordability and rapid growth, the Contemporary Garden 1 areas will continue to demonstrate predominantly single storey dwellings that are attached on one side boundary and with minimal front and second side setbacks.

The basic landscaping will be enhanced by encouraging greater setbacks where possible to allow for new planting of vegetation and tall canopy trees with an increase in vegetation and large trees in both the front setbacks and in the backyard spaces to create some views of greenery over the roof-lines.

The subdivision patterns will continue to focus public interfaces around landscaped islands, pocket parks and drains/creeks with an increase in canopy trees and large shrubs. Nature strips will provide sufficient space for the planting of large canopy trees.

Estate development will continue to offer its residents a sense of address by retaining streetscape 'themes' and entries where provided. New development will have a less emphasis on garages and car storage by ensuring they are not built forward of the front façade and by providing single crossovers to the street. Parking on the nature strip will be discouraged by providing adequate space on the road pavement for parking.

Properties adjacent to main roads on the Principal Public Transport Network, and near activity centres and train stations (Substantial Change) will undergo significant change to accommodate new medium and high density dwellings with greater built form intensity and heights of up to 4+ storeys, while retaining the contemporary character and public realm themes.

Development behind properties fronting the PPTN, around Neighbourhood Activity Centres and around Substantial Change areas will comprise 2-3 storey dwellings that continue to provide increased setbacks that allow for large canopy trees and a consistent rhythm of spacing.

PREFERRED CHARACTER STATEMENTS

CONTEMPORARY GARDEN 2

Comprising contemporary dwellings built from the early 2000s, the Contemporary Garden 2 areas demonstrate a more 'grand' character that provides for larger, usually 2-storey dwellings. The larger lots will continue to allow for reasonable front setbacks that allow for landscaping, including canopy trees and large shrubs.

The public realm will retain its high quality amenity and spaciousness with pocket parks, landscaped islands and nature strips with sufficient space for the planting of large canopy trees. The area will demonstrate semi-formal landscaping and avoid any front fencing.

The dominance of garages will be lessened by encouraging car storages to be built behind the line of the front façade and by providing no more than a single width crossover to the street. Estate development will continue to offer its residents a sense of address by retaining streetscape 'themes' and entries where provided.

Properties adjacent to main roads on the Principal Public Transport Network, and near activity centres and train stations (Substantial Change) will undergo significant change to accommodate new medium and high density dwellings with greater built form intensity and heights of up to 4+ storeys, while retaining the contemporary character and public realm themes.

Development behind properties fronting the PPTN, around Neighbourhood Activity Centres and around Substantial Change areas will comprise 2-3 storey dwellings that continue to provide increased setbacks that allow for large canopy trees and a consistent rhythm of spacing.

COASTAL GARDEN

Informal streets with coastal landscaping and vegetation surrounding buildings. Streets have views of the nearby coastal foreshore and market gardens.

PREFERRED CHARACTER STATEMENTS

COASTAL GARDEN 1

The western portion of Werribee South is predominantly characterised by double storey dwellings orientated to maximise the foreshore views with large balconies and windows facing the bay. While the dwellings in the areas are set back some distance from the foreshore itself, this focus will continue to be the main driver of character for the Coastal Garden 1 area.

A mix of older style dwellings, originating in the 1960s, will continue to sit within an informal landscape setting that consists of coastal vegetation, occasional tall trees and grassy verges. New vegetation that is in keeping with the coastal character is encouraged.

Car storage and access is alternated between front and rear access, resulting in narrow streets and rear laneways that have both dwelling frontages and rows of garages. This car based character provides a very distinct hard edge to the market gardens that will be retained.

Housing change in this area will be very minimal (Limited Change) due to a number of constraints and therefore the character will be retained in the future.

COASTAL GARDEN 2

The eastern portion of Werribee South will continue to reflect the low scale and informal single storey character with significantly vegetated frontages. Unlike the Coastal Garden 1 area, these high quality dwellings are not orientated towards the bay.

The curvilinear street pattern will retain its grassy and vegetated verges that blend seamlessly with the densely vegetated front setbacks, comprising native and exotic coastal shrubs and large canopy trees.

New dwellings will respect the siting of existing dwellings, which include smaller front setbacks and larger backyard spaces with no walls on boundaries. Car storage will not dominate the street and will be hidden by vegetation and dwelling articulation.

Interfaces with agricultural land will continue to create a hard edge that will result in Limited Change to the area.

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.

PREFERRED CHARACTER STATEMENTS

GARDEN SUBURBAN 1

Moderately scaled and simple dwellings, including mostly post-war styles with some from the Interwar, Victorian and Edwardian eras, will sit within low-set, spacious gardens and are clearly visible from the street through open frontages. The formal character of the area will be enhanced by garden settings with large canopy trees (both in the front and rear setbacks), lawns, garden beds and shrubs. A sense of spaciousness will be established and enhanced with consistent front and side setbacks, and low or open style front fences.

Buildings will be occasionally be built to the side boundary, but will have at least one side setback with space for planting. Garages and carports will continue to be sited behind the line of the dwelling.

Areas within and adjacent to the Werribee Structure Plan area are in a Substantial Change area and will undergo significant change to accommodate new medium and high density developments up to 4 or more storeys with greater built form intensity, while encouraging large canopy trees within road reserves. The post-war styles seen in the GS1 area will be reflected in the design of high density development.

GARDEN SUBURBAN 2

The Anne Street area will continue to demonstrate special significance for its highly consistent rows of post-war dwellings with orange brick and weatherboard construction. The rhythm of spacing between dwellings, consistent front setbacks and low scale form will be retained to continue to provide a spacious feel in this pocket of Werribee.

Landscaped, formal gardens will be enhanced by the planting and growth of new vegetation, including large shrubs and canopy trees. A mix of low scale or open style fencing will continue to contribute to the spacious character.

Growth in the area will be moderate while retaining the consistent and spacious character.

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.

PREFERRED CHARACTER STATEMENTS

GARDEN COURT 1

The informal street spaces within the Garden Court area, which are characterised by a curvilinear street pattern, will continue to be complemented by informal landscaped spaces. The majority of Werribee and Hoppers Crossing demonstrate the Garden Court 1 character. They will continue to provide predominantly post-war dwelling styles and demonstrate consistent spacing of dwellings with at least one side setback and generous front setbacks.

The spaciousness of these areas are be reinforced by the low or non-existent front fencing and views of the surrounding tree canopy, river settings, gardens and parks. While many areas include consistently single storey dwellings, equally many areas will continue to provide for a mix of 1 and 2 storeys.

The spacious character will be retained as moderate growth is experienced through the retention and planting of new vegetation and canopy trees. Dwellings will continue to be setback from at least one side boundary and views of large canopy trees above the roof lines will be maintained.

Properties adjacent to main roads on the Principal Public Transport Network, and near activity centres and train stations (Substantial Change) will undergo significant change to accommodate new medium and high density dwellings with greater built form intensity and heights of up to 4+ storeys. These areas of medium and high density housing intensity will continue to respect the garden court character by providing canopy trees within the road reserve.

Development behind properties fronting the PPTN, around Neighbourhood Activity Centres and around Substantial Change areas will comprise 2-3 storey dwellings. Side and rear setbacks typical of the GC1 area will continue to provide building separation and allow for landscaping, including canopy trees.

PREFERRED CHARACTER STATEMENTS

GARDEN COURT 2

Adjacent to main roads, including Tarneit Road, Sayers Road and the Princes Highway, the GC2 area is characterised by large, deeper lots and therefore larger scale subdivision patterns. Based on these characteristics dwellings will demonstrate a more spacious and open character than other Garden Court areas, with low transparent fencing and established vegetation with large canopy trees.

