




Wyndham Housing and Neighbourhood Character Strategy 2023 (December 2023)



Wyndham City Council recognises Aboriginal and Torres Strait Islander peoples as the first Peoples of Australia. We acknowledge the Bunurong and Wadawurrung Peoples as Traditional Owners of the lands on which Wyndham City operates. The Wadawurrung and Bunurong Peoples have and always will belong to the Werribee Yalook (river), creeks, stars, hills and red clay of this Country. We pay respect to their Ancestors and Elders who always have, and always will, care for Country and community today and for future generations.

Contents

Part 1: Introduction

1.1 Introduction	10
1.2 What's changed since 2018?	14
1.3 Timeline of key milestones	15
1.4 Wyndham's Story	16
1.5 Policy context	18
1.6 State policies that influence housing in Wyndham	19
1.7 Local policies that influence housing in Wyndham	21
2.1 What does our community value?	26
2.2 Wyndham's future housing needs	29
2.3 Key challenges for housing in Wyndham	33

Part 2: The Housing Strategy

3.1 Vision for housing in Wyndham	44
3.2 Housing principles	45
3.3 Planning for Housing	46
3.4 Wyndham's revised Housing Framework Plan	48
3.5 Housing change areas	49
3.6 Minimal change	52
3.7 Incremental change	54
3.8 Substantial change	57
4.1 Housing diversity and design	62
5.1 Housing affordability	67
6.1 Sustainability	74

Part 3: Neighbourhood Character

7.1 Overview	82
7.2 Wyndham's Neighbourhood Character types	84
7.3 Contemporary Garden	89
7.4 Coastal Garden	91
7.5 Garden Suburban	93
7.6 Garden Court	95
7.7 Rural Garden	98

Part 4: Implementation

8.1 Planning Scheme Controls	104
8.2 Action Plan	107
8.3 References	114

Project Control

Version	Title	Issued
01	Draft Housing and Neighbourhood Character Strategy	22.04.30
02	Draft Housing and Neighbourhood Character Strategy	22.05.23
03	Draft Housing and Neighbourhood Character Strategy	23.05.23
04	Draft Housing and Neighbourhood Character Strategy	31.05.23
05a	Draft Housing and Neighbourhood Character Strategy	13.06.23
05b	Draft Housing and Neighbourhood Character Strategy	10.08.23
06	Draft Housing and Neighbourhood Character Strategy	11.08.23
07	Final Draft Housing and Neighbourhood Character Strategy	02.11.23
08	Final Draft Housing and Neighbourhood Character Strategy	13.11.23
09	Final Draft Housing and Neighbourhood Character Strategy	16.11.23
10	Final Housing and Neighbourhood Character Strategy	27.11.23

Key Terms

Term	Definition
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.
Affordable housing	The Planning and Environment Act 1987 defines affordable housing as 'housing, including social housing, that is appropriate for the housing needs of very low, low and moderate income households.
Apartment	A dwelling located above the ceiling level or below the floor level of another dwelling and is part of a building containing two or more dwellings.
Character area	Areas with a common preferred character.
Character type	Broad areas, generally common across metropolitan Melbourne, where the desired character is the same. In these areas, the existing Neighbourhood Character and areas of residential development are usually similar.
Conventional density housing	Housing with an average density of 10 to 15 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.
Dual occupancy	See semi-detached dwelling
Duplex	A residential building containing two homes that share a common central wall. Each dwelling may either be on single or separate titles.
Dwelling	A building or part of a building used as a self-contained residence
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.
High density housing	Housing with an average density of more than 30 dwellings per net developable hectare.*
Housing density (net)	The number of houses divided by net developable area.*

Term	Definition
Incremental change area	Residential areas that allow modest housing growth and a variety of medium density housing types which respect the preferred future neighborhood character, or will make a significant contribution to a new, more desirable preferred future neighborhood character.
Minimal change area	Residential areas that allow for minimal housing change due to the environmental, heritage and neighborhood character of the area, or other significant development constraints.
Lower density housing	Housing with an average density of less than ten dwellings per net developable hectare. *
Medium density housing	Housing with an average density of 16 to 30 dwellings per net developable hectare. *
Neighbourhood character	The interplay between development, vegetation and topography in the public and private domains that distinguishes one residential area from another.
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).
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.
Planning Policy Framework (PPF)	The policy content of planning schemes. It includes part of the Victoria Planning Provisions (VPP) in the form of state and regional planning policies and local content in the form of local planning policies.
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.

Term	Definition
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.
Substantial change area	Areas that allow housing growth and diversity at increased densities. It includes land located within the Activity Centre Zone, Priority Development Zone and Special Use Zone, as well as key strategic opportunity sites within established and growth areas of Wyndham.
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	<p>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.</p> <p>These requirements must be considered when applying for a permit. All land is covered by a zone in Victoria.</p>

*Precinct Structure Planning Guidelines: New Communities in Victoria (2021)

Part 1



01

Introduction and background

1.1 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 strategically positioned to accommodate residential growth. Wyndham is characterised by predominantly low-density housing, largely comprised of free-standing dwellings.

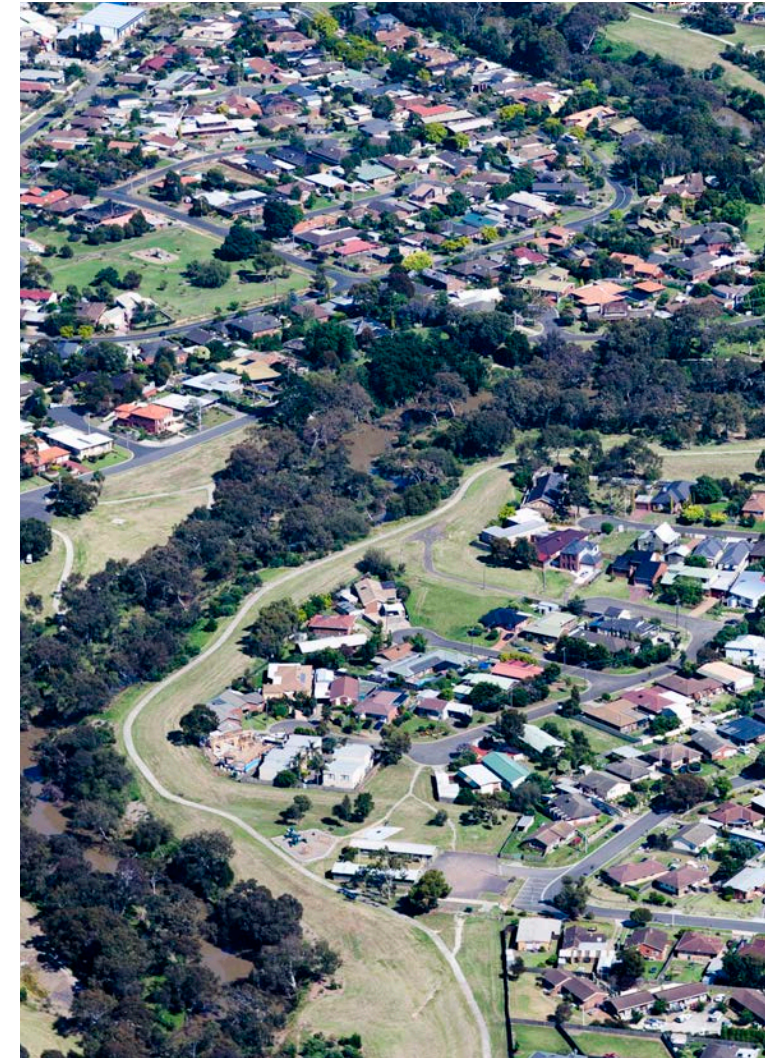
Overview

Wyndham is one of the fastest growing municipalities in Australia. As the population continues to grow and change, it's important to make sure that housing growth is strategically planned and sustainably managed.

Wyndham has continued to grow at a rapid pace in recent years, which has led to increased demand for housing. The municipality's existing housing stock is typically single storey detached houses, with increasing numbers of multi-storey and multi-unit greenfield and infill developments.

The Wyndham Housing and Neighbourhood Character Strategy 2023 (the Strategy) provides a 15-year plan to manage housing growth and change across the municipality to ensure that new homes are well-located and enhance the character of the unique neighbourhoods.

The Strategy updates and builds on previous versions that were exhibited for community consultation in 2015 and 2018. It aligns with the strategic directions in The Wyndham Plan as well as other key strategic planning policies. The draft Strategy sets out a suite of actions and priorities that provide clear direction that will support Council in planning for future housing growth and change.



What is a housing strategy?

The City of Wyndham has experienced the highest population growth rate of any Victorian municipality, and is the second largest and fastest growth area in Australia. The Housing and Neighbourhood Character Strategy is a key document that sets out a 15-year plan to guide the location, type and design of new housing across Wyndham's residential areas. Specifically, it will:

- Provide a 15-year plan to manage housing growth and change across all residential areas in the municipality.
- Identify the best locations to accommodate new housing and residential change, taking into consideration Wyndham's natural environment and other land use constraints.
- Provide a range of actions that will improve the diversity, design and sustainability of housing in Wyndham.
- Provide the strategic justification for the application of the residential zones across Wyndham.
- Identify the neighbourhood character of the City's residential areas.
- Build upon the Wyndham Housing Framework Plan/Wyndham Housing & Neighbourhood Character Strategy and its objectives to guide housing throughout Wyndham.

Where does this Strategy apply?

The Wyndham Housing Strategy applies to all residentially zoned land across the municipality, including land that permits residential uses within both Wyndham's established areas and growth areas (see **Map 1**). The Housing Framework Plan also applies to activity centres where residential development is encouraged.

The established residential areas are located in the centre of the municipality, and are surrounded by rural, agricultural and industrial land uses. These areas include Werribee and Hoppers Crossing, from where residential development in Wyndham sprawled throughout the 20th century. New migrants from all regions appreciated the affordable family homes that Wyndham offered, and contributed to the rapid population growth that began from the 1960s onwards.

In the decades that followed, further development spreading outwards from Werribee led to sustained development in Hoppers Crossing, Tarneit, Truganina and Wyndham Vale. More recently redeveloped residential suburbs in Wyndham include Point Cook and Laverton, as well as Williams Landing.

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.

