

21.07 HOUSING

18/10/2018
GC110

This clause provides local content to support Clause 16 (Housing) of the State Planning Policy Framework.

Specific references to individual towns are also included in Clause 21.11 (Local Areas).

21.07-1 Residential development

28/05/2015
C192

The rapid growth of Wyndham requires that more attention be paid to housing diversity and housing density so as to ensure that housing reflects overall community needs.

In addition to the expected population growth in the greenfield areas, the 2011 population of **Werribee** is projected to increase from about 39,000 residents to over 60,000 people by the year 2031 supporting an additional 8,500 dwellings. The 2011 population of **Hoppers Crossing** is projected to decrease from about 38,600 residents to 37,300 people by the year 2031 supporting an additional 570 dwellings. The 2011 population of **Point Cook** is projected to increase from 33,400 residents to 55,000 people by the year 2031 supporting an additional 8,400 dwellings.

Areas for accelerated population growth at higher densities have been identified by the ‘Transit City Strategy’ which identifies areas within a convenient walking distance of the Werribee and Hoppers Crossing rail stations. In Werribee Town Centre, in the vicinity of the Werribee River, there is the potential for taller residential developments which address the park and river, but do not impact on the natural attributes. Increased residential densities in this location will revitalize the town centre and add a civic component to the existing retail area. New multi-level development is also needed near other rail stations and needs to provide a diverse range of housing types.

New growth areas present great opportunities to provide higher density, more diverse housing around new activity centres, especially transit based centres.

Key issues

- Accommodating a projected population of about 425,000 people by 2040.
- Addressing the cost of developing medium density housing which is more expensive than constructing a detached house of a comparable size.
- Identifying the Werribee City Centre as a key commercial centre for Melbourne’s west, and a location for high density residential development.
- Identifying the Princes Highway corridor as an area where higher scale and higher density residential development may occur.
- Acknowledging that areas with long term covenants can restrict subdivision or development to one dwelling per lot.

Objective 1

To provide variety and choice in housing densities.

Strategies

- 1.1 Identify preferred areas for increased residential densities.
- 1.2 Identify preferred areas for incremental and limited change.
- 1.3 Encourage higher density development to occur in well serviced and established areas such as Werribee City Centre and Hoppers Crossing.
- 1.4 Encourage medium density housing, especially within close walking distance of existing and planned fixed rail stations, defined Activity Centres and bus routes.

21.07-2 Housing diversity

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The 2011 census revealed that overall; Wyndham comprised a total of nearly 60,000 dwellings. Key characteristics of local housing include a dominance of separate dwellings, a small proportion of renters and growing levels of unaffordable housing. As housing estates rapidly develop across Wyndham, access to affordable housing is becoming an increasing concern, with mortgage payments and home rental payments rapidly increasing as a proportion of income.

Wyndham is presently dominated by large houses of four bedrooms and more with less than 5% of new dwellings having two or less bedrooms. With a declining average number of persons per household, a preference for smaller dwellings and a projected increase in lone person households and elderly residents, there is a mismatch between household sizes and a lack of availability of smaller dwellings. Given this, there is a need for housing to be built to 'universal' standards with designs that are accessible and adaptable to all stages in the life cycle.

Greenfield areas are dominated by small lot sizes with many having single dwelling covenants which can restrict future land use flexibility. There is potential to define priority areas for development for multi-unit housing based on development capacity and neighbourhood character.

Wyndham is also faced with the need for an increased supply and diversity of social housing in infill and greenfield areas.

Key issues

- Declining household size and ageing population are creating a demand for a greater diversity of housing throughout the City.
- Increasing the supply of one to three bedroom dwellings.
- Limiting the capacity for redevelopment of existing housing due to small lot sizes, relatively new existing housing and restrictive covenants.

Objective 2

To provide a diversity of choice in housing styles and designs.

Strategies

- 2.1 Encourage housing that meets a diversity of community needs incorporating a 'universal' dwelling design.
- 2.2 Support housing and accommodation for the ageing population.
- 2.3 Encourage the provision of an adequate supply of social housing.
- 2.4 Ensure that smaller household units are developed particularly near rail stations, activity centres or employment areas.