The spacing of dwellings will remain a significant characteristic with generous side setbacks to both sides and often substantial front setbacks.

Land fronting Tarneit Road and part of Sayers Road will experience Substantial Change in the future. This change will see a number of infill developments that will have minimal front and side setbacks, while continuing to encourage the retention of well established vegetation, including tall canopy trees, in road reserves and in setbacks where provided.

Land located adjacent to the Princes Highway will experience Limited Change in the future. Residential development will remain at 1-2 storeys. Setbacks will continue to be generous and incorporate tall canopy trees.

While housing change will be experienced to accommodate infill development of 4+ storeys, the design and built form of any new buildings will respect the spacious Garden Court character through articulation and roof pitching.

PREFERRED CHARACTER STATEMENTS

GARDEN COURT 3

The informal street spaces within the Garden Court 3 area adjacent to the Werribee River corridor will continue to be complimented by the semi-informal landscaped spaces and grassy verges to the street. They will provide predominantly two-storey dwelling styles and demonstrate consistent spacing of dwellings with at least one side setback and generous front setbacks.

The spaciousness of these areas will be maintained by avoiding front fencing, retaining large canopy trees and planting new vegetation. Rear setbacks will also include large canopy trees to continue to provide a vegetated backdrop to development. New dwellings will be sited in generous gardens to reflect the spacious qualities and the dominance of planting in the streetscape.

Moderate growth will be experienced in these areas (Incremental Change) while respecting the river corridor interface and retaining the heavily landscaped garden setting.

GARDEN COURT 4

A variety of well-maintained dwelling styles sit within open garden settings on large spacious lots. The spacious character of these areas is further enhanced by grassy verges, consistent side and front setbacks and generous backyard spaces.

A mix of formal and informal gardens will continue to be retained and the planting of new vegetation will include large canopy trees, both in the front and rear gardens. Open front landscapes will be further enhanced by minimal or transparent fencing.

Housing change in the Derrimut Heath area (Limited Incremental Change) will be minimal in order to retain the spacious open feel of the streetscapes.

In other GC4 areas, moderate growth (Incremental Change) will be experienced whilst retaining the rhythm of spacing between dwellings, 1-2 storey built form and consistent front setbacks.

RURAL GARDEN

Landscape dominated residential areas with large, informal lots. Built form is often hidden behind canopy trees and a well-established garden setting.

PREFERRED CHARACTER STATEMENTS

RURAL GARDEN 1

Dwellings will be dominated by the informal and vegetated surrounds and sit within the landscape. While often visible from the street, buildings will not dominate the streetscape, which will be characterised by heavily vegetated frontages.

The established pattern of generous front, side and rear setbacks will be maintained, allowing sufficient space for retention, planting and growth of trees. All redeveloped properties within the area will contribute to the rural landscape character of the public realm, incorporating large canopy trees and vegetation. The vegetated character of the streetscape will be complemented by low or open style front fences, allowing views into private gardens.

Minimal housing change will be experienced (Limited Change), especially in Little River, and therefore the low density character will be retained in the future.

RURAL GARDEN 2

A variety of dwelling styles with complex roof forms are sited within large landscaped allotments. While often visible from the street, buildings will retain deep setbacks and long driveways. They will not dominate the streetscape and will often sit behind high, open style fencing.

The established pattern of generous front, side and rear setbacks will be maintained, allowing sufficient space for retention, planting and growth of trees. All redeveloped properties within the area will contribute to the rural landscape character of the public realm, incorporating large canopy trees and vegetation.

The landscape character is much more formal than the Rural Garden 1 area, however driveways are often unmade and resemble the typical rural garden characteristics.

Minimal housing change will be experienced (Limited Change) and the existing low density character will be retained in the future.

NEIGHBOURHOOD CHARACTER - ACTIONS

ACTIONS	9	Update Clause 21.07 'Housing' in the Municipal Strategic Statement to ensure consistency with the built form outcomes encouraged by this Housing and Neighbourhood Character Strategy
	10	Update Clause 22.04 'Neighbourhood Character Policy' to ensure consistency with the built form outcomes encouraged by this Housing and Neighbourhood Character Strategy
	11	Provide relevant Neighbourhood Character Guidelines in pre-application planning permit meetings
	12	Investigate application of the Heritage Overlay over the Anne Street Precinct in the first instance, and otherwise the Neighbourhood Character Overlay, to protect the established character of post-war brick and weatherboard dwellings.



5

DIVERSITY
& TYPE



OVERVIEW

5.1 Housing diversity

5.2 Specialised housing types

5.3 Design quality

5.4 Universal housing & multigenerational housing

The City of Wyndham's housing stock is dominated by separate houses. Semi-detached and apartment style housing types account for a marginal proportion of all dwellings. As discussed at Section 4, the Draft Neighbourhood Character Paper, April 2015 identifies five broad character types that typify residential development throughout the municipality.

The City contains a diverse range of residential contexts, ranging from conventional suburban to rural and coastal areas. It is important that housing growth and change is carefully managed to respond to and enhance these distinctive residential settings, while providing housing choice for current and future residents.

There are some areas of the municipality where significant future housing growth and change would threaten and potentially undermine established heritage and neighbourhood character values. However, there are other areas where a change in character might be appropriate and provide an improved and desirable outcome.

Creating greater diversity of housing types and sizes also applies to providing dwelling designs that suit people of all ages and abilities, and for all stages of life.

The following outlines objectives and actions related to housing design in the municipality, marshalled under four themes:

- Housing diversity
- Specialised housing types
- Design quality
- Universal housing & multigenerational housing

OBJECTIVES & ACTIONS

5.1 HOUSING DIVERSITY

The provision of a diverse housing stock assists in achieving broad strategic objectives including housing choice, affordability and adaptability and supports the concept of ageing in place. There are also some population groups that have particular requirements for housing in terms of design, location, tenure and cost.

Housing diversity relates to the following dwelling components and characteristics:

- Dwelling type (e.g. detached house, townhouse, unit, apartments)
- Dwelling size (e.g. floor area, number of bedrooms, storeys)
- Lot size (e.g. rural residential, medium density)
- Tenure
- Price point
- Location

A key issue in Wyndham preventing a diverse housing stock in the residential growth areas is the lack of provision of large allotments or ‘super lots’ (close to Activity Centres and services) that allow for the development of units and apartments as the demand becomes available. Areas identified through the PSP process for medium density housing opportunities are then able to be ‘banked’ and delivered for diverse housing stock.

Another factor is a lack of awareness of the market potential for other sizes and types of housing.

OBJECTIVE	
ACTIONS	<p>Provide a diversity of housing stock for all residents of Wyndham to enable a wide range of housing choice.</p>
	<p>13 Review housing diversity objectives located at Clause 21.07 ‘Housing’ of the Municipal Strategic Statement against the content of this Housing and Neighbourhood Character Strategy.</p>
	<p>14 Prepare a Housing Diversity Strategy that, in line with the objectives and actions of the Housing and Neighbourhood Character Strategy, will –</p> <ul style="list-style-type: none"> • Prepare, prioritise and assign actions for achieving greater housing diversity. • Audit the existing Wyndham Planning Scheme and Council planning processes to identify criteria and processes that discourage a more diverse housing stock from being achieved. Identify opportunities for policy and process reform to reduce barriers. • Investigate potential housing targets for catchments for Substantial Change areas included in Future Residential Areas (catchments to town centres and railway stations) in consultation with the Metropolitan Planning Authority. • Investigate the opportunity for a multi-unit housing code that provides an as-of-right pathway for development for medium and high density housing in growth areas. • Audit the different densities and morphologies of existing neighbourhoods across the municipality. Undertake urban form studies to explore different options for the development of sustainable medium and high density neighbourhoods. • Implement a co-ordinated development data collection and monitoring system. • Implement a “Housing Diversity Update” every five years and circulate to relevant Council departments.
	<p>15 Advocate to State government to develop enforceable powers and controls for Council to set targets for the inclusion of small dwellings and extra large dwellings in key locations (based on number of bedrooms and/or floor area). In particular continue to explore avenues to develop Inclusionary Zoning and other housing diversity targets into the Victorian Planning Provisions and Wyndham Planning Scheme.</p>
	<p>16 Continue to advocate for a diversity of housing stock in new developments in negotiations with developers, builders and the Metropolitan Planning Authority. This is particularly important in the delivery of super lots for medium density developments.</p>
<p>17 Discourage further subdivision of rural residential allotments outside the Urban Growth Zone.</p>	