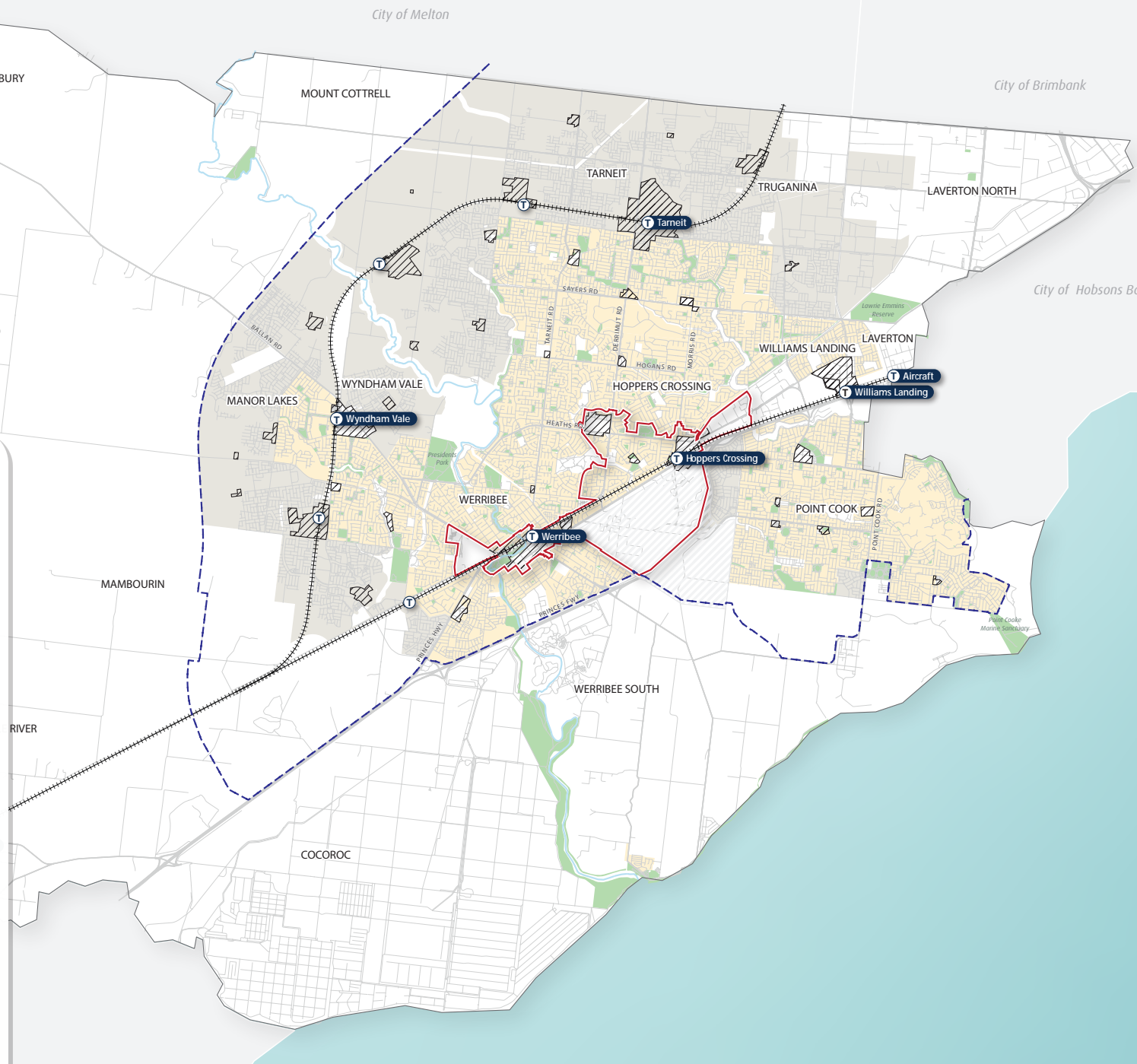
Wyndham's growth areas are located on the periphery of established residential areas and situated within the urban growth boundary. These locations are experiencing rapid urbanisation and change as new housing, services and infrastructure are being delivered.

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

MAP 1

Wyndham's residential areas

-  Residential land
-  Residential growth areas
-  Wyndham City Heart
-  East Werribee Employment Precinct
-  Activity centres
-  Public open space
-  Urban Growth Boundary
-  Existing train station
-  Future train station
-  Train line
-  Major road
-  Werribee River



Council's role in planning for housing

Wyndham City Council is responsible for planning for housing through land use and development policies. This includes zoning, local place-based planning and development controls. Specifically, Council is responsible to ensure that there is sufficient supply of suitably zoned land to support a diversity of housing types required to accommodate current and future residents.

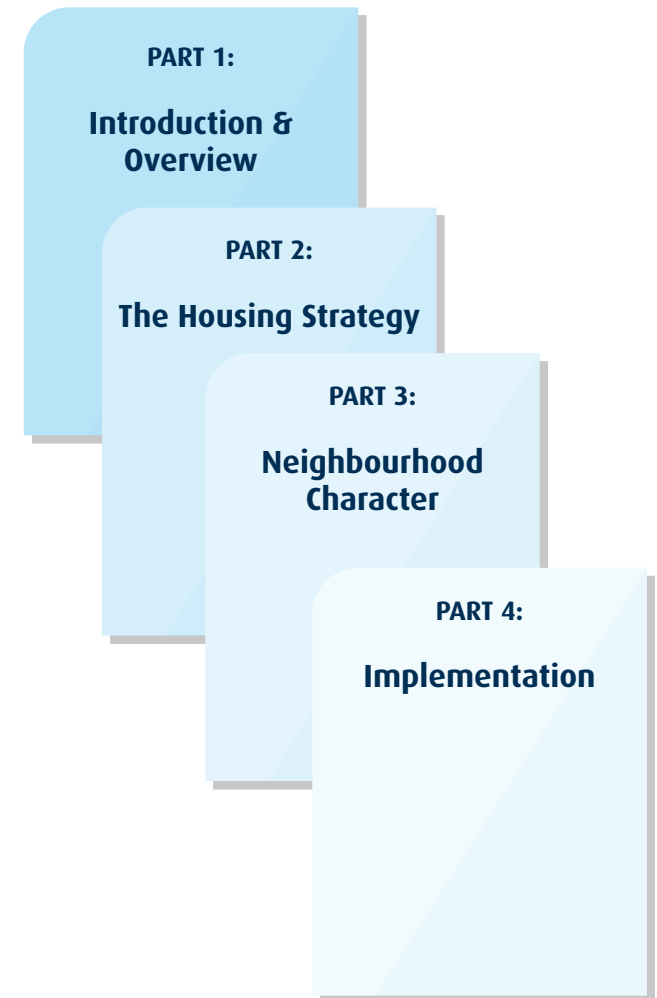
Council will play different roles in the implementation of this Strategy. A description of these various roles is provided below.

- Land Use Planner – in relation to its urban and social planning responsibilities, to improve housing and broader wellbeing outcomes for Wyndham's residents.
- Leader and Advocate – representing community needs and interests to Commonwealth, State Governments and the private sector.
- Partner and 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.

This Strategy (2023)

This Strategy provides a framework to guide the growth and change of residential areas in the City of Wyndham. It is divided into four distinct parts, comprising the following sections:

- **Vision and Housing Principles** – this 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 minimal change. These change areas will provide the basis for the application of the new residential zones, and other planning controls as appropriate.
- **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.
- **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.



1.2 What has changed since 2018?

Background context

Council has been undertaking a wide range of strategic planning work in relation to planning for housing and growth, which is outlined in the following paragraphs.

In 2015 Council developed a first Draft of the Housing and Neighbourhood Character Study, following the introduction of new state-wide residential zones. After an extensive consultation process and feedback from the community, the Draft Strategy was updated and exhibited for a second time in 2018.

Council adopted the 2018 Strategy and requested an amendment to the planning scheme to support the implementation of the Strategy. However, this request was rejected with the State Government's changes to the strategic framework on housing.

Since 2018, Wyndham's residential areas have been experiencing a rapid change. An evolving policy landscape has also seen further refinements to the new residential zones, implementation of new planning practice notes and broader changes to the operation of State-wide planning policies.

Following feedback on the 2018 version of the Strategy from the Department of Transport and Planning (now DTP, formerly known as DELWP), Council resolved to undertake a further review of the document to ensure that it aligned with these policy updates. Additionally, Council has recently finalised The Wyndham Plan, which sets out a new strategic vision for land use planning across the municipality. Ensuring alignment of the updated 2023 Housing Strategy with this Plan, as well as other recently completed strategies, is a key priority. A timeline of key project milestones is provided on page 15.

Informing the updated strategy

In 2022, Council resolved to undertake a Peer Review of the 2018 Strategy. The purpose of the review was to assess the proposed Housing Framework Plan and housing change areas, with regard to Planning Practice Notes 90 and 91.

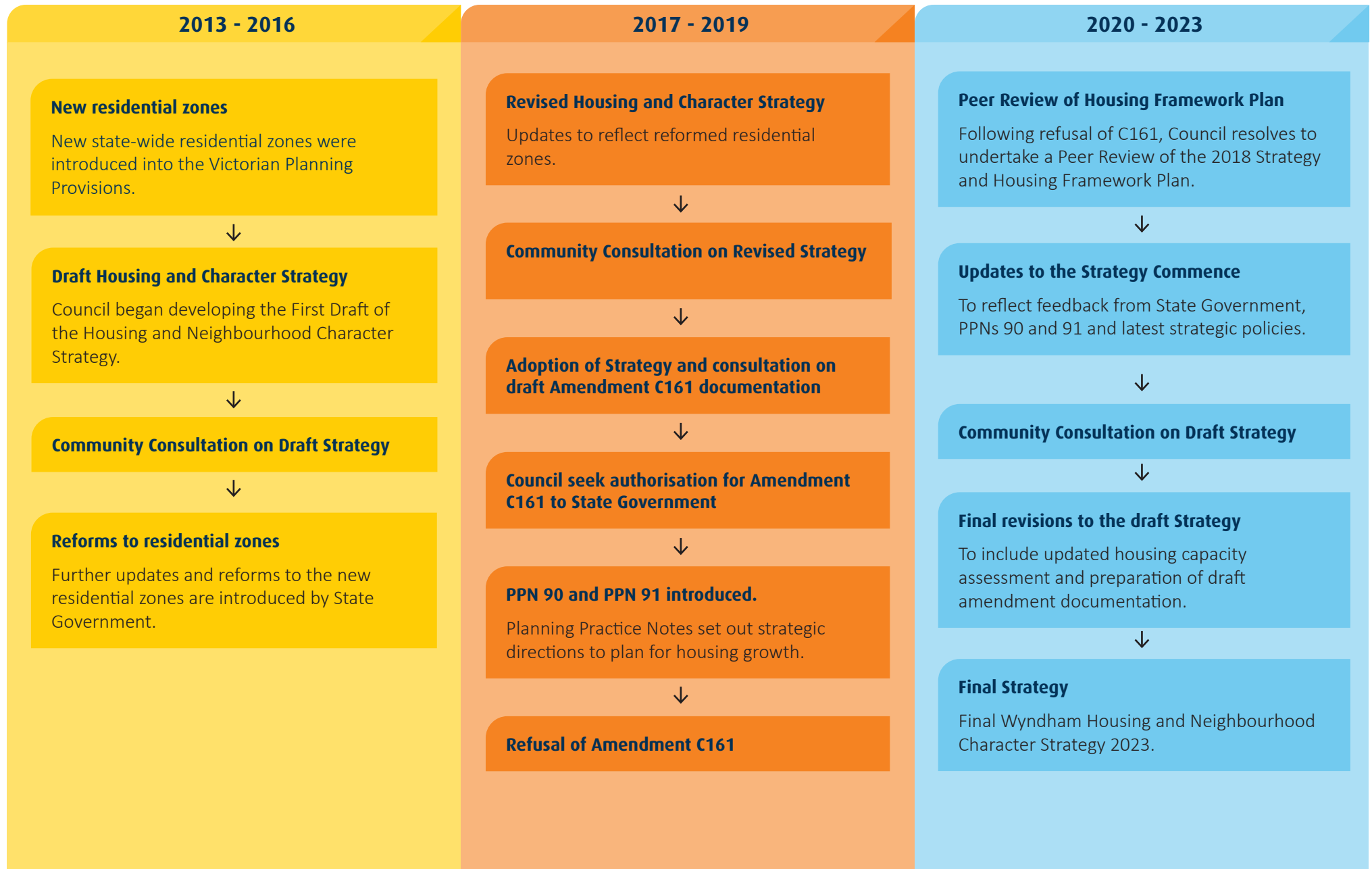
The Peer Review made 28 recommendations to update and further refine Council's Housing Framework Plan and neighbourhood character assessment. These included:

- The need to refine the spatial criteria to inform a more nuanced approach to identifying areas of housing change.
- Introducing sub-categories of housing change to better reflect the role and function of centres in Wyndham.
- General refinement of housing change area boundaries to align with The Wyndham Plan.
- Introduction of a new sub-character typology. 'Contemporary Garden 3' and minor refinements to character boundaries.
- Updating preferred character statements to align with the revised Housing Framework Plan.

