

Limited Change Areas

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

Limited change 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.**

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

Land fronting Tarneit and Sayers Roads is included within the Limited Change area. The Limited Change classification is due to a lack of infrastructure and reduced public transport accessibility.

Objectives for Limited Change Areas

- Allow for standard 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 Neighbourhood Character Paper, August 2015).



Preferred housing types:

- Duplex
- Dual occupancy
- Detached homes

Incremental Change Areas

Incremental change areas are transitory locations between higher density and lower density housing forms

As a general principle, incremental change areas are applied to residential land adjacent to, or on the periphery of, substantial change areas and smaller neighbourhood activity centres.

Incremental change would also apply to the majority of residentially zoned land across Wyndham's established and future residential areas. They are areas without significant established neighbourhood character or redevelopment constraints, such as heritage and environmental values.

A mixture of housing typologies will be encouraged in incremental change locations, including **low-scale apartment and townhouse typologies (up to 3 storeys)**. These locations will continue to evolve and provide capacity for housing growth and more diverse types of housing.

Objectives for Incremental Change Areas

- Provide a 'stepping down' and transition in built form.
- Encourage moderate housing growth and diversification in the form of townhouses, units, dual occupancies and detached houses.
- Retain existing housing that positively contributes to the preferred neighbourhood character of the precinct. Refer to the paper entitled *Neighbourhood Character* (Wyndham City Council, 2015).
- Encourage smaller housing sizes and types to contribute to overall dwelling diversity, particularly one and two bedroom dwellings.



Preferred housing types:

- Low-scale apartments
- Townhouses (semi-detached)
- Multi-unit
- Duplex
- Dual occupancy

Substantial Change Areas

Substantial change areas provide for increased housing densities and diversity within and around existing and future activity centres

In alignment with the Draft Wyndham Plan, substantial change areas have been identified within major activity areas (Neighbourhood Pulses) as well as around Priority Development Sites.

As these locations are not residentially-zoned land, the scale and form of development will be guided by other planning controls and policies. Housing change within these locations will generally be in the form of **apartment and shop-top housing**.

Substantial Change would also apply in established and future activity areas. These will provide for housing growth in locations suitable for increased densities such as activity centres and strategic opportunity sites. Housing typologies will include a mixture of **apartment, townhouse and other medium density forms**.



Preferred housing types:

- Apartments, shop-top housing (in commercial and mixed use areas)
- Townhouses (semi-detached)
- Multi-unit

Objectives for 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 enhance 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.