5.2 SPECIALISED HOUSING TYPES

Some community groups have particular requirements for housing in terms of design, location, tenure and cost. This includes the elderly, people with a disability, students and newly arrived migrants. Council must focus on improving the diversity, affordability and accessibility of housing stock provided by the private sector to meet the needs of special groups to ensure that they are not displaced or discouraged from living in the City, due to inappropriately designed and located or unaffordable housing stock.

The Wyndham Social Infrastructure Plan 2012 includes recommendations for the future provision of Residential Aged Care and other Aged Care Facilities by planning region. It identifies the need for a large number of additional facilities across the municipality. There are no recommendations regarding the provision of Supported Residential Services.

Few existing and approved PSPs incorporate or refer to the provision of specialised forms of housing (e.g. retirement villages). It is important that Council and local planning policy advocate for the provision of this type of housing, particularly in the growth area suburbs, to ensure that the City's housing stock provides housing opportunities and choice for people across different abilities and circumstances.

OBJECTIVE	Provide specialised housing types to accommodate community groups with particular needs for housing in terms of design, location, tenure and cost.	
ACTIONS	18	Develop a Specialised Housing Strategy to guide the future provision of specialised housing types in the established and growth areas of municipality. The Strategy should identify: <ul style="list-style-type: none"> • Locational requirements for facilities • Project partners and delivery models • Timing
	19	Amend Clause 21.07 'Housing' of the Municipal Strategic Statement to encourage the provision of specialised forms of housing in appropriate locations within established and growth area suburbs.
	20	Use the Specialised Housing Strategy for the basis for negotiations with the Metropolitan Planning Authority, developers and builders regarding development of specialised housing forms in growth areas.

5.3 DESIGN QUALITY

Land use patterns, topography, landscape and a diversity of lot sizes provide a variety of residential environments within the City. However, the majority of housing growth in the municipality is to be provided through greenfield development and the quality of housing design in these areas has been questioned by residents where the same or similar design is repeated throughout an area with minimal design and siting standards.

One of the themes identified in the Council Plan focuses on improving Wyndham's image. There is a need to ensure that new dwellings contribute to creating a unique sense of place, responding to their surrounding context, and producing quality building design, and provide high levels of amenity for current and new residents.

New housing development should respect established heritage and neighbourhood character values. Notwithstanding it is acknowledged that there are some areas of the municipality where a change in character may be appropriate and provide an improved outcome.

It is important that new medium and high density housing is well designed and functional to provide high levels of amenity to future residents and neighbouring properties.

OBJECTIVE	Improve the design quality of residential development	
ACTIONS	21	Update Clause 21.06 'Built Environment' in the Municipal Strategic Statement to implement the preferred character statements and built form outcomes by this <i>Housing and Neighbourhood Character Strategy</i> and the <i>Neighbourhood Character Paper 2015</i> .
	22	Provide targeted training to staff and Councillors to enhance skills in, and awareness of, design principles and practice
	23	Prepare Design Guidelines for high density housing within Wyndham.
	24	Prepare and adopt design guidelines for large strategic opportunity sites and strategic opportunity areas, where appropriate, to ensure their redevelopment positively contributes to their surrounding context, provides high quality and innovative building design and facilitates high levels of residential amenity for new and adjoining residents.
	25	Advocate to the Planning Minister for the creation of Victorian Apartment Design Standards.

5.4 UNIVERSAL DESIGN AND MULTIGENERATIONAL HOUSING

Universal housing is a term used to describe housing which is built to a 'universal' standard, meaning its design is accessible, adaptable and visitable to people of all abilities and life stages. This can include features such as step-free entries to dwellings, wide corridors and doorways, slip-resistant flooring and accessible toilet and bathrooms.

Universal housing design features need to be incorporated into the design and development of new housing, to minimise the requirement and cost associated with renovating and retrofitting existing dwelling stock. Universal housing not only encourages and supports concepts of ageing in place and housing affordability, but also ensures that housing meets the needs and requirements of a broad range of people. This is particularly important in the context of the forecast ageing of Wyndham's population as well as the significant increase in lone person households projected.

Multigenerational housing supports several generations of the one family to live together in the one house. Multigenerational houses may be designed so that a large dwelling can easily be split into two or more dwellings to be rented out, without need for extensive renovations. They allow the flexibility for a family to adapt the size of a dwelling to their changing household's size - e.g. as children grow up and leave home, or as grandparents move in - without the need to move or renovate. They allow families to affordably remain with their house and community throughout life's different stages.

OBJECTIVE		Encourage the development of adaptable housing that enables residents to remain in their dwellings across life stages and age in place.
ACTIONS	26	Explore opportunities to partner with building industry to develop a pilot project of residential development incorporating universal design features in the municipality.
	27	Explore opportunities to partner with the development and building industry to develop a pilot project incorporating 'multigenerational housing'.
	28	Develop universal housing design guidelines for use by private sector and Council Officers.
	29	Prepare and implement a Universal Access training program to build the capacity of Council's Statutory and Strategy Planning and building staff. Training should reference the Welcome - Design Ideas for Accessible Homes guide prepared by the Victorian Building Commission



6

AFFORDABILITY



OVERVIEW

6.1 Affordable living

6.2 Affordable rental housing

6.3 Regulated housing

6.4 Emergency accommodation

The City of Wyndham has experienced the highest population growth rate of any Victorian municipality over the past 10 years at 7.1% per annum. Wyndham's growth has been driven in part by the relatively lower cost of housing in the area. For example, rental affordability improved more in Wyndham than in any other LGA in metropolitan Melbourne between 2008-2012. Housing that is more affordable for lower-moderate income home buyers is now largely confined to the outer suburbs¹.

Despite this 'affordability', many residents in Wyndham are experiencing significant housing stress and hardship. The concept of 'affordability' is therefore a relative issue – what is affordable for some is not affordable for others.

High rates of mortgage delinquency cluster in growth and interface areas, particularly in metropolitan Melbourne's western region. Wyndham's burden of warrants of possession executed, a proxy indicator for evictions from rental properties, is well above any other municipality in Victoria, unprecedented for any LGA in Victoria over the past decade. Wyndham residents are increasingly housed in unaffordable or inappropriate housing types in the long term, including rooming houses, caravan parks, 'couch surfing' and other marginal accommodation.

This chapter considers objectives and actions in relation to housing affordability in Wyndham, with regard to a range of housing choices and issues for Wyndham residents:

- Affordable living
- Affordable rental housing
- Regulated housing
- Emergency accommodation

1. AHURI (2013), Can Lower-Income Home Buyers Build Housing Wealth Too? Evidence Review 035

OBJECTIVES & ACTIONS

6.1 AFFORDABLE LIVING

There are structural causes to living 'unaffordability' in growth areas. The lower cost of housing comes at the expense of a lack of basic living needs in a local area, including health services, education, affordable transport, healthy food and employment. The highest levels of vulnerability to rises in petrol and interest rates are located in the outer metropolitan municipalities².