Key Changes between the 2018 and 2023 Draft Housing and Neighbourhood Character Strategies

- Strategic alignment between the Updated Strategy and the Wyndham Plan.
- General updates to the Strategy to reflect the latest State, Regional and Local strategic plans and policies.
- Updated demographic data, population and household forecasts
- Revised spatial criteria to inform the Housing Framework Plan, based on Planning Practice Notes 90 and 91.
- Revision of substantial and incremental change area boundaries to respond to feedback from the Department of Transport, Planning and Environment, following refusal of Amendment C161
- Minor refinements to Neighbourhood Character precincts and boundaries

1.3 Timeline of key milestones



1.4 Wyndham's Story

Wyndham's landscape

Wyndham is situated on 27.4kms of coastline in Melbourne's south-west and is home to the internationally significant Ramsar protected Cheetham Wetlands which provide habitat for more than two hundred species of birds. The Werribee River runs centrally through Wyndham Vale, Werribee and Werribee South providing a distinctive natural disruption to the Werribee Plain with the striking K Road Cliffs exhibiting a dramatic drop-off at the Werribee River Park. Skeleton Creek runs through the suburbs of Tarneit, Truganina, Hoppers Crossing and Point Cook providing amenity and opportunity for outdoor recreation.

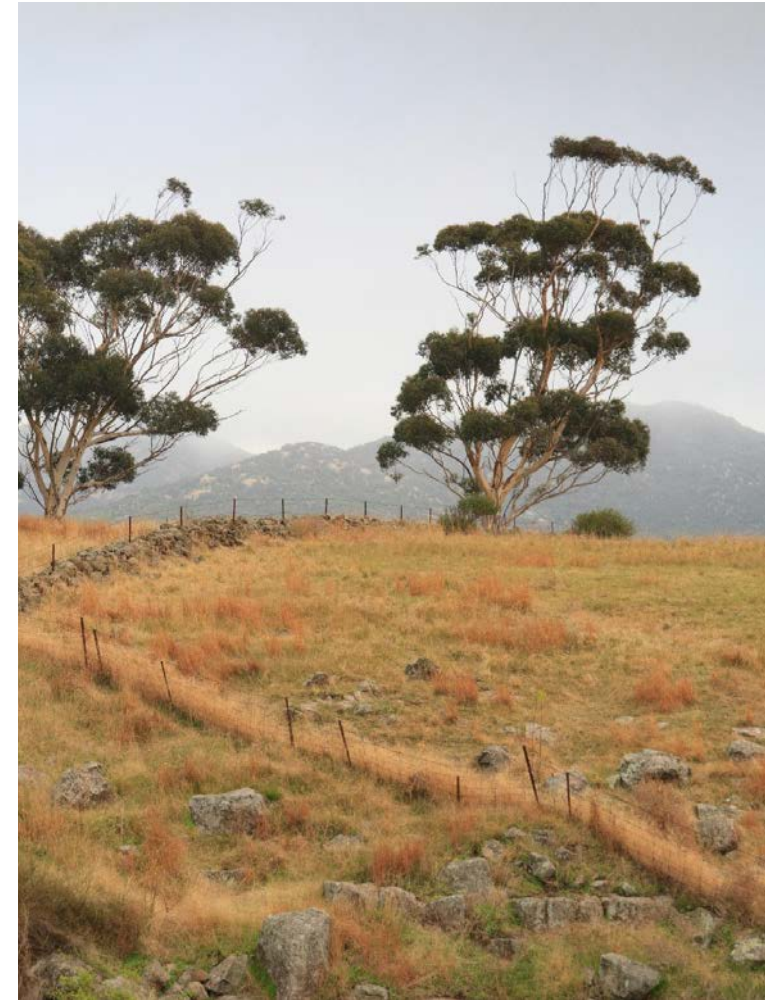
The landscape of Wyndham served as a place of particular significance to local Aboriginal people for thousands of years. The Werribee River was an important landmark that acted as a border between three Aboriginal clans of the Kulin Nation. The River marked out the territory of the Marpeang bulluk clan to the west, Kurung jang balluk clan to the north-east and the Yalukit willam clan to the south. The name Werribee is thought to have been derived from a local Aboriginal word for spine or backbone, possibly because the Werribee River and valley resembles a backbone.

Early Built Form

The rural township of Werribee began in the early 1850s, with the original name Wyndham. In the early 1900s it was renamed Werribee and the town grew steadily, helped by the railway line from Melbourne to Geelong. The Werribee train station became a focal point for development and was the beginning of the central business district, with the development of civic and community buildings and a post office in 1904.

Residential development in Wyndham has sprawled from the centre of Werribee throughout the 20th century.

Wyndham began experiencing rapid population growth in the 1960s and its population doubled between 1961 and 1971 to more than 12,000 people. The growth in Wyndham in the 1960s was primarily centred to the north of the original Werribee township, particularly Hoppers Crossing where the first residential development began in 1963, attracting new migrants from all regions who appreciated affordable, family homes that Wyndham offered. The opening of the Maltby bypass in 1961 removed Melbourne-Geelong traffic from the centre of the Werribee township and enabled the further development of Werribee.



The City of Wyndham is located on the vast Werribee Plains which is largely flat land comprised of basalt and alluvium soils forming part of the Victorian Volcanic Plain

1970s, 80s & 90s

In 1978 the construction of the West Gate Bridge was completed acting as a catalyst for further residential growth in the area. This growth continued to the 1980s and 90s with sustained development in the suburbs of Hoppers Crossing, Tarneit, Truganina and Wyndham Vale as well as the construction of the master planned community Sanctuary Lakes in 1996. During this time, Werribee Plaza (now Pacific Plaza) shopping centre opened reflecting the increasing demand and population growth in the region.

Recent Developments

In recent times Wyndham has continued to grow at a fast pace. Large tracts of land surrounding the RAAF Williams air base in Point Cook and Laverton have been redeveloped into residential suburbs. The first stage of the Point Cook Town Centre opened in 2008, the same year construction of the new suburb of Williams Landing began. The rapid development of these two suburbs, along with the introduction of the Urban Growth Boundary incorporating large areas of flat land in Tarneit and Truganina, has resulted in Wyndham becoming one of the fastest growing municipalities in Australia.

Residential 'estates' continue to be rapidly developed in the suburbs of Tarneit, Truganina and Point Cook. Contemporary development across the 2000s has

seen many of these new estates driven by greenfield developers seeking to meet first home-buyers needs of affordability, while continuing to provide large 3 and 4-bedroom homes with backyards. Commonly, these new homes have been developed on increasingly smaller lots, resulting in minimal side and front setbacks and the development of dwellings of a similar appearance. The municipality's existing housing stock is typically single storey detached houses with increasing numbers of multi-storey and multi-unit greenfield and infill developments.

The affordability of land in Tarneit and Truganina, by comparison with other Melbourne growth areas, continues to attract many new residents to Wyndham, especially families with children. The municipality is also growing in cultural diversity with more than a quarter of new residents born overseas.

The Future

The City offers urban, rural and coastal lifestyle opportunities. It is strategically located within commuting distance to Melbourne and Geelong with good access to key roads, public transport, airports and ports, as well as providing for major industrial development and intensive agricultural opportunities.

Werribee continues to be the City's main centre, supported by Hoppers Crossing and Point Cook. Tourism, particularly focused on the natural and heritage assets of the area, is an important aspect of the City that supports a diversity of activities and visitors.

Wyndham is projected to continue experiencing rapid population growth into the future. While many traces to the City's natural and agricultural heritage still remain intact, the City is in a prime position to take advantage the benefits of Victoria's future growth and development. Retaining these traces, while accommodating this change, is the key to retaining the Wyndham Story for future generations.



Aerial view of housing in Riverwalk Estate, one of Wyndham's newest residential communities.

1.5 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 Plan. Key documents are summarised on the following pages. A list of all key policy documents that are relevant to and have informed this Strategy are listed in References at the end of this document.

Every level of government has a different role to play in planning for housing. The draft Strategy is focused on areas that Council can influence such as land use zoning, housing diversity, local planning policy and development controls. It is important however to understand where this Strategy fits within the broader national, state and local policy framework (see **Figure 1** below).



Figure 1 Policies that influence housing in Wyndham.

1.6 State policies that influence housing in Wyndham



Victoria's Housing Statement

In September 2023, the State Government released the Victorian Housing Statement.

The Housing Statement provides a roadmap to address Victoria's housing crisis by setting out key policy positions relating to housing affordability and housing supply. It sets an ambitious target of delivering 800,000 new homes across the next 10 years.

Victoria is the fastest growing state in Australia and by 2051, it is anticipated that the population will exceed more than 10.3 million people. The Statement acknowledges that there currently are not enough homes being built each year to accommodate this future growth.

There is a strong emphasis on increasing housing supply across Victoria. The Statement includes a range of initiatives to address the shortfall of housing. Of relevance to this Strategy are:

- An update of the metropolitan planning strategy 'Plan Melbourne', which will be expanded to include all of Victoria.
- Prioritising new housing in established areas that are well located close to existing transport, infrastructure and services.
- Establishment of local government housing targets and a focus on providing 70% of new homes in established areas and 30% of new homes in growth areas.
- Reforms to the *Planning and Environment Act 1987*.
- Improvements to existing design standards for apartments to ensure high quality and liveable spaces.
- A \$400m package of works for growing communities to ensure basic infrastructure is provided in urban growth areas.
- Delivery of more than 12,000 new social and affordable homes as part of Big Build Victoria.

Amendment VC243

Amendment VC243 was gazetted on 22 September 2023. It is one of the most significant changes to Victoria's residential zones since they were last reformed in 2017. The changes reflect key initiatives from the Housing Statement and apply to the Wyndham Planning Scheme.

Key aspects of the amendment include:

- **Codification of key residential development standards:** meaning that if key measurable ResCode standards are met, they will be deemed to comply. This applies to all single and multi-unit development up to 4 storeys.
- **Removal of permit requirements for single dwellings:** on lots of 300 squares metres or more (where an overlay does not apply)
- **Introduces fast tracked VicSmart permits for single dwellings:** on lots less than 300 square metres.
- **Implements the Future Homes project:** across Victoria through clause 53.24 of all Victorian Planning Schemes.

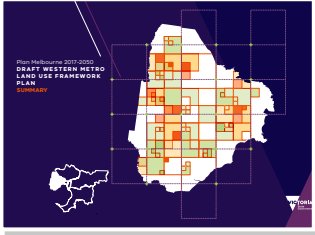
Plan Melbourne



Plan Melbourne is the overarching strategic plan to guide growth across Metropolitan Melbourne between 2017-2050. Higher order strategic priorities of the Plan that are relevant to housing and neighbourhood character in Wyndham are summarised below:

- The Plan anticipates more than 113,000 new jobs to 2031 for the Western Metro Region, which includes Wyndham LGA, in key industries such as trade, manufacturing, healthcare, transport and education. This represents 2.3% growth, which is the highest percentage of jobs growth anticipated across metropolitan Melbourne.
 - The spatial plan for 2050 identifies the Werribee National Employment and Innovation Cluster (NEIC) as a key anchor. It anticipates 8,400+ new jobs in health, education and high-tech research will be created.
 - There is a strong policy direction to maintain Melbourne’s permanent urban growth boundary and to reduce urban sprawl and its associated effects.
 - The concept of ‘20-minute neighbourhoods’ will prioritise new housing located close to existing services, jobs and public transport.
 - The Plan identifies the use of ‘housing change areas’ as a way of directing new development to areas with infrastructure. Balancing the protection of valued neighbourhood character with growth in housing markets is another strategic priority.
- The Plan provides support for ‘greyfield’ areas (residential areas where homes are aging, yet land values remain high, often located in the middle and outer suburban areas) to deliver more housing choice and diversity.
 - Development in growth areas is to be sequenced and staged to better link to infrastructure delivery and land release.
 - Increasing the supply of social and affordable housing is a key priority.
 - The Plan advocates for greater choice and diversity of housing (particularly in growth areas) that meets the needs of changing households.