21.07-3 Neighbourhood Character

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The *Wyndham Neighbourhood Character Scoping Study 2012* assessed established residential areas in Hoppers Crossing, Werribee, Tarneit, Truganina, Wyndham Vale, Point Cook, Little River and Werribee South. Five broad neighbourhood character types in the established residential areas of the city have been identified.

- **Contemporary Garden** – comprising modern residential estates with establishing gardens.
- **Garden Suburban** – 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** – comprising street patterns of winding roads and cul de sacs, with a range of dwellings set in garden surrounds. In some areas, an established

tree canopy as well as wide grass verges at the street edge, creates a strong landscape character.

- **Bush Garden** – informal streets with strong landscape dominated settings. Built form is hidden in larger lots behind well-established gardens and canopy trees.
- **Coastal Garden** – informal streets with coastal landscaping and vegetation surrounding buildings. Streets have views of the nearby coastal foreshore and market gardens.

Key issues

- Identifying and protecting areas within the municipality with significant neighbourhood character values.
- Considering neighbourhood character issues in the assessment of infill housing development proposals within existing residential areas.
- Balancing the tension in policy between urban consolidation objectives and the desire to respect residential amenity and neighbourhood character.
- Ensuring that the type, scale and design of development and the impacts on existing amenity are addressed.
- Minimising the loss of backyard areas and established vegetation.

Objective 3

To recognise places of distinct neighbourhood character.

Strategies

- 3.1 Maintain the garden settings of buildings and the tree canopy of neighbourhoods.
- 3.2 Accommodate landscaping within smaller garden settings.
- 3.3 Maintain the rhythm of spacing between buildings.
- 3.4 Provide space for front gardens and planting around buildings.
- 3.5 Minimise the loss of front garden space and the dominance of car parking structures.
- 3.6 Avoid new buildings or extensions dominating the streetscape.
- 3.7 Encourage innovative and contemporary architectural responses that make a positive contribution to the streetscape character.
- 3.8 Encourage the retention of intact, older buildings that contribute to the character of the area.
- 3.9 Ensure that the pattern of frontage treatment within the area is respected.
- 3.10 Integrate buildings and landscape settings with open space and creek or river-side environs.

21.07-4

Implementation

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The strategies will be implemented through the planning scheme by:

Application of zones and overlays

The objectives, strategies and policy guidelines in the Planning Scheme are implemented through the application of appropriate zones and overlays.

- Apply Design and Development Overlays to protect major gateways.
- Apply the Heritage Overlay to heritage places and precincts.
- Apply Design and Development Overlays to areas requiring specific design solutions.

- Apply the appropriate Residential Zone and the Urban Growth Zone (in growth areas) as appropriate.

Policy Guidelines

The objectives, strategies and policy guidelines in the Planning Scheme will be implemented through the application of the following local planning policy.

- Clause 22.01 (Non-Residential Uses in Residential Zones Policy) seeks to provide direction on a range of discretionary use and development options in residential zones.
- Clause 22.04 (Neighbourhood Character Policy) seeks to protect neighbourhood character and ensure development is respectful of its neighbourhood.
- Clause 22.08 (Environmentally Sustainable Development Policy) seeks to ensure development achieves best practice in environmentally sustainable development from the design stage through to construction and operation.
- Require that an application for development specified in Table 1 of Clause 22.08 is accompanied by specified assessments, as appropriate.

Further strategic work

- Undertake further housing studies, including a housing strategy and neighbourhood character study, review of strategies to manage preferred locations for medium density housing and means to encourage and guide delivery of housing diversity to meet community needs.
- Prepare design guidelines for medium density development to improve the standard of building design and landscaping.
- Investigate the areas around the Werribee Town Centre and within growth areas for increased medium density housing opportunities.

Reference documents

- Neighbourhood Character Scoping Study (2012).
- Residential Design Guidelines: Rear Loaded Lots August (2010).