A key part of the vision for Plan Melbourne is the idea of creating '20-minute neighbourhoods', as a way of supporting a more sustainable urban form that allows residents to work and use services within walking distance of their home.

Wyndham is experiencing rapid growth and therefore is in an opportunistic position to guide development so that it is concentrated around existing and proposed Activity Centres, where community infrastructure is available and public transport opportunities can be maximised. While this pattern of development will assist in supporting more walkable neighbourhoods, it will also encourage housing density to support the economic viability of activity centres.

Plan Melbourne also encourages the development of health and education precincts, which is likely to require the future provision of student housing and key worker housing in proximity to education, employment and public transport.

OBJECTIVE		Develop a framework for Council action to address housing affordability across the municipality.
ACTIONS	30	Develop a Wyndham City Housing Affordability Strategy that will include a review of Council protocols, policies and resources dedicated to achieving affordability housing. This Strategy will recommend activities for a coordinated approach for people experiencing hardship and housing vulnerability in Wyndham.
OBJECTIVE		Ensure that housing growth supports the economic viability of activity centres.
ACTIONS	31	Introduce Residential Growth Zone Schedules that incorporate objectives of the housing change areas, as outlined in the Substantial Change criteria.
	32	Identify opportunity sites across the municipality with the potential to support key worker housing and student housing.
	33	Negotiate with the MPA and developers through the PSP process to ensure opportunities for incorporating high density development close to activity centres, public transport and along the PPTN are maximised.
	34	Continue to advocate to relevant State government agencies for the delivery of key infrastructure in growth area suburbs.

2. Dodson & Sipe (2006) Suburban shocks: Assessing locational vulnerability to rising household fuel and mortgage interest costs

6.2 AFFORDABLE RENTAL HOUSING

Although rental affordability improved more in Wyndham than in any other LGA in metropolitan Melbourne in recent years, there has been an unprecedented rise in breakdown of rental housing households in the municipality. This is evidenced by the high number of burden of warrants of possession executed over recent years.

Renters are attracted to Wyndham for its relative affordability, yet residents are failing in the rental market at unparalleled levels. It is therefore clear that a greater choice of housing tenure is needed for current and future residents.

‘Social Housing’ is a blanket term referring to not-for-profit housing owned and managed for the primary purpose of meeting social objectives such as affordable rents, responsible management and security of tenure. This can include public housing as well as housing owned and managed by housing associations and trusts.

Social housing in Victoria constitutes 3.8% of all dwellings, against a national average of 5%. According to 2011 ABS Census data, social housing represents approximately 1.4% of all dwellings in Wyndham, and is declining as a proportion of dwellings and of new dwellings.

There is a significant cohort in Wyndham who are older, on low income, renting, and requiring assistance with day-to-day tasks, who may be facing housing vulnerability. It is anticipated this population will increase significantly over the next 20 years.

A greater understanding of housing needs in the low income housing market may assist in supporting private and community partners to offer a diversity of tenures and housing options.

OBJECTIVE	Retain and increase the supply and diversity of affordable rental housing in appropriate locations	
ACTION	35	Update Clause 21.02 'Settlement' of the Municipal Strategic Statement to include objectives and strategies associated with increasing the supply of social housing across the municipality.
	36	Undertake an audit of Council owned land (including car parks, vacant land, open space) to identify underutilised or surplus land that may be suitable for the development of affordable rental housing.
	37	Explore opportunities to increase the supply of affordable housing in the redesign and redevelopment of Council assets.
	38	Advocate to State government to develop enforceable powers and controls for Council to set targets for affordable housing in key locations. In particular continue to explore avenues to develop inclusionary zoning and other affordable housing targets into the Victorian State Planning Scheme.
	39	Work with the Victorian State Government for the continued renewal of public housing in the municipality, including strategies to incorporate public housing near activity centres.
	40	Develop a matrix in consultation with the social housing sector which identifies particular site attributes (including infill housing and broad acre locations) and development opportunities suitable for different dwelling typologies. Use the matrix to inform negotiations with developers and the Metropolitan Planning Authority.
	41	<p>Consider providing incentives for the inclusion of low cost and/or social housing in new developments. These incentives could include:</p> <ul style="list-style-type: none"> • Rate reductions for social housing • Reduction in car parking requirements • Building height dispensation • Fast track planning permit application processing.
OBJECTIVE	Support and partner with social housing providers and the affordable housing sector	
ACTION	42	Broker partnerships, as appropriate, between developers, social housing providers and other stakeholders in the redevelopment of strategic sites throughout the municipality.
	43	Undertake research into customer needs, innovative and good practice social housing projects to expand knowledge and ensure delivery of viable affordable housing options.
	44	Explore innovative funding and finance models to support an increased supply of affordable housing.

6.3 REGULATED HOUSING

Under the *Public Health and Wellbeing Act 2008* rooming house operators must register with the local Council if they intend to rent out one or more rooms to four or more people. Council's regulatory role in monitoring the safety, cleanliness and aspects of the physical environment of rooming houses means local government has an important relationship in the management of this housing type.

It is recognised that caravan parks are used for short term crisis / emergency housing and are also increasingly used as longer term housing options. Council also has a role in the regulation of this housing type.

Rooming houses have a long history of use by people experiencing housing vulnerability. As the profile of homelessness has changed, the client profile and typology of rooming houses has also changed. Increasing numbers of people with complex needs, people seeking one-bedroom accommodation, young people, women, families and older people are using rooming houses in the face of a tight rental market or lack of emergency accommodation. Rooming houses can be difficult to identify as they are increasingly located in converted residential dwellings.

There have been significant changes to the regulation of rooming houses in recent years following the deaths of two people in a Brunswick rooming house in 2006. A coronial inquiry into the deaths and subsequent establishment of a Rooming House Taskforce led to increased

minimum standards of safety and amenity, a system of registration, and an increased focus on ensuring children were not placed in rooming houses. A number of recommendations from the Taskforce are still to be implemented, including a 'fit and proper person test' for rooming house operators. A recent Council to Homeless Persons review of the reforms to rooming houses also noted an inconsistent implementation of rooming house closure protocols between councils and local housing agencies.

OBJECTIVE	Develop a coordinated approach to improve the quality and quantity of registered rooming houses in Wyndham	
	45	Provide support and advocacy for community operated / managed rooming houses to be established in Wyndham
	46	Enter into a Memorandum of Understanding with local housing and support services to establish protocols for rooming house closures and related issues. This may include a shared vision for rooming houses in Wyndham.
ACTION	47	Review Council's approach to information provision for rooming house residents, operators and other community members, including regard for people with low English language proficiency and for cultural preferences.
	48	Advocate for more robust regulatory or licensing approach for rooming house owners and operators. Consider how Wyndham City's approach to regulation of rooming houses could support this advocacy goal.

6.4 EMERGENCY ACCOMMODATION

Housing vulnerability and homelessness is a significant issue in Wyndham. The number of people experiencing homelessness in Wyndham almost quadrupled between 2001 and 2011, according to Census figures. The growth in overcrowding rates increased by more than 400 per cent over the same period. There are currently no local options to access immediate housing assistance in Wyndham.

There is a complexity of issues that can be both causes and consequences of homelessness. Wyndham has relatively high rates of mental health clients, drug and alcohol clients, housing stress, and unemployment. Significant cohorts experiencing housing vulnerability in Wyndham include:

- Young people escaping abuse in the home but want to remain in education or training
- Asylum seekers
- Single parents who have complex or recent lifestyle issues, such as relationship breakdown
- People experiencing family violence.