As outlined in the recently Victorian Housing Statement, the existing Plan Melbourne will be replaced with a new Plan for Victoria over the coming year.



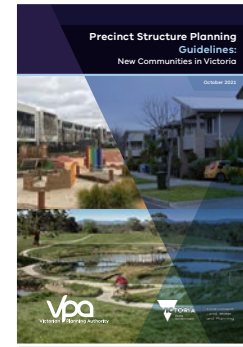
Draft Western Metro Land Use Framework Plan

Following the development of Plan Melbourne, a series of draft Land Use Framework Plans (LUF) have been prepared for each of the six metro regions across Melbourne. Wyndham is located within the Western Metro region which also includes five other surrounding LGAs.

The Plan identifies that the Western Metro Region is anticipated to grow by more than 900,000 people between 2020-2051, requiring more than 410,000 new homes to be delivered.

The LUF contemplates projected housing requirements, based on demographic change and growth in the Western region over the next 20 years. The Western Metro Region is anticipated to accommodate the majority of residential housing growth across Metropolitan Melbourne to 2051.

More broadly, many of the priorities and strategies identified in the LUF reinforce higher-order strategic priorities from Plan Melbourne. It is noted that Council provided a detailed submission on the Draft LUF for the Western Metro region (in October 2021), making several recommendations for further refinements and alignment with community and strategic planning aspirations for the area.



Precinct Structure Plan Guidelines

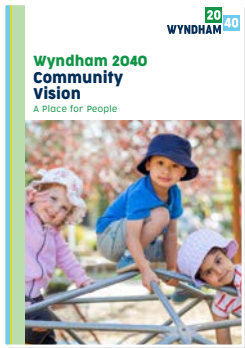
In 2021, the Victorian Planning Authority (VPA) published the Precinct Structure Planning Guidelines which provide a framework for developing Precinct Structure Plans (PSPs) for new growth areas. As defined by the PSP 2.0 Guidelines, a PSP is 'a high-level strategic plan that sets out the preferred spatial location of key land uses and infrastructure to guide decisions on staging of development, subdivision permits, building permits and infrastructure delivery'.

The Guidelines and PSPs are intended to inform the spatial structure of new suburbs with consideration for urban design, density, transport, sustainability and housing, amongst other factors. In turn, the PSPs inform more detailed development plans which are prepared by private developers and approved by Council.

The refreshed 2021 PSP Guidelines represent the third iteration since they were first released in 2009. Council guidelines (such as this Strategy) will enable further negotiations with the VPA around the form and location of higher intensification areas within PSPs, during the detailed design stage of PSP preparation.

1.7 Local policies that influence housing in Wyndham

Wyndham 2040 Community Vision



The Wyndham Community vision describes the community's long-term aspirations. It assists planning for the needs of Wyndham's diverse communities both now and into the future.

The vision is as follows:

“A safe, connected and inclusive community. We respect, acknowledge, value and celebrate the First Nations people, our heritage, cultural diversity and multicultural strengths.

Our community has the infrastructure and services it needs to support holistic health and wellbeing for all. Local employment and education facilities are plentiful, and there are a variety of recreational, leisure, tourism, art and cultural opportunities for everyone to experience throughout the municipality.

We preserve our natural environment and rural lifestyle; we are able to get around easily and get to where we want to go efficiently. We are self-sufficient and pride ourselves on being green and sustainable.”

Housing plays a key role in supporting many of these aspirations. Council is leading the implementation of the Community Vision; however it is also recognised that responsibility for achieving the vision sits across all levels of government, industry and community.



The Wyndham Plan

The Wyndham Plan is a holistic, integrated and place-based approach to creating the type of city Wyndham's residents aspire to live in as articulated in the Wyndham 2040 Community Vision. The Wyndham Plan was formally adopted by Council on 24 October 2023. It is a bridge between the Wyndham 2040 Vision and the Wyndham Planning Scheme and the future planning and development of Wyndham. It identifies a spatial framework based on 'six big ideas':

- The establishment of a Wyndham City Heart to transform Wyndham from a 2-hour to a 20-minute city;
- The provision of Wyndham City Pulses to deliver 20-minute neighbourhoods;
- A Wyndham Transport Network to better connect people and places;
- The delivery of the Derrimut Road Boulevard that will integrate transport and development and connect the central parts of Wyndham;
- Liveable Residential Neighbourhoods that deliver quality residential development and that link people to the places they need;
- Green Lungs, Coast and Country to celebrate and connect people with Wyndham's rural areas and natural environment.

The Wyndham Plan identifies locations that are suitable for housing growth and change such as neighbourhood pulses, along principle public transit routes and within priority housing diversity locations.

The Housing Framework Plan that is presented in this Strategy is consistent with the vision and spatial plan outlined in The Wyndham Plan (see **Figure 2**).

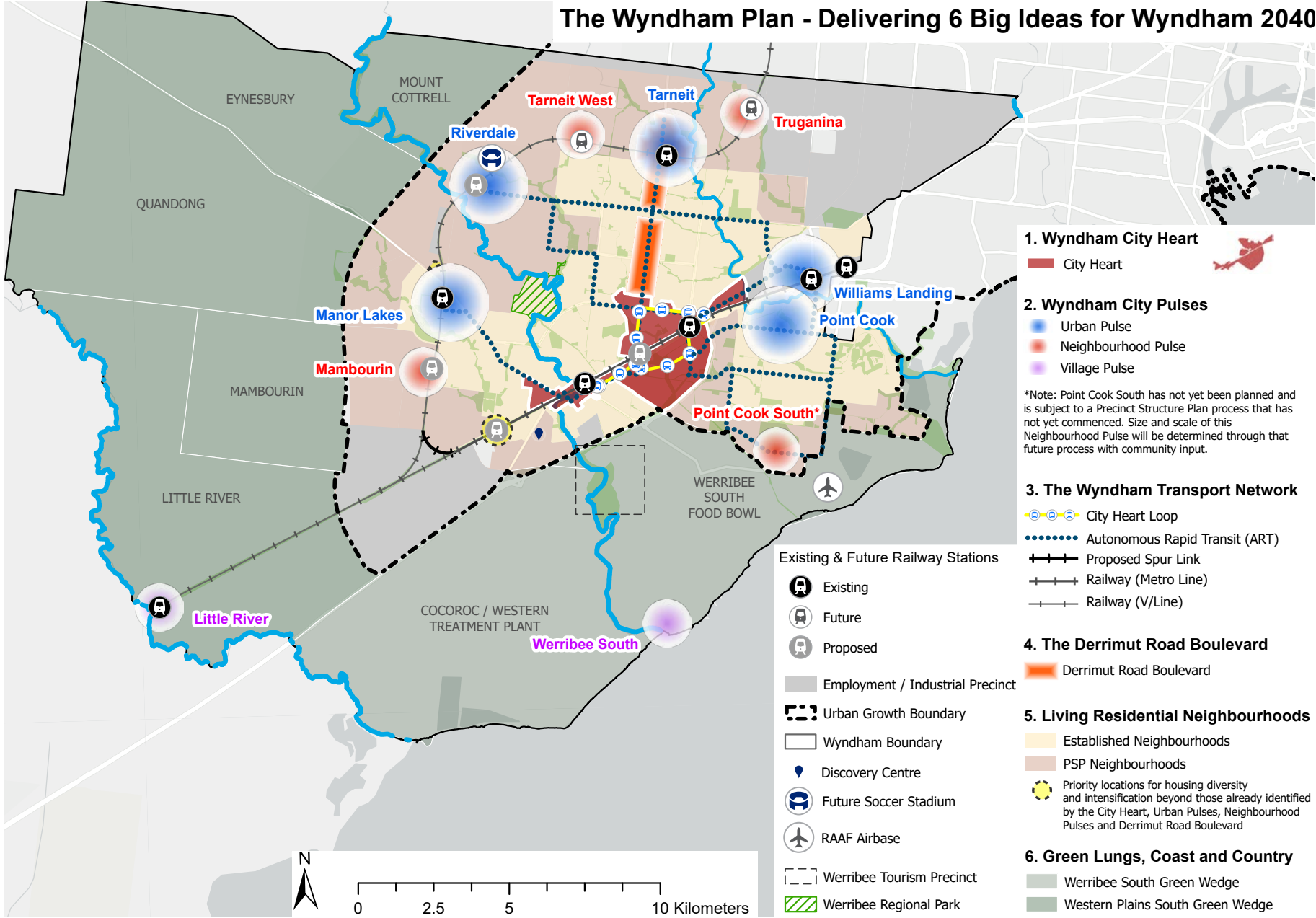


Figure 2 The Wyndham Plan, 2023

Wyndham Planning Scheme

The Wyndham Planning Scheme comprises state and local planning policies, zoning maps and planning controls which specify how land in the municipality may be used and developed.

Council updated the Local Planning Policy Framework in the Wyndham Planning Scheme via Amendment C192 which 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.

Since the development of the 2018 Housing Strategy, there have been a series of further reforms to the Victorian Planning Provisions and Planning Framework. The reforms have updated the structure of the Victorian Planning Framework to embed municipal planning strategies (MPS) upfront in planning schemes. Local planning policies are also contained in the Planning Policy Framework (PPF), and Wyndham’s planning scheme was updated to this new PPF in 2022.

The MPS contains high level guidance regarding urban design, residential development, housing diversity and neighbourhood character. This has resulted in a refreshed planning framework which aims to be more streamlined and enables greater localisation of planning schemes.

Council is currently undertaking a review of the Wyndham Planning Scheme, noting that the review is expected to be completed in early 2024 alongside a range of other strategic planning projects that Council is currently progressing.

Across Victoria, there are four main types of zones that accommodate residential land use and development:

- Residential Growth Zone
- General Residential Zone
- Neighbourhood Residential Zone
- Mixed Use Zone

In Wyndham there are also a range other non-residential zones that can accommodate residential land uses. These include commercial zones, the activity centre zone and priority development zones.

Figure 3 shows the relationship between strategic planning policies and the application of these zones. The outcomes of this Strategy will provide the necessary strategic underpinning to inform the application of these residential zones, and (as relevant) the content of zone schedules, throughout the municipality.

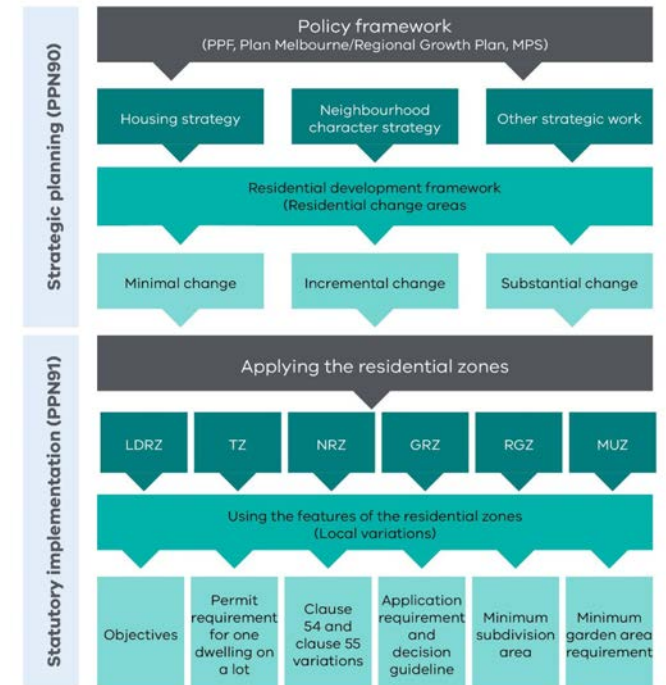


Figure 3 Diagram showing the planning policy framework (Source DTP, 2023)

02

Planning for housing growth in Wyndham

2.1 What does our community value?

This Housing and Neighbourhood Character Strategy has been developed through many stages of community consultation since 2015. Community views and feedback have been a key input in the development and refinement of this Strategy.

