

**22.15**  
19/01/2006  
VC37

**RESIDENTIAL NEIGHBOURHOOD CHARACTER – WESTMEADOWS LOCAL POLICY**

This policy applies to all residential development in the suburb of Westmeadows as shown on Map 1 forming part of this Clause.

**22.15-1**  
19/01/2006  
VC37

**Policy Basis**

This policy assists in achieving the objectives of the State Planning Policy Framework, particularly in relation to responding to neighbourhood character and urban design principals. The policy ensures that new development respects and enhances the preferred neighbourhood character of the residential areas of Westmeadows.

Two precincts have been identified within the suburb of Westmeadows area which display a distinctive relationship of dwellings to the streetscape and landscape. These areas are described as Westmeadows 1 and Westmeadows 2.

**22.15-2**  
19/01/2006  
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**Policy Objectives**

To retain and enhance the identified elements that contribute to the character of the area.

**22.15-3**  
19/01/2006  
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**Westmeadows 1**

**Description**

Westmeadows is centred on a village located in the Moonee Ponds Creek Valley. The proximity of the Creek Valley and views to surrounding large expanses of open space gives this area of Westmeadows a distinct semi-rural quality. The area contains a mix of building styles ranging from early settlement of the area to recent development. Cohesiveness is created by expansive nature strips, low scale buildings and established gardens that dominate the streetscapes. The frequent mature trees, particularly natives, complement the nearby creek corridor. The nature strips often extend uninterrupted to the kerb, however where front fences are provided they are usually open style.

**Preferred Neighbourhood Character Statement**

The physical linkage between the established garden settings that dominate the streetscape and the Moonee Ponds Creek environs will be maintained and strengthened.

It is policy that:

Where a permit is required to develop or subdivide land in this precinct, the following preferred Neighbourhood Character objectives and design responses will be taken into account when considering any application.

| OBJECTIVES   | DESIGN RESPONSES   |
|--|--|
| To encourage consideration of the landscape setting of new dwellings and the relationship to the landscape of the Moonee Ponds Creek environs. | <ul style="list-style-type: none"> <li>▪ Retain existing high canopy trees and under storey wherever possible.</li> <li>▪ Prepare a landscape plan to accompany all new dwelling applications that supports the vegetation located within the environs of the Moonee Ponds Creek.</li> </ul> |

| OBJECTIVES   | DESIGN RESPONSES   |
|--|--|
| To reflect the existing rhythm of dwelling spacing.  |  |
| To ensure that new buildings use materials that reflects the predominant materials in the streetscape. | <ul style="list-style-type: none"> <li>▪ Where the site adjoins an significant heritage building, new development should reflect the dominant building forms in the street, including roof forms.</li> </ul> |
| To respect the identified heritage qualities of adjoining buildings.                                   |  |

**22.15-4**  
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**Westmeadows 2**

**Description**

This area of Westmeadows is centred on a village located in the Moonee Ponds Creek Valley. The proximity of the Creek Valley gives the area a distinct semi-rural quality. The mix of building styles, front setbacks and building spacing is unified by the wide nature strips that sometimes extend uninterrupted to the kerb, and the established garden settings of the dwellings. The gardens often contain pockets of mature trees and other substantial vegetation, and adjacent to the creek corridor native trees complement the creek environs. The buildings are generally low scale, although the hilly terrain in some streets has encouraged two storey dwellings that usually fit into the landscape. A lack of front fencing and low front fences in other areas, adds to the garden dominated vistas along the streetscapes.

**Preferred Neighbourhood Character Statement**

The garden dominated streetscapes and cohesiveness of the area will be maintained and enhanced.

It is policy that:

Where a permit is required to develop or subdivide land in this precinct, the following preferred Neighbourhood Character objectives and design responses will be taken into account when considering any application.

| OBJECTIVES  | DESIGN RESPONSES  |
|---|---|
| To encourage consideration of the landscape setting of new dwellings. | <ul style="list-style-type: none"> <li>▪ Retain existing large trees and understorey wherever possible.</li> <li>▪ Prepare a landscape plan to accompany all new dwelling proposals that utilises appropriate native vegetation.</li> </ul>                                     |
| To minimise excavation and site erosion.                              | <ul style="list-style-type: none"> <li>▪ Buildings and other development should follow the topography of the site or minimise their impact on the natural slope of the site.</li> <li>▪ Retain existing significant vegetation, especially on steeply sloping sites.</li> </ul> |
| To reflect the existing rhythm of dwelling spacing.                   |   |

| OBJECTIVES  | DESIGN RESPONSES  |
|---|---|
| To ensure that new buildings do not dominate the streetscape and wider treed landscaping setting. | ▪ Design new buildings and extensions so as not to exceed the predominant tree canopy height. |

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**Policy Reference**

Hume City Council Neighbourhood Character Study, Hume City Council, Planisphere and John Curtis, 2002.

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**MAP 1 – Westmeadows Township Residential Neighbourhood Character Precincts**