The growth context is particularly significant when considering rates of family violence – the most significant driver of homelessness in Australia . While Wyndham's rate is slightly above average, numbers of incidents grew more quickly in Wyndham than in almost any other LGA in metropolitan Melbourne between 2008-2012.

OBJECTIVE	Ensure an appropriate emergency housing response is available in the local area	
ACTION	49	Continue to advocate to State and Federal Governments in support of the H3 Alliance's proposal for an Early Intervention Hub, alongside other issues that impact on people's experiences of housing vulnerability in Wyndham.
	50	Support increased presence of community service organisations that provide services for people experiencing issues that are considered 'pathways' to homelessness, such as family violence, drug and alcohol use, mental health issues in order to reduce demand for an emergency accommodation response.
	51	Support the development of emergency accommodation in residential areas.



OVERVIEW

7.1 Environmental performance

7.2 Private & public realm planting

There are opportunities through this Housing and Neighbourhood Character Strategy to improve the environmental performance of the municipality's existing and new housing stock and to encourage a more sustainable urban form.

The sustainability requirements of the Building Code of Australia aim to improve the environmental performance of new housing. The universal application of the Code to all new housing development means that its influence is more extensive than the planning scheme, which can only control development when a planning permit is required.

The disadvantage of relying solely upon the Building Code is that it does not necessitate the consideration of environmental sustainability at the site analysis stage of development. Neither does it apply holistically to a multi dwelling development. As such, there remain opportunities for the planning system to make a positive contribution to environmental performance.

There is an opportunity to ensure that environmentally sustainable design principles are incorporated in the Precinct Structure Planning process, to ensure subdivisions and residential allotments are environmentally efficient and sustainable.

Providing opportunities to contribute to the reduction of the urban heat island effect is important in Wyndham. Ensuring that there is space for tree planting in the public and private realm is an emerging

issue, and one that can be tackled through the planning process, particularly within the growth areas, and throughout the city in street tree planting schemes and open space areas.

There is also ongoing opportunity to support a more sustainable urban form, by using the housing change areas to guide development and integrate housing with; active and public transport, activity centres and employment nodes and density along key transport routes. This pattern of development will assist in supporting a lower carbon city that is less reliant on cars and has more walkable neighbourhoods.

The following presents objectives and actions related to sustainability in the municipality, marshalled under the themes of:

- Environmental Performance
- Private & public realm planting

OBJECTIVES & ACTIONS

7.1 ENVIRONMENTAL PERFORMANCE

Residential buildings significantly contribute to greenhouse emissions within the City of Wyndham, primarily through electricity use, transport, natural gas and waste. There are opportunities through this Housing and Neighbourhood Character Strategy to improve the environmental performance of the City's existing and new housing stock.

The Sustainable Design Assessment in the Planning Process (SDAPP) is a program developed by a group of Victorian Councils. It seeks to ensure the consistent inclusion of environmental performance considerations into the planning permit approvals process to achieve more sustainable outcomes for the community. There is an opportunity for Council to adopt the STEPS program to assess the environmental sustainability of residential development, with the view to reduce the environmental impact of new development.

OBJECTIVE	Improve the environmental performance of new and existing housing.	
ACTIONS	52	Incorporate the Sustainable Design Assessment in the Planning Process (SDAPP) into Wyndham City Council's planning process. This should include the introduction of the STEPS Planning Process Improvement Program to improve and assess the environmental performance of new residential buildings in the City.
	53	Continue to advocate to the State Government and the Australian Building Code Board to strengthen environmental performance requirements for all new developments.
	54	Encourage developers to apply the principles of the Green Star Communities national framework in the design of new developments and subdivisions, and to register for a Green Star Communities rating.
	55	Prepare and implement an Environmentally Sustainable Design training program to build the capacity of Council's statutory, strategic and building staff.

7.2 PRIVATE & PUBLIC REALM PLANTING

Large canopy trees and vegetation are highly valued by the Wyndham community. Planting of large canopy trees can also vastly reduce the urban heat island effect. A recent study undertaken by the Institute for Sustainable Futures (May 2014) found that while Wyndham has a high proportion of grass-bare ground (81.3%), Wyndham has a very low level of tree canopy cover (3%). While these figures are largely due to the landscape context of Wyndham as basalt grasslands plain, there is room for improvement by encouraging much greater levels of urban vegetation and tree planting in both the private and public realm. The biggest issue in Wyndham is ensuring that new residential developments allow sufficient space in the front and rear setbacks of dwellings to plant large canopy trees.

This opportunity extends to site permeability and encouraging developers and builders through the PSP process to ensure greater levels of site permeability are being provided for in the private realm to ensure rainwater is being absorbed and is preventing the drying out of soil, and to minimise flooding.

The *Landscape Context Guidelines* was adopted by Council in March 2013 to help Council encourage the retention of key natural features within the PSP areas. Council is using this document to inform its response to the Metropolitan Planning Authority when consulted on any draft PSPs, and will advocate for the retention of all trees that have a high to very high arboricultural rating.

The *Landscape Guidelines for New Residential Unit Developments & Medium Density Residential Re-development Proposals on Existing Sites* adopted by Council in February 2014 requires that at least one canopy tree is provided in the front garden areas of new residential development, where appropriate. The guidelines are used when assessing planning permit applications and landscape plans for new residential development.

OBJECTIVE		Ensure that housing design allows space for tree planting and maximises site permeability, and that increased tree planting is a priority throughout the City on public and private land.
ACTIONS	56	Develop a Preferred Tree Species list for residents and planning permit applicants to encourage planting of appropriate canopy trees in the private and public realm.
	57	Ensure road reserves are designed to provide separation between the roadway and road verges to discourage parking on road verges and protect street tree planting (e.g. ues of 'stand up' kerbs, formed parking bays etc).
	58	Negotiate with the MPA and developers through the PSP process to ensure building envelopes that allow for greater setbacks in growth areas to maximise opportunities for planting and greater permeability in the front and rear of dwellings.



ACTION PLAN

This section presents a consolidated Implementation Plan to realise the vision and objectives for the Wyndham Housing and Neighbourhood Character Strategy. For each action the Implementation Plan indicates Council's role and the priority of the action.

COUNCIL'S ROLE

Wyndham City Council will play different roles in the implementation of this Strategy. These will vary between the roles of Planner, Provider, Advocate, Partner/Facilitator, Educator and Regulator. A description of these various roles is provided below.

Planner – in relation to its urban and social planning responsibilities

Advocate – representing community needs and interests to Commonwealth and State Governments and the private sector

Partner / Facilitator – working closely with developers, housing providers, residents and human service agencies

Educator – provide information to housing suppliers, residents and interest groups

Regulator – ensuring that housing meets town planning, building and public health regulations and expectations

ACTION PLAN

The following tables present a consolidated action plan for housing in the City of Wyndham, incorporating the objectives and actions discussed in the preceding chapters.

An implementation plan will be prepared once this document has been endorsed by Council.