The draft Strategy was presented for community consultation for a period of 4 weeks, between 14 August – 10 September 2023. During the consultation period a range of engagement activities were undertaken including:

- 2 x community drop in sessions.
- An online survey on The Loop page (this was also available in hard copy).
- PolicyScape mapping tool on The Loop
- A Community Summary Document, providing an overview of key aspects of the draft Strategy.
- 1 – page explainer summaries on each proposed housing change area and Neighbourhood Character typology.
- Frequently Asked Questions on The Loop
- A workshop with the Wyndham’s People’s Advisory Panel.
- Internal and external engagement with Council Staff, DTP, Homes Victoria, Office of the Victorian Government Architects, Victorian Planning Authority, Future Homes, and other agencies.
- A range of social media and print media promotional activities including Facebook, Instagram and Wyndham News.

Targeted engagement with residents living along Tarneit and Sayers Road was also undertaken in parallel to the broader community engagement on

the Draft Strategy. The purpose of the engagement was to understand the preferences and perspectives amongst residents regarding their preferred level of housing change and neighbourhood character. This targeted engagement was necessary due to the unique geographical and spatial characteristics of the area.

Prior to this recent engagement, there has also been an extensive program of broad community consultation across previous stages of the project to inform earlier versions of the Strategy. Those engaged have included community members, key stakeholders and agencies.

Their views and feedback were collected via a range of channels including listening posts, surveys, workshops and drop-in sessions. Feedback collected through this engagement related to:

- Appreciation for urban greenery and landscaping, and desire for this to be improved across Wyndham.
- Concern about the provision of amenities and community services by Council, particularly as housing and population increase in the municipality.
- Concern about the effects of increasing housing density on lot sizes, provision of infrastructure and amenity, street movement, and the amount of green open spaces.

Summary of community feedback



Trees and greenery are highly valued

Providing trees, greenery and landscaping featured highly as a key community priority across all forms of feedback.



Draft vision and principles

Overall, most participants felt that the draft vision was 'about right', with some suggestions for additions and refinements to elevate the importance of sustainability and liveability.

Most participants also felt that the draft housing principles were 'about right'.

It is noted however that there were some varying perspectives with regard to the principle around 'increasing housing diversity for all'. Some participants felt that future housing density increases would result in taller buildings, smaller homes, less green spaces and overall poorer quality of living and amenity for residents.



Housing change areas

The majority of feedback regarding the proposed housing change areas was provided through formal submissions and site-specific feedback. Community feedback on the proposed housing change areas was generally supportive.



Neighbourhood character

The neighbourhood character elements that are most valued were trees; the size of lots, building height and scale; provision of garages and car parking; and front setbacks.



New housing must be well-located and connected to infrastructure

There was strong support for the provision of new housing in locations that are close to public transport, shops, community facilities and other local services.



Size of lots and housing density

There was some general concern expressed amongst the community with regard to small lots sizes and increasing in density. In particular around the impact on neighbourhoods and overall liveability.



Connectivity and movement networks

Many participants mentioned the importance of improvements in roads, transport link, traffic and congestion as part of future planning for growth and change in Wyndham.

Community priorities housing growth and change

Figure 4 shows the key topics of interest regarding housing growth and change among the Wyndham community. The top four areas of interest selected by participants were:

- Space for trees and greenery (56 selections)
- Lot sizes will be too small (51 selections)
- Housing will not be in well-connected or well-serviced locations (46 selections)
- The quality of housing design (42 selections)

Regarding ‘other’ responses, a total of 27 participants listed other areas of interest that include:

- Lack of infrastructure provision to support increased growth.
- Existing infrastructure cannot support current homes and populations.
- Road network is inadequate to support housing increase – already significant congestion issues.
- Concern around multi-storey apartments and their impact on congestion.
- There is a lack of affordable housing and not enough 1–2-bedroom apartments.
- Increased housing on small lots will decrease quality of life.

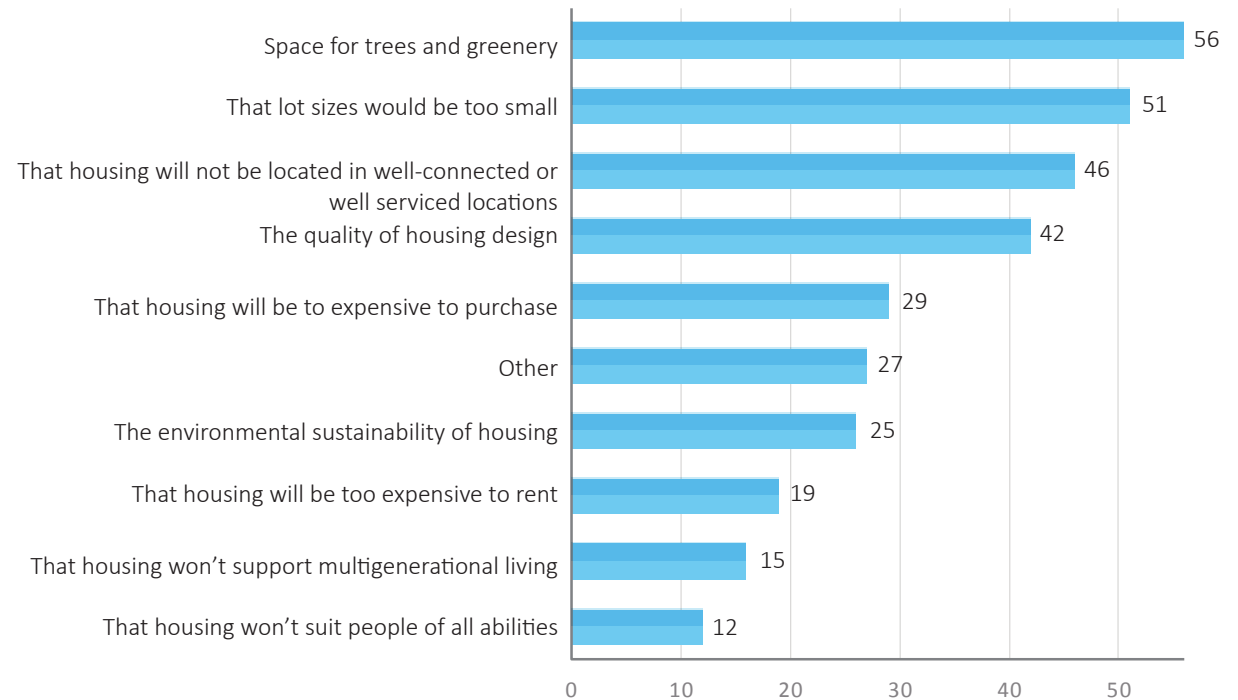


Figure 4 Key areas of interest for community members regarding future housing growth and change

2.2 Wyndham's future housing needs

How do we live?

Wyndham is a popular location for families with children, who comprise 31% of the municipality's households. Moreover, 52% of Wyndham's population is aged between 25-59 years, while those aged 0-11 years form 21% of the population.

Separate houses remain the predominant dwelling type in Wyndham, making up 88.2% of all dwellings within the municipality in 2021. A high average household size of 3.1 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.

In 2021, the median weekly household income in Wyndham was \$2,023. 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. These newer and growth-suburbs generally have higher household incomes and larger household groups, primarily composed of families.

Community feedback informing the Wyndham 2040 Vision has indicated that residents do not feel that there is enough housing choice in Wyndham. They also indicated that where most of the new housing is being built, there is a lack of public transport, too few community services and fewer local places to work.

As of 2021, 59.8% of Wyndham residents traveled outside Wyndham to work (.id Community, 2023).

A misalignment between infrastructure delivery and the amount of greenfield areas developing at the same time has contributed to the creation of communities that lack adequate social infrastructure and services. On the other hand, there is potential to maximise the capacity of investment in infrastructure which has already been provided with denser, more compact residential development.



306,623

Wyndham's Estimated Resident Population in 2022

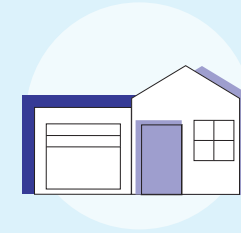
(Source: ABS 2021).



502,000

Wyndham's population is estimated to grow to 502,000 by 2041. That's an increase of almost 70% in the next 20 years.

(Source: ABS 2021)



7%

of homes are one- or two-bedroom dwellings compared to 26% in Greater Melbourne (Melbourne Metro Average)

(Source: ABS 2021)



37%

of Wyndham resident workers live and work in their municipality. 59% travel outside Wyndham.

(Source: ABS 2021)

Who are we planning for?

The City of Wyndham has experienced the highest population growth rate of any Victorian municipality and is the second largest and fastest growth area in Australia.

Based on the Victoria in Future (VIF) data, Wyndham’s population is expected to increase by around 59%, from 296,190 in 2021 to 472,020 people by 2036 (see **Figure 5**). This represents an average annual growth rate of over 11,000 people per year, and an additional 174,790 people in 15 years. It is noted that VIF figures only project population to 2036 at the local government level.

The number of residents is anticipated to increase across all age groups. It is anticipated that the age group that will experience the most growth would be those between the ages of 50-59 followed closely by the ages of 10-19, with each projected to grow by over 30,000 people (see **Figure 6**).

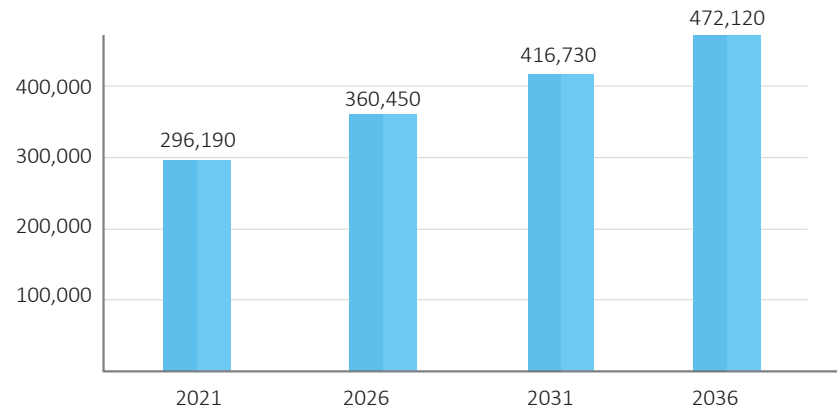


Figure 5 Project population to 2036 (Source: Victoria in Future 2023)

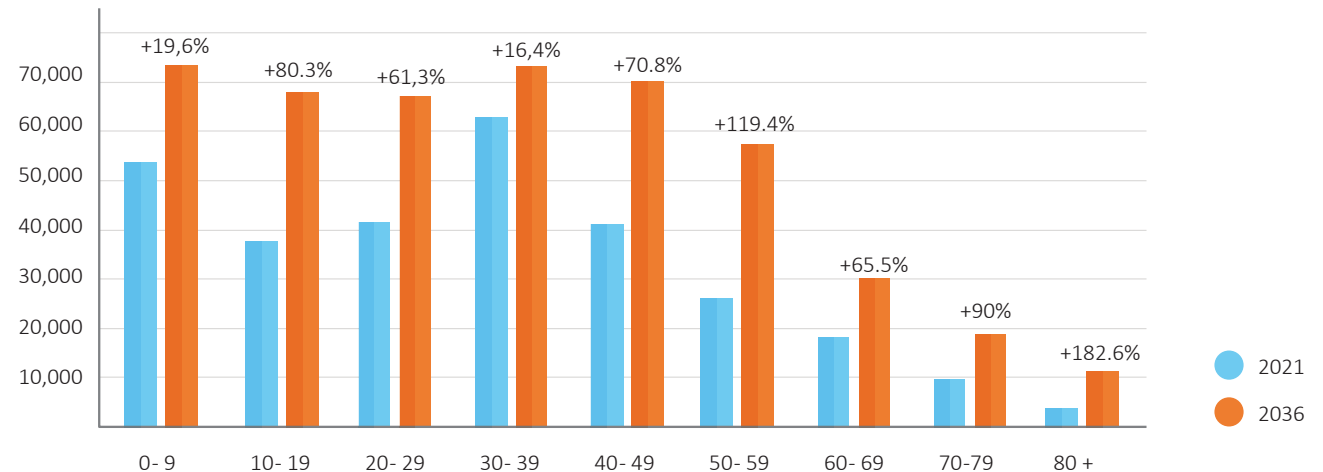


Figure 6 Forecast demographic change in 10-year age groups (Source: Victoria in Future 2023)

How many houses will we need?

