

# Contemporary Garden Neighbourhood Character

## Contemporary Garden 1

*Contemporary Garden 1 areas comprise contemporary dwellings built from the early - mid 2000s. They demonstrate a mix of single and double storey dwellings that are predominantly attached on one side boundary and have shallow front and second side setbacks.*

Where possible, new developments will include adequate front and rear setbacks to allow for new planting of vegetation and tall canopy trees to increase greenery and view of trees over the roof-lines of dwellings.

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

New developments will have less visual dominance of garages and car storage by ensuring they are not built forward of the front façade and by providing single crossovers to the street.



# Contemporary Garden Neighbourhood Character

## Contemporary Garden 2

*Contemporary Garden 2 areas comprise contemporary dwellings built from the early 2000s. They demonstrate modern and grand characteristics that provide for larger, usually 2-storey dwellings. The larger lots will continue to allow for reasonable front setbacks that contain 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.





# Contemporary Garden Neighbourhood Character

## Contemporary Garden 3

*Contemporary garden 3 areas comprise of contemporary dwellings built from 2010s. They demonstrate a combination of modern and grand characteristics that provide for a mixture of 1 - 2-storey dwellings that are most distinctively found in Wyndham's residential growth areas.*

Contemporary Garden 3 neighbourhoods are typically characterised as residential lifestyle communities with a distinct entrance and point of arrival.

The mixture of lot sizes will continue to allow for reasonable front setbacks that contain landscaping, including canopy trees and large shrubs.

The public realm will retain its high quality amenity and spaciousness with central community parks interspersed 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 front fencing.

The dominance of garages will be lessened by encouraging car storages to be built behind the line of the front façade or accessed from the rear of the site.



# Garden Court Neighbourhood Character

## Garden Court 1

*The Garden Court 1 character comprises a mix of post-war to contemporary dwelling styles that have consistent spacing with at least one side setback and generous front setbacks. The spaciousness of these areas is reinforced by the low or non-existent front fencing and views of the surrounding tree canopy, river settings, gardens and parks.*

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. While many areas include consistently single storey dwellings, there are also equally many areas that have 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 encouraged and maintained.





# Garden Court Neighbourhood Character

## Garden Court 2

*The Garden Court 2 area is characterised by large, deeper lots and therefore larger scale subdivision patterns that have an interface with a main road. 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 limited change due to unsuitable access to Tarneit Road.

Land located adjacent to the Princes Highway will experience Incremental change in the future allowing for moderate growth. While housing change will be experienced to accommodate infill development, the design and built form of any new buildings will respect the spacious Garden Court character through articulation and roof pitching.



# Garden Court Neighbourhood Character

## Garden Court 3

*The Garden Court 3 neighbourhood is characterised by the predominantly two-storey dwelling styles and demonstrate consistent spacing of dwellings with generous front and side setbacks. They are located in the area adjacent to the Werribee River corridor within the Riverbend estate.*

This area will continue to be complemented by the semi-informal landscaped spaces and grassy verges to the street.

The spaciousness of the 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.

Limited growth will be experienced in these areas that will respect the river corridor interface and retain the heavily landscaped garden setting.





# Garden Court Neighbourhood Character

## Garden Court 4

*Garden Court 4 neighbourhoods consists of 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 will be limited in order to retain the spacious open feel of the streetscapes. New developments will retain the rhythm of spacing between dwellings, 1-2 storey built form and consistent front setbacks.



# Rural Garden Neighbourhood Character

## Rural Garden 1

*Comprising of Little River and Bindowan Drive in Hoppers Crossing, dwellings in these areas will be dominated by the informal and vegetated surrounds, and sit within the landscape. While often not 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) and therefore the low density character will be retained in the future by retaining the Low Density Residential Zone





# Rural Garden Neighbourhood Character

## Rural Garden 2

*Comprising an area in northern Hoppers Crossing around Kingston Boulevard, a variety of dwelling styles with complex roof forms are sited within large landscaped allotments. As dwellings are often not 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 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 by retaining the applied Low Density Residential Zone.



# Coastal Garden Neighbourhood Character

## Coastal Garden 1

*The western portion of the Werribee South residential area is predominantly characterised by double storey dwellings oriented 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, 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 provides a very distinct hard edge to the market gardens that will be retained.

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





# Coastal Garden Neighbourhood Character

## Coastal Garden 2

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

The existing tree canopy will be protected and new canopy trees are to be provided where lacking.

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



# Garden Suburban Neighbourhood Character

## Garden Suburban 1

*One to two-storey dwellings, including mostly post-war styles with some from the Interwar, Victorian and Edwardian eras, will sit within spacious gardens that 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 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. Consistent housing styles occur in most streetscapes and should be respected by new developments.





# Garden Suburban Neighbourhood Character

## 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, single storey 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 limited to low density dwellings that will retain key elements of the existing neighbourhood character.