	ACTION	COUNCIL ROLE
	FRAMEWORK PLAN	
1	Update Clause 21.07 'Housing' in the Municipal Strategic Statement to include the Wyndham Housing Framework Plan and change area objectives.	Planner
2	Update Clause 21.11 'Local Areas' in the Municipal Strategic Statement to ensure consistency with the built form outcomes encouraged by this Housing and Neighbourhood Character Strategy.	Planner
3	Update Clause 21.02 'Settlement' in the Municipal Strategic Statement to encourage housing intensification in growth areas consistent with the Wyndham Housing Framework Plan.	Planner
4	<p>Translate the three housing change areas into the new residential zones, introducing Schedules, as appropriate, to reflect neighbourhood character and development objectives, in the following way:</p> <ul style="list-style-type: none"> • 'Neighbourhood Residential Zone' to be applied to Limited and Limited Incremental Change Areas • 'General Residential Zone' to be applied to Incremental Change and Incremental Change with Access Areas • 'Residential Growth Zone' to be applied to Substantial Change Areas 	Planner
5	Investigate the Development Plan Overlay or Design and Development Overlay, as appropriate, to large Strategic Opportunity Sites and Strategic Opportunity Areas.	Planner
6	Engage with the MPA to develop assessment criteria and appropriate implementation measures to manage the sequencing of development which can be applied to the assessment of applications made under section 96A of the Planning and Environment Act 1987.	Planner
7	Continue to advocate to State Government Departments for improved public transport and road infrastructure upgrades in the City, particularly within Substantial Change Areas.	Planner
8	Develop Integrated Transport Design Guidelines for Substantial Change Areas to support active transport, manage traffic impacts and ensure safe and efficient vehicular movements.	Planner

	ACTION	COUNCIL ROLE
	NEIGHBOURHOOD CHARACTER	
9	Update Clause 21.07 'Housing' in the Municipal Strategic Statement to ensure consistency with the built form outcomes encouraged by this Housing and Neighbourhood Character Strategy	Planner
10	Update Clause 22.04 'Neighbourhood Character Policy' to ensure consistency with the built form outcomes encouraged by this Housing and Neighbourhood Character Strategy	Planner
11	Provide relevant Neighbourhood Character Guidelines in pre-application planning permit meetings	Planner
12	Investigate application of the Heritage Overlay over the Anne Street Precinct in the first instance, and otherwise the Neighbourhood Character Overlay, to protect the established character of post-war brick and weatherboard dwellings.	Planner
	HOUSING DIVERSITY	
13	Review housing diversity objectives located at Clause 21.07 'Housing' of the Municipal Strategic Statement against the content of this Housing and Neighbourhood Character Strategy.	Planner
14	<p>Prepare a Housing Diversity Strategy that, in line with the objectives and actions of the Housing and Neighbourhood Character Strategy, will-</p> <ul style="list-style-type: none"> • Prepare, prioritise and assign actions for achieving greater housing diversity. • Audit the existing Wyndham Planning Scheme and Council planning processes to identify criteria and processes that discourage a more diverse housing stock from being achieved. Identify opportunities for policy and process reform to reduce barriers. • Investigate potential housing targets for catchments for Substantial Change areas included in Future Residential Areas (catchments to town centres and railway stations) in consultation with the Metropolitan Planning Authority. • Investigate the opportunity for a multi-unit housing code that provides an as-of-right pathway for development for medium and high density housing in growth areas. • Audit the different densities and morphologies of existing neighbourhoods across the municipality. Undertake urban form studies to explore different options for the development of sustainable medium and high density neighbourhoods. • Implement a co-ordinated development data collection and monitoring system. • Implement a "Housing Diversity Update" every five years and circulate to relevant Council departments. 	Planner

	ACTION	COUNCIL ROLE
15	Advocate to State government to develop enforceable powers and controls for Council to set targets for the inclusion of small dwellings and extra large dwellings in key locations (based on number of bedrooms and/or floor area). In particular continue to explore avenues to develop Inclusionary Zoning and other housing diversity targets into the Victorian Planning Provisions and Wyndham Planning Scheme.	Advocate
16	Continue to advocate for a diversity of housing stock in new developments in negotiations with developers, builders and the Metropolitan Planning Authority. This is particularly important in the delivery of super lots for medium density developments.	Advocate
17	Discourage further subdivision of rural residential allotments outside the Urban Growth Zone.	Planner
	SPECIALISED HOUSING TYPES	
18	Develop a Specialised Housing Strategy to guide the future provision of specialised housing types in the established and growth areas of municipality. The Strategy should identify: <ul style="list-style-type: none"> • Locational requirements for facilities • Project partners and delivery models • Timing 	Planner
19	Amend Clause 21.07 'Housing' of the Municipal Strategic Statement to encourage the provision of specialised forms of housing in appropriate locations within established and growth area suburbs.	Planner
20	Use the Specialised Housing Strategy for the basis for negotiations with the Metropolitan Planning Authority, developers and builders regarding development of specialised housing forms in growth areas.	Advocate

	ACTION	COUNCIL ROLE
	DESIGN QUALITY	
21	Update Clause 21.06 'Built Environment' in the Municipal Strategic Statement to implement the preferred character statements and built form outcomes by this <i>Housing and Neighbourhood Character Strategy and the Neighbourhood Character Paper 2015</i> .	Planner
22	Provide targeted training to staff and Councillors to enhance skills in, and awareness of, design principles and practice.	Educator
23	Prepare Design Guidelines for high density housing within Wyndham.	Planner
24	Prepare and adopt design guidelines for large strategic opportunity sites and strategic opportunity areas, where appropriate, to ensure their redevelopment positively contributes to their surrounding context, provides high quality and innovative building design and facilitates high levels of residential amenity for new and adjoining residents.	Planner
25	Advocate to the Planning Minister for the creation of Victorian Apartment Design Standards.	Advocate
	UNIVERSAL DESIGN & MULTIGENERATIONAL HOUSING	
26	Explore opportunities to partner with building industry to develop a pilot project of residential development incorporating universal design features in the municipality.	Partner
27	Explore opportunities to partner with the development and building industry to develop a pilot project incorporating 'multigenerational housing'.	Partner
28	Develop universal housing design guidelines for use by private sector and Council Officers.	Educator
29	Prepare and implement a Universal Access training program to build the capacity of Council's Statutory and Strategy Planning and building staff. Training should reference the Welcome - Design Ideas for Accessible Homes guide prepared by the Victorian Building Commission.	Educator

	ACTION	COUNCIL ROLE
	AFFORDABLE LIVING	
30	Develop a Wyndham City Housing Affordability Strategy that will include a review of Council protocols, policies and resources dedicated to achieving affordability housing. This Strategy will recommend activities for a coordinated approach for people experiencing hardship and housing vulnerability in Wyndham.	Planner
31	Introduce Residential Growth Zone Schedules that incorporate objectives of the housing change areas, as outlined in the Substantial Change criteria.	Planner
32	Identify opportunity sites across the municipality with the potential to support key worker housing and student housing.	Planner
33	Negotiate with the MPA and developers through the PSP process to ensure opportunities for incorporating high density development close to activity centres, public transport and along the PPTN are maximised.	Planner
34	Continue to advocate to relevant State government agencies for the delivery of key infrastructure in growth area suburbs.	Advocate

	ACTION	COUNCIL ROLE
	AFFORDABLE RENTAL HOUSING	
35	Update Clause 21.02 'Settlement' of the Municipal Strategic Statement to include objectives and strategies associated with increasing the supply of social housing across the municipality.	Planner
36	Undertake an audit of Council owned land (including car parks, vacant land, open space) to identify underutilised or surplus land that may be suitable for the development of affordable rental housing.	Partner
37	Explore opportunities to increase the supply of affordable housing in the redesign and redevelopment of Council assets.	Partner
38	Advocate to State government to develop enforceable powers and controls for Council to set targets for affordable housing in key locations. In particular continue to explore avenues to develop inclusionary zoning and other affordable housing targets into the Victorian State Planning Scheme.	Advocate
39	Work with the Victorian State Government for the continued renewal of public housing in the municipality, including strategies to incorporate public housing near activity areas.	Planner
40	Develop a matrix in consultation with the social housing sector which identifies particular site attributes (including infill housing and broad acre locations) and development opportunities suitable for different dwelling typologies. Use the matrix to inform negotiations with developers and the Metropolitan Planning Authority.	Planner
41	Consider providing incentives for the inclusion of low cost and/or social housing in new developments. These incentives could include: <ul style="list-style-type: none"> • Rate reductions for social housing • Reduction in car parking requirements • Building height dispensation • Fast track planning permit application processing. 	Regulator