There are a variety of residential environments across the City ranging from compact urban areas through conventional Australian suburbs to low-scale development in rural and coastal settings. The Wyndham Plan sets out a spatial vision to prioritise 30% of new housing within the Wyndham City Heart and around 70% around designated Activity Centres, Urban Pulse Areas and the Derrimut Road Boulevard.

Victoria in Future (VIF) is the official State Government dataset for population projections. Recent VIF figures for 2023 project that between 2021- 2036 Wyndham's population will increase from 296,190 to 472,120. This represents an average annual growth rate of 3.9%. In the same time period, the total number of dwellings across Wyndham will increase from 100,360 to 161,890 (see **Figure 7**).

A Housing Capacity Assessment undertaken recently shows that there is a net capacity for 27,498 homes within Wyndham's established areas (refer to Housing Capacity Report, 2023). This accounts for a mixture of detached, semi-detached and apartment typologies across each of the housing change areas.

Additionally, Wyndham's residential growth areas are projected to accommodate approximately 55,559 dwellings based on existing densities being delivered in approved Precinct Structure Plans. There are also some PSPs which have not yet been developed which will provide additional residential yield.

Together they result in Wyndham having capacity for 83,057 dwellings across its established residential and growth areas which can accommodate future projected housing targets for the municipality beyond 2023.

There will also be additional capacity within Wyndham's commercial centers, Urban and Neighbourhood Pulses and other strategic opportunity sites to accommodate new housing.

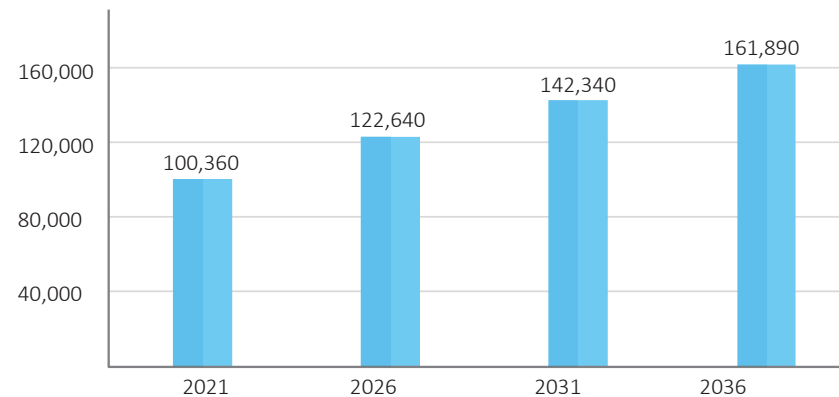


Figure 7 Projected total dwellings to 2036 (Source: Victoria in Future 2023)

What types of housing will we need?

As Wyndham’s population continues to grow and change, it will be important to provide for a range of diverse community needs and housing preferences.

Over the next 15 years, Wyndham’s household structure is anticipated to consist of predominantly ‘couple family with children’ households. Today, more than 48% of total households are couple families with children, however over the next 15 years, the total proportion of this household type will decrease slightly to 45%.

Between 2021 and 2036, the number of lone person households is expected to increase by approximately 78% from 14,620 households to 26,150 households. Additionally, couple families without children is projected to increase by 65% to 2036. **Figure 8** shows the change households by type between 2021 to 2036.

The household size is expected to remain higher than the Victorian average, dropping from 3.1 persons per household to 3 persons per household by 2036. Family households are expected to continue to form the majority of households in the municipality.

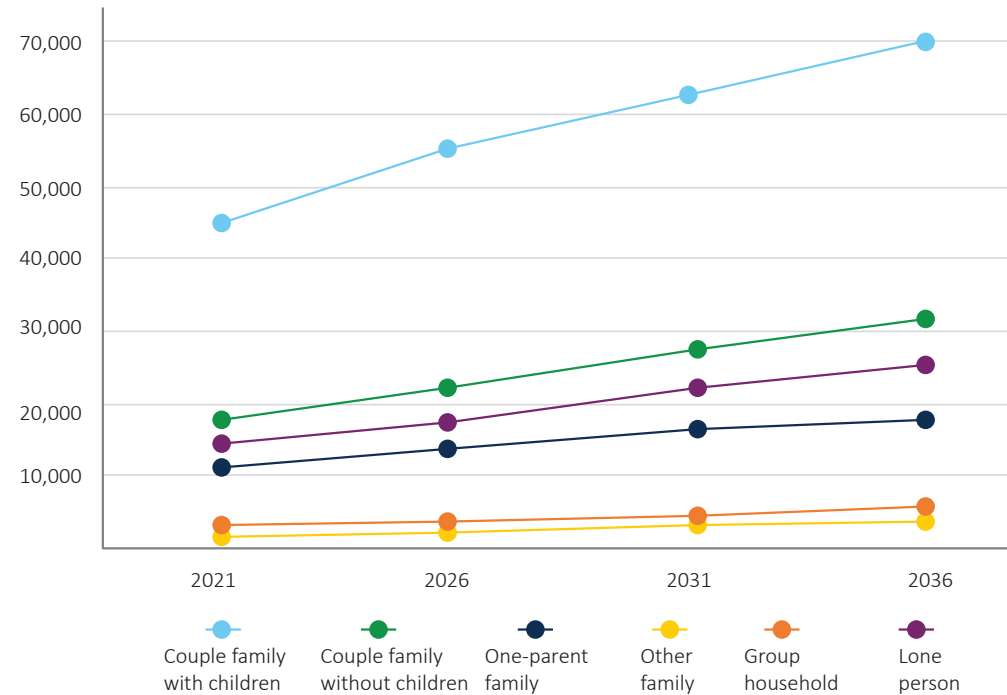


Figure 8 Projected household type to 2036 (Source: Victoria in Future 2023)

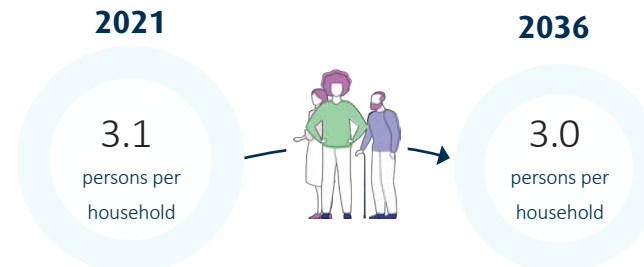


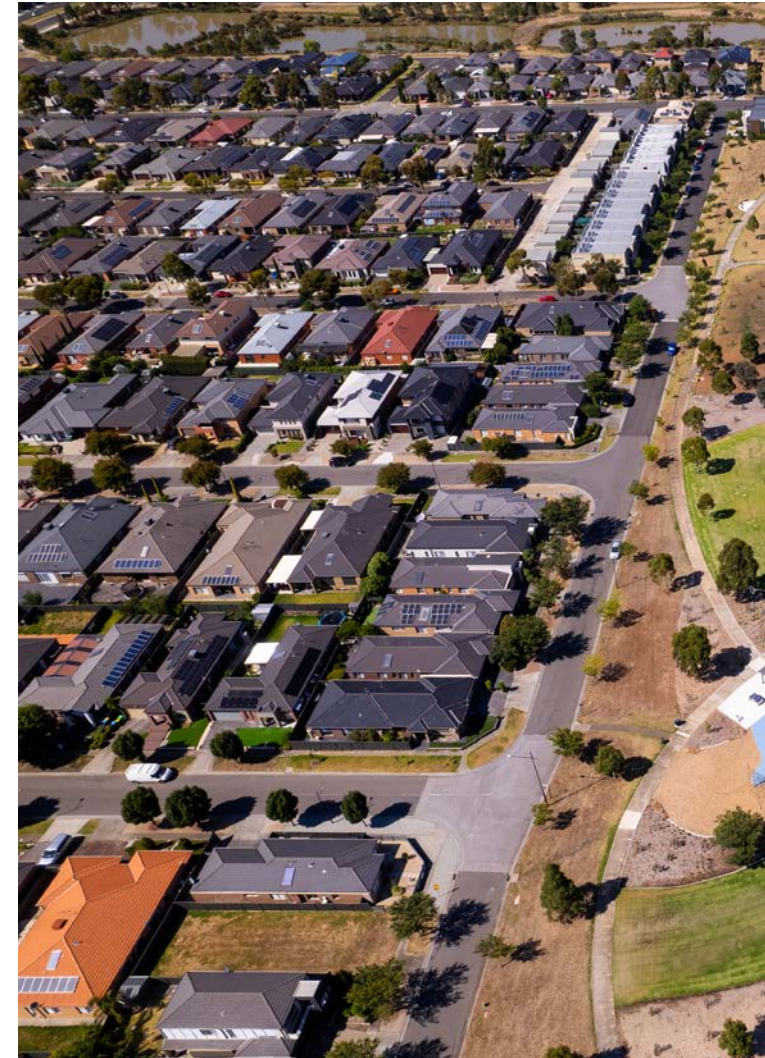
Figure 9 Projected household size change from 2021 to 2036 (Source: Victoria in Future 2023)

2.3 Key challenges for housing in Wyndham

The City of Wyndham has experienced the highest population growth rate of any Victorian municipality over the past 10 years. There are several key drivers for change when it comes to planning for housing.

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 or 4 bedrooms, with no increase to the percentage of 1- and 2-bedroom dwellings despite the increasing need.
- The delivery of semi-detached and medium density housing is not consistently provided as planned in growth areas.
- Homeowners in growth areas are increasingly susceptible to affordability issues and housing stress.
- Increasing demand for larger lots and smaller dwellings/medium density housing.



Land use constraints

Protecting and managing interfaces with agriculture and industry

The Werribee South Intensive Agriculture Area, located south of the Princes Freeway, occupies about 3,000 hectares and is recognised as a vegetable growing area of State significance, with produce directed not only to domestic consumption but also export markets.

North of the freeway and beyond the urban areas there is extensive dry land farming – mainly cropping and grazing. About 60 per cent of the municipality's land area is devoted to these uses.

The City is also a significant hub for industrial development, home to national and international companies in the sectors of steel manufacture, chemicals, food processing and storage and transport.

In addition, research and development activities of State and national significance are conducted in the Technology Precinct at Werribee, including the Australian Food Industry Science Centre, the Gilbert Chandler Institute, the Grains Research Board, Victoria University, and the Melbourne University Veterinary Clinic.

Future housing growth needs to be carefully managed to ensure that residential uses do not encroach on these important land uses, and in turn ensure impacts associated with agricultural and industrial developments do not impact future residents.

Protecting environmental assets

The municipality contains several major environmental assets including the Werribee River, Skeleton Creek, Lollypop Creek, Little River, Laverton Creek, Kororoit Creek and their tributaries. Vistas and views to natural features including the You Yangs, the coastline of Port Phillip Bay and the internationally significant natural habitats and wetlands of Point Cook are also key environmental features. The Western Treatment Complex and the Western Grassland Reserve are also prominent features within Wyndham's environment

The location, form and interface of new housing development must be sensitive and responsive to these environmental assets.

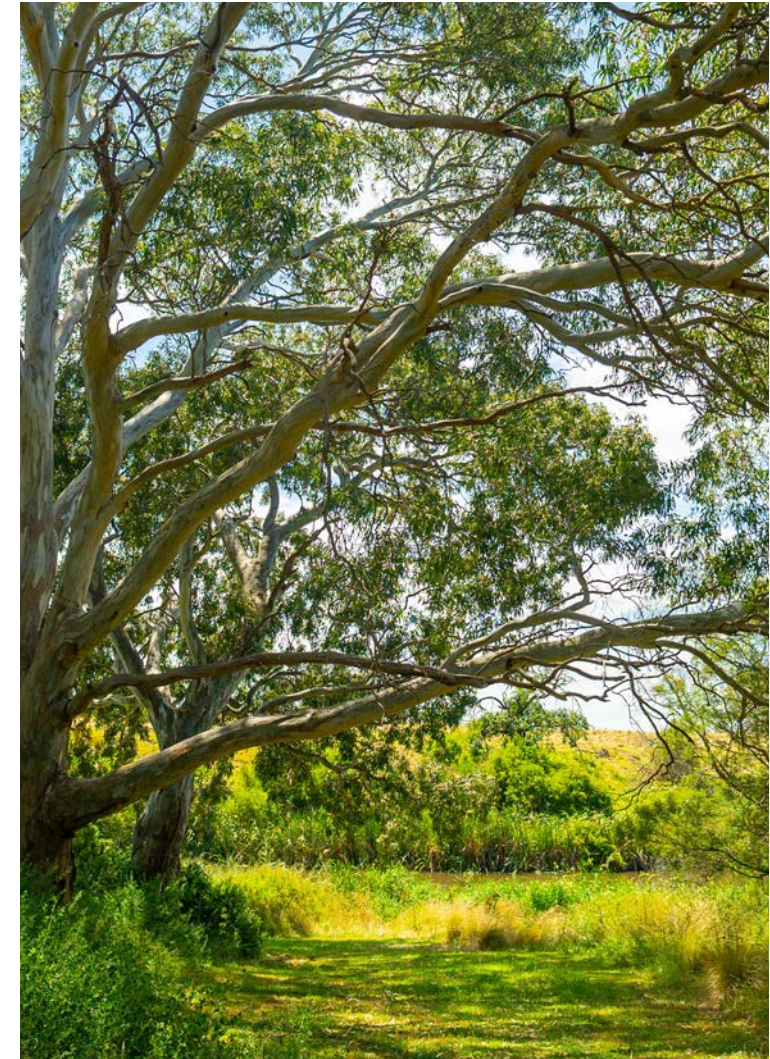
Protecting heritage values

The lands and rivers across Wyndham comprise a rich and diverse Aboriginal cultural heritage. This history provides connections and remnants to the City's pre-settlement and early settlement of the Western Plains. There are also some significant heritage sites across Wyndham's urban, built and natural environments.

The location and interface of future housing with these heritage assets requires careful management.

Restrictive covenants

There are significant areas of the municipality, particularly within the growth area suburbs, affected by covenants which restrict the scale, type and design of residential development.




















Shire of Moorabool

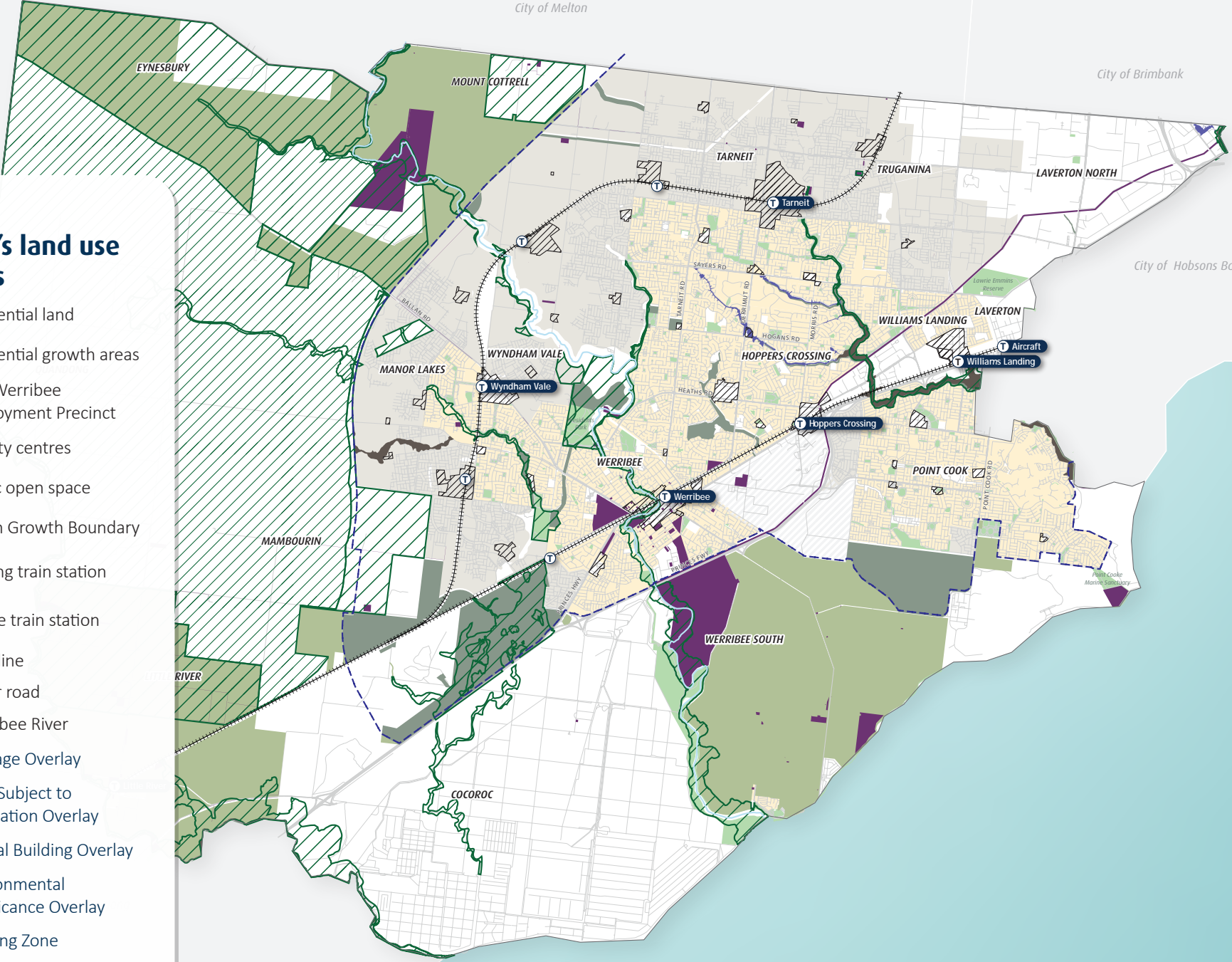
City of Melton

City of Brimbank

City of Hobsons Bay

MAP 2 Wyndham's land use constraints

-  Residential land
-  Residential growth areas
-  East Werribee Employment Precinct
-  Activity centres
-  Public open space
-  Urban Growth Boundary
-  Existing train station
-  Future train station
-  Train line
-  Major road
-  Werribee River
-  Heritage Overlay
-  Land Subject to Inundation Overlay
-  Special Building Overlay
-  Environmental Significance Overlay
-  Farming Zone
-  Green Wedge Zone



EYNESBURY

MOUNT COTTRELL

TARNEIT

TRUGANINA

LAVERTON NORTH

MANOR LAKES

WYNDHAM VALE

HOPPERS CROSSING

WILLIAMS LANDING

LAVERTON

WERRIBEE

HOPPERS CROSSING

POINT COOK

MAMBOURIN

WERRIBEE SOUTH

COCOROC

Point Cook
Manning College

Diversifying the housing stock

Wyndham's location on the western edge of Metropolitan Melbourne means that it has a unique growth context, compared to other municipalities. To date, the majority of Wyndham's residential homes are single, detached dwellings and as of 2023, more than 40% of Wyndham's residential land is yet to be developed. This means that over the next 15 years, the municipality will undergo a significant amount of change.

While the development of single detached homes has been the predominant housing typology historically, there is a need to diversify the housing stock to ensure that there is a range of different types and sizes of homes to meet changing community needs. In particular, groups such as the elderly, people with a disability, students and newly arrived migrants, may have requirements which are not met by the current housing stock available in Wyndham.

Wyndham differs quite substantially from Greater Melbourne in terms of dwelling structure due to it being a growth council, and land availability for separate and semi-detached houses. This 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.

In 2021, the majority (91.3%) of dwellings within Wyndham had 3 or more bedrooms (ABS, 2021), indicating a distinct lack of diversity in the current dwelling stock, both in terms of dwelling type and size. Furthermore, 37.1% of dwellings had three bedrooms and 54.2% had four bedrooms (ABS, 2021). In comparing the number of bedrooms in 2016 to 2021, there was considerable growth in Wyndham during these years however the percentage of one- and two-bedroom dwellings actually decreased. Moreover, the proportion of three-bedroom dwellings also decreased slightly whilst the percentage of four and five bedroom dwellings has increased.



Future Homes

Future Homes is a joint initiative between the Department of Transport and Planning (DTP) and the Office of the Victorian Government Architect (OVGA) to deliver high quality, low-scale apartments that provide more housing choice and sustainable living options for Victorians.

The initiative could provide an opportunity to diversify Wyndham's housing stock as well as deliver high quality housing that provides 1 and 2-bedroom options that cater for a range of needs and life stages.

Future Homes is a program applicable across Victoria, in areas capable of supporting 'gentle density increases'. Future Homes permit applications can be made if the site meets any of the following criteria:

- within 800 metres of a passenger train station, or
- within 800 metres of an identified activity centre in Metropolitan Melbourne.

Furthermore, the site must be located within land zoned General Residential (GRZ) and must not be subject to a Heritage Overlay (HO) or a Neighbourhood Character Overlay (NCO).

Examples of the four approved Future Homes typologies are shown in Figure 10.



Figure 10 Programs like Future Homes bring together quality design with sustainable living options to create better apartments for Victorians. Source: DTP.

More information can be found at:

www.planning.vic.gov.au/policy-and-strategy/future-homes/

Managing change in residential growth areas

A significant amount of broad hectare residential land supply is available within the municipality, which will enable the steady delivery of new lots to the market. **Map 2** 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.