	ACTION	COUNCIL ROLE
42	Broker partnerships, as appropriate, between developers, social housing providers and other stakeholders in the redevelopment of strategic sites throughout the municipality.	Partner
43	Undertake research into customer needs, innovative and good practice social housing projects to expand knowledge and ensure delivery of viable affordable housing options.	Planner
44	Explore innovative funding and finance models to support the increased supply of affordable housing.	Planner
REGULATED HOUSING		
45	Provide support and advocacy for community operated / managed rooming houses to be established in Wyndham.	Planner
46	Enter into a Memorandum of Understanding with local housing and support services to establish protocols for rooming house closures and related issues. This may include a shared vision for rooming houses in Wyndham.	Regulator
47	Review Council's approach to information provision for rooming house residents, operators and other community members, including regard for people with low English language proficiency and for cultural preferences.	Regulator
48	Advocate for more robust regulatory or licensing approach for rooming house owners and operators. Consider how Wyndham City's approach to regulation of rooming houses could support this advocacy goal.	Regulator
EMERGENCY ACCOMMODATION		
49	Continue to advocate to State and Federal Governments in support of the H3 Alliance's proposal for an Early Intervention Hub, alongside other issues that impact on people's experiences of housing vulnerability in Wyndham.	Advocate

	ACTION	COUNCIL ROLE
50	Support increased presence of community service organisations that provide services for people experiencing issues that are considered 'pathways' to homelessness, such as family violence, drug and alcohol use, mental health issues in order to reduce demand for an emergency accommodation response. .	Advocate
51	Support the development of emergency accommodation in residential areas.	Planner
ENVIRONMENTAL PERFORMANCE		
52	Incorporate the Sustainable Design Assessment in the Planning Process (SDAPP) into Wyndham City Council's planning process. This should include the introduction of the STEPS Planning Process Improvement Program to improve and assess the environmental performance of new residential buildings in the City.	Planner
53	Continue to advocate to the State Government and the Australian Building Code Board to strengthen environmental performance requirements for all new developments.	Advocate
54	Encourage developers to apply the principles of the Green Star Communities national framework in the design of new developments and subdivisions, and to register for a Green Star Communities rating.	Advocate
55	Prepare and implement an Environmentally Sustainable Design training program to build the capacity of Council's statutory, strategic and building staff.	Educator
PRIVATE & PUBLIC REALM PLANTING		
56	Develop a Preferred Tree Species list for residents and planning permit applicants to encourage planting of appropriate canopy trees in the private and public realm.	Planner
57	Ensure road reserves are designed to provide separation between the roadway and road verges to discourage parking on road verges and protect street tree planting (e.g. use of 'stand up' kerbs, formed parking bays etc).	Planner
58	Negotiate with the MPA and developers through the PSP process to ensure building envelopes that allow for greater setbacks in growth areas to maximise opportunities for planting and greater permeability in the front and rear of dwellings.	Advocate

PLANNING SCHEME CONTROLS

This section outlines the recommended planning scheme controls to implement the strategic directions of this Strategy.

LOCAL PLANNING POLICY FRAMEWORK

Wyndham's MSS sets the context for planning and development in Wyndham, identifying it as a future population growth area. In particular, it provides direction as to where growth should be directed and how housing diversity can be achieved.

The objectives and actions of this Housing Strategy are recommended to be implemented into the MSS to provide the high level policy guidance for residential growth.

The key aspects of this Strategy that should be included in the MSS include:

- Criteria for Substantial Change areas to encourage high density development close to Activity Centres, train stations and along the PPTN, as identified.
- Criteria for Incremental Change with Access areas to encourage slightly higher density development close to neighbourhood activity centres, selected PPTN routes, as identified, and to transition between Substantial Change areas and surrounding land.
- Criteria for Limited Change areas to assist in protecting locations with significant and established neighbourhood character, heritage and environmental values, or significant development constraints, as identified.
- Objectives for improving housing diversity, as provided in this Strategy.
- Objectives for improving housing affordability

and forming relationships with key housing associations, as provided in this Strategy.

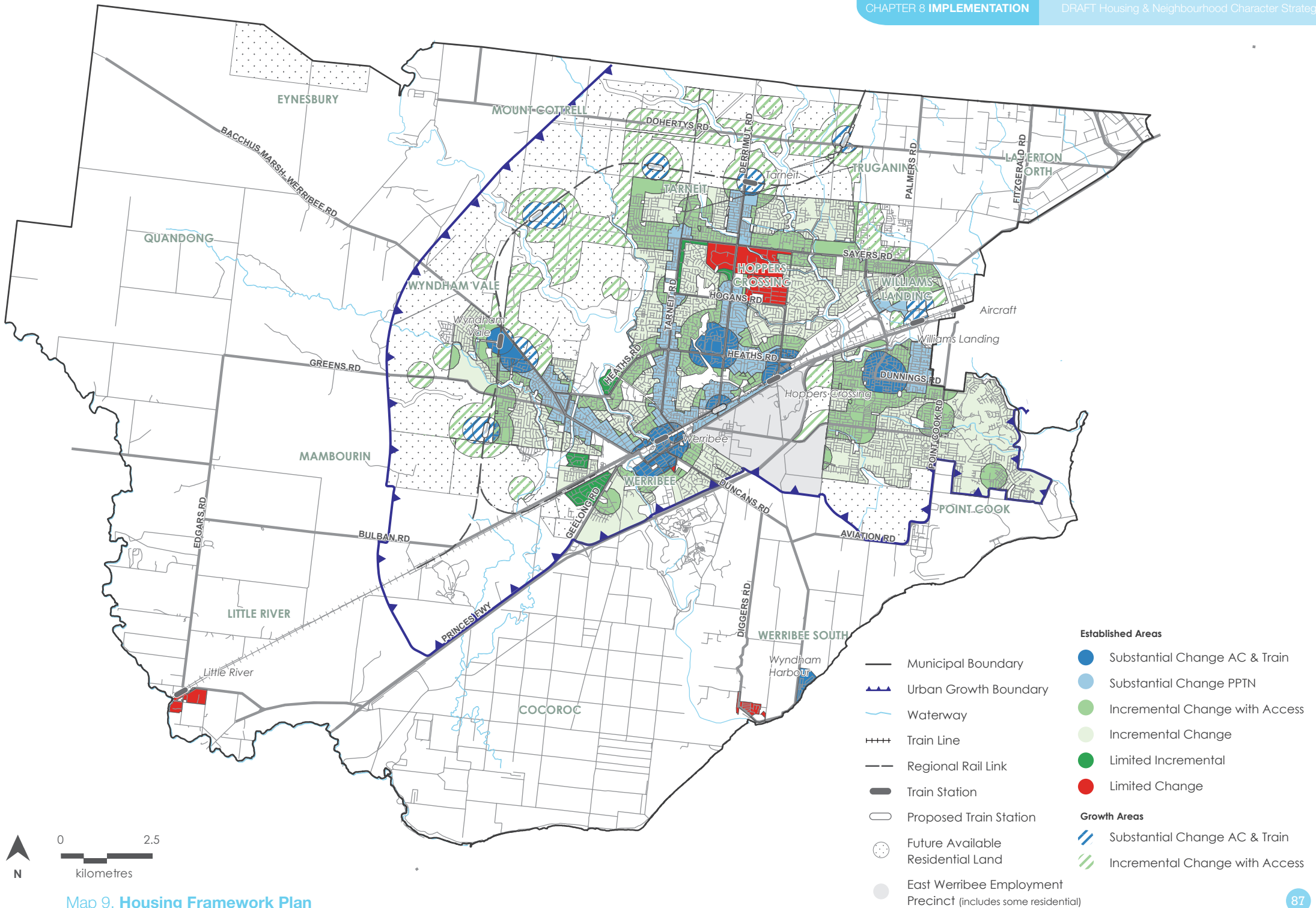
- Objectives for guiding environmental sustainability, as provided in this Strategy.
- Preferred future character statements for each character precinct, as provided in this Strategy.
- Identification of areas of preferred housing growth.
- A Housing Framework Plan, shown on the page overleaf, that adapts the Housing Change Areas map in this Strategy to highlight areas of change in both established and growth areas.

Clause 21.02-1 (Urban Growth) states, 'To identify areas suitable for urban growth and development'. It is recommended that this section of the MSS refers to the Housing Framework Plan to inform the development of future Precinct Structure Plans.

Neighbourhood Character Policy

Clause 22.04 provides an overview of Wyndham's Neighbourhood Character types and aims to recognise and define important neighbourhood characteristics.

This policy is recommended to be updated in line with the revised neighbourhood character types and criteria, outlined in this strategy and accompanying Neighbourhood Character Study, 2015.



Map 9. Housing Framework Plan




PROPOSED ZONE CONTROLS




New residential zones were introduced to the Victorian Planning Provisions in June 2013. Councils had until 1 July 2014 to introduce the new residential zones into their local planning schemes. As Wyndham had not finalised an amendment to implement the new residential zones prior to this date, the General Residential Zone replaced all land in the former Residential 1, 2 and 3 Zones.

The Housing Framework Plan contained at Chapter 3 provides the basis for the recommended application of the reformed residential zones as summarised at Table 2 below. In addition, this table outlines proposed variations to ResCode provisions to ensure future housing development is of a form and scale consistent with the Housing Framework Plan that also achieves the preferred character of the area.

Individual zone schedules containing variations to ResCode standards will be prepared as necessary to implement and protect the specific built form features of the character area (e.g. building height, setbacks, site coverage). Based on the number and type of Neighbourhood Character precincts, each Residential Zone may have a number of schedules to address the preferred character objectives in each area.

Details about applying the reformed residential zones and their key features are outlined in the Wyndham Housing and Neighbourhood Character: Background Report, December 2014.

CHANGE AREA	PROPOSED RESIDENTIAL ZONE	VARIATIONS TO RESCODE REQUIREMENTS	TYPOLOGY
Limited Change	<i>Neighbourhood Residential Zone</i>	<p>Building heights of 1-2 storeys to reflect neighbourhood character values</p> <p>Minimum lot size specified to reflect neighbourhood character values</p> <p>Lower site coverage and increased side and rear setbacks to provide building separation and landscaping</p> <p>Front setback to allow for landscaping and sense of openness to the street</p> <p>Possible front fence height/style requirements</p>	
Limited Incremental Change	<i>Neighbourhood Residential Zone</i> <i>General Residential Zone (Princes Highway Precinct)</i>	<p>Building heights of 1-2 storeys to reflect neighbourhood character values</p> <p>Lower site coverage and increased side and rear setbacks to provide building separation and landscaping</p> <p>Front setback to allow for landscaping and sense of spaciousness to the street</p> <p>Possible front fence height/style requirements</p>	
Incremental Change	<i>General Residential Zone</i>	<p>Building heights of 1-2 storeys to reflect the existing scale of residential development</p> <p>Increased side and rear setbacks to provide building separation and landscaping</p> <p>Possible front fence height/style requirements</p>	

CHANGE AREA	PROPOSED RESIDENTIAL ZONE	VARIATIONS TO RESCODE REQUIREMENTS	TPOLOGY
Incremental Change with Access	<i>General Residential Zone</i>	<p>Building heights of 2-3 storeys that support increased densities and preferred neighbourhood character</p> <p>Increased side and rear setbacks to provide building separation and landscaping</p> <p>Possible front fence height/style requirements</p>	
Substantial Change – PPTN	<i>Residential Growth Zone</i>	<p>Building heights of 4 storeys and above encouraged along main roads, subject to safe vehicle access</p> <p>Building heights of 2-3 storeys in areas in walking distance of PPTN</p> <p>A range of medium building heights that support increased densities and support preferred neighbourhood character</p> <p>Minimal front setbacks to encourage activation of the street</p> <p>Minimal or no side and rear setbacks that have regard to surrounding development and amenity</p>	
Substantial Change – Train Station Substantial Change – Activity Centre (Large)	<i>Residential Growth Zone</i>	<p>Building heights of four storeys and above that support increased densities and support preferred neighbourhood character</p> <p>Minimal to no front setbacks to encourage activation of the street</p> <p>Minimal or no side and rear setbacks that have regard to surrounding development and amenity</p>	

OVERLAYS

It is recommended that overlay controls are applied at the following locations:

- Large Strategic Opportunity Sites and Strategic Opportunity Areas a Development Plan Overlay to ensure their future development is integrated provides a variety of housing types and relates to surrounding uses and built form.
- Garden Suburban 2: Anne Street Precinct, demonstrates a very distinct and consistent garden suburban character that has been separated from other garden suburban areas to form its own precinct. It is recommended that this precinct be investigated for inclusion within the Heritage Overlay in the first instance, and otherwise the Neighbourhood Character Overlay, due to the consistency of post-war brick and weatherboard dwellings.

A number of overlays are available that provide the necessary tools to provide further protection to areas of special neighbourhood character and to assist in affectively guiding housing growth, such as: Heritage Overlay, Neighbourhood Character Overlay, Design and Development Overlay, Development Plan Overlays and Incorporated Plan Overlay.

REFERENCES

STATE POLICY AND GUIDELINES

Proposed Planning Policy Framework

Plan Melbourne: Metropolitan Planning Strategy (2014)

Precinct Structure Planning Guidelines

West Growth Corridor Plan

Planning Practice Note No. 10 – Writing Schedules (2000)

Planning Practice Note No. 27 – Understanding the Residential Development Standards (2000)

Planning Practice Note No. 28 – Using the Neighbourhood Character Provisions in Planning Schemes (2004)

Planning Practice Note No. 40 – Using the Residential Subdivision Provisions of Clause 56 – Residential Subdivision (2006)

Planning Practice Note No. 43 – Understanding Neighbourhood Character (2001)

Planning Practice Note No. 59 – The Role of Mandatory Provisions in Planning Provisions (2010)

Planning Practice Note No. 78 – Applying Residential Zones (2014)

LOCAL POLICY, STRATEGIES AND STUDIES

Landscape Guidelines (2014)

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

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

Draft Housing Diversity Strategy (2013)

Draft Housing Diversity Statement (2013)

Neighbourhood Character Scoping Study (2012)

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

Residential Design Guidelines- Neighbourhood Character (2010)

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

Quality Community Plan (2007)

Wyndham Planning Scheme

State Planning Policy Framework

Municipal Strategic Statement

Local Planning Policies, particularly:

Clause 22.02 – Little River Policy

Clause 22.03 - Infrastructure Financing Policy

Clause 22.08 – Werribee South Green Wedge Policy

Clause 22.12 – Heritage Conservation Policy

Clause 22.13 – Non-Residential Uses in Residential Zones Policy

DEMOGRAPHIC AND PROPERTY DATA SOURCES

ABS Census data (2001, 2006 and 2011)

ABS Building Approvals (2013/14)

Demographia (2014)

Forecast ID (Accessed on-line)

Guide to Property Values (2013/14),

Rental Report, Department of Human Services

Residential Land Bulletin, 2013, DTPLI

RP Data 2014.

Urban Development Program, 2013, DTPLI

VIF 2014