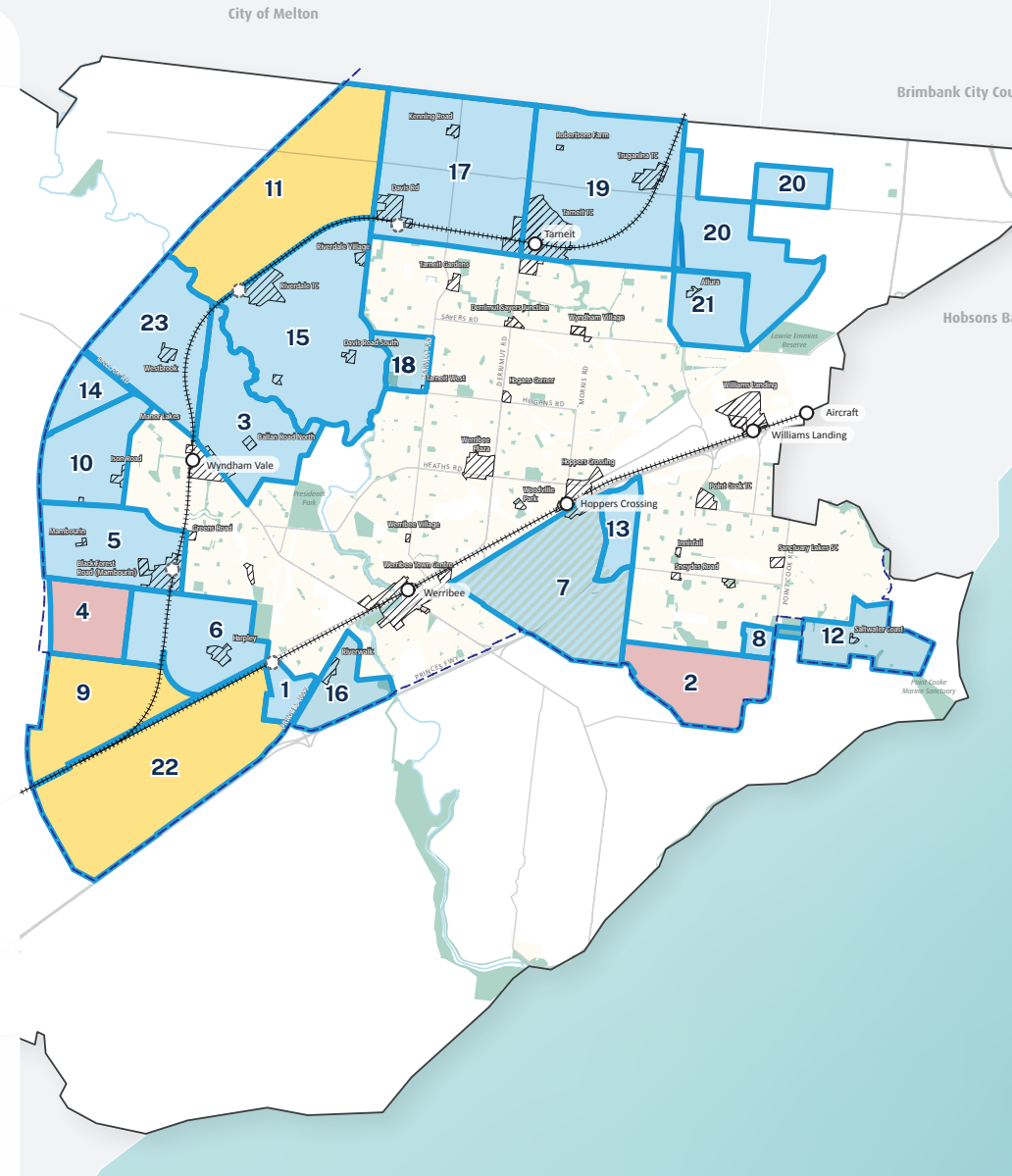
In the past, however, several areas previously designated in PSPs for medium density development have been permitted to be developed at conventional densities. Encouraging medium density dwellings to be located in proximity to train stations and existing/proposed services and Activity Centres will support the needs of the next generation of residents who may have less access to car transport. The completion of the Regional Rail Link provides opportunity for increased density within close proximity to the new proposed train stations. It is noted that there are ongoing challenges around achieving density around future train stations that have not had construction funding committed. Alignment of new housing development with provision of services and infrastructure will be key to creating vibrant neighbourhoods and maintaining sustainable growth.

The opportunity and priority for housing diversity needs to be leveraged in these locations.

MAP 2
Precinct Structure Plans in Wyndham

- PSP Completed
- PSP Pre-commencement
- PSP Unprogrammed

- 1 Alfred Road
- 2 Aviators Field
- 3 Ballan Road
- 4 Bayview
- 5 Black Forest Road North
- 6 Black Forest Road South
- 7 East Werribee Employment Precinct
- 8 Lincoln Heath South
- 9 Mambourin East
- 10 Manor Lakes
- 11 Oakbank
- 12 Point Cook Homestead Road
- 13 Point Cook West
- 14 Quandong PSP
- 15 Riverdale
- 16 Riverwalk
- 17 Tarneit North
- 18 Tarneit West
- 19 Truganina
- 20 Truganina Employment Area
- 21 Truganina South
- 22 Werribee Junction
- 23 Westbrook



Declining housing affordability

In 2022 Council adopted the Wyndham Affordable Housing Strategy. The Strategy provides mechanisms to increase housing diversity and choice in Wyndham by identifying a range of strategic actions that focus on meeting housing needs and addressing the shortfall of social and affordable housing in Wyndham.

The *Planning and Environment Act 1987* defines affordable housing as “housing, including social housing, that is appropriate for the housing needs of very low, low- and moderate-income households”. It is housing appropriate in terms of location, size, tenure and cost to meet the housing needs of very low to moderate-income households.

Affordable housing includes rental and home purchase and depends on subsidies to reduce housing costs and meet the gap between market prices and the price a very low to moderate-income household can otherwise afford.

As of 2021, the proportion of residents in Wyndham purchasing their home through a mortgage was higher than the statistical average in Greater Melbourne (48.3%) resulting in a lower percentage of homes owned outright (18%). At the same time, 30.8% of dwellings were rented. The higher housing costs associated with mortgage and rented tenure types indicates that the population could be highly susceptible to housing affordability issues triggered by events such as employment decreases and interest rate rises.

The level of housing affordability in Wyndham 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 two-bedroom units, of which there is only a small proportion compared to three bedroom or more dwellings.

Notably, median house prices in Wyndham have increased by 101% over the last ten years. With 8% of Wyndham households on very low incomes, and 40% of these very low-income households experiencing housing stress, it is estimated that there will be a need for 17,000 more affordable homes by 2036.

Housing vulnerability and homelessness are also significant issues in Wyndham. In 2022, it was estimated that 793 people were homeless on a single night across the municipality. The number of people experiencing homelessness increased by 33.2% between 2016 and 2021 according to Census figures. The growth in overcrowding rates almost doubled over the same period. There are currently limited options to access crisis accommodation in Wyndham, with people often referred out of the municipality or to accommodation such as motels and caravan parks.

Affordable Housing Demand in Wyndham

101%

Median house prices have increased 101% over 10 years

8%

Proportion of households in Wyndham are on very low incomes- earning less than \$1,048 per week

110%

By 2036, it is estimated there will be a 90% increase (109,902 households) in low, low and moderate income households from 2016.

Source: Wyndham Affordable Housing Strategy 2022-2025

Wyndham’s ‘missing middle’

The ‘missing middle’ is a term often used to describe certain types of housing that allow for greater diversity and density. These include duplexes, units and townhouses, which are developed at a similar scale to traditional lower-density housing forms.

In established areas of Wyndham, demand for housing is driven by a range of market segments including investors, local residents looking to downsize and first home buyers. Housing in Wyndham’s growth areas continue to be in high demand by first home buyers, with larger detached dwellings preferred.

There is a gap in the provision of new medium density units (one and two bedrooms), particularly in locations with good access to public transport. In 2021, one and two bedroom dwellings only accounted for less than 7% of all housing in Wyndham (see **Figures 11 and 12**). Recent subdivision proposals in established areas with larger lots, such as Tarneit and Sayers Roads, indicate demand for this housing type and the willingness of developers to deliver small subdivisions at medium densities.

There are a range of further barriers to the delivery of more semi-detached housing in growth areas including the limited price advantage of this product compared with detached dwellings (construction costs are higher per square meter for semi-detached dwellings), and greater difficulty for developers and builders in obtaining financing for this housing type.

Despite these barriers, 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.

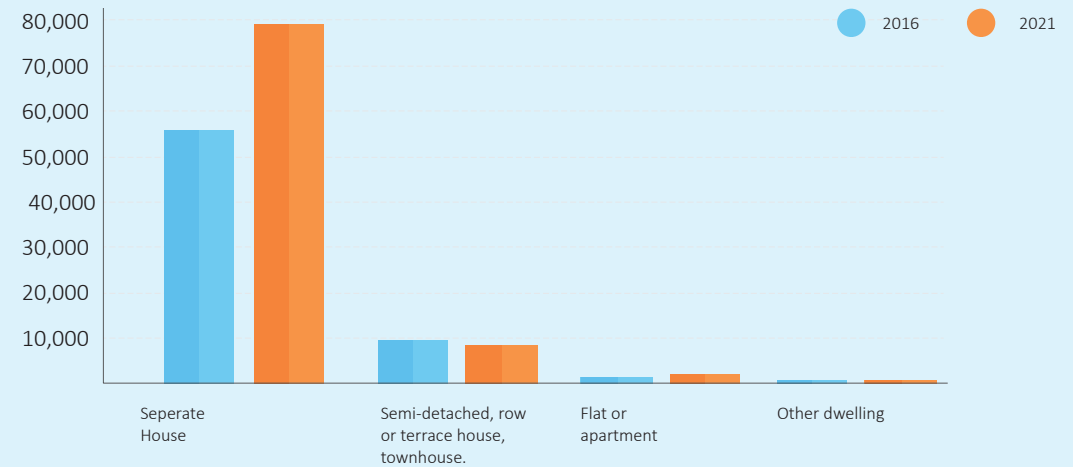


Figure 11 Proportion of housing types in Wyndham. Source: ABS 2021

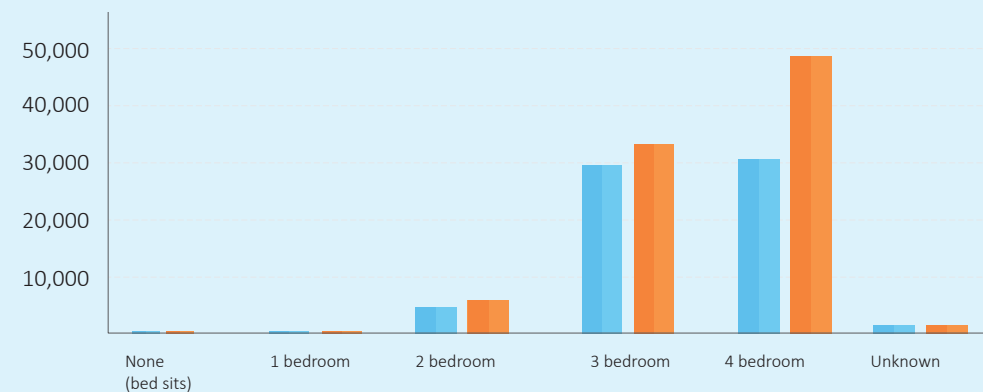


Figure 12 No. of bedrooms within Wyndham’s existing housing stock. Source: ABS 2021

Improving sustainable design

Climate change and environmental sustainability are amongst key issues concerning Wyndham residents. There are opportunities to address these concerns by improving the environmental performance of Wyndham's existing and new housing stock and encouraging a more sustainable urban form overall.

It will be important for sustainability to be considered holistically when developing new housing or enhancing existing housing in Wyndham. This includes not only ensuring that new buildings meet environmental performance requirements and standards as per relevant codes and guidelines, but that new housing is strategically developed in locations with existing infrastructure and services. Access to jobs and services, and walkability to activity centres and public transport, all contribute to the creation of healthier, happier and more sustainable communities. Footpaths and cycle paths improve the liveability in suburban housing areas and encourage active transportation.

In terms of environmental performance, Wyndham aims to incorporate Environmentally Sustainable Design (ESD) principles in all new developments. This will ensure that new housing in Wyndham is environmentally efficient and sustainable, particularly in the domains of energy and water consumption, and urban heat island effects.

Sustainability goals can also be addressed through planting and landscaping of the public realm, in

conjunction with the development of new housing.

Tree planting in Wyndham's streets and parks has been identified as a major priority of both the community and Council. Currently Wyndham's urban area has a tree canopy coverage of 4% (see **Figure 13**). Over the next 10 years Council has an aspiration to increase this to 25% by 2030 (City Forest and Habitat Strategy 2017-2040). Tree planting in the public realm and as part of new housing developments will contribute to minimising urban heat island effects, sequestering carbon and supporting stormwater management, in a municipality and region which has been identified as having one of the lowest tree canopy covers in Greater Melbourne. Tree planting will need to be considered as a component of new housing developments and in areas designated in PSPs for housing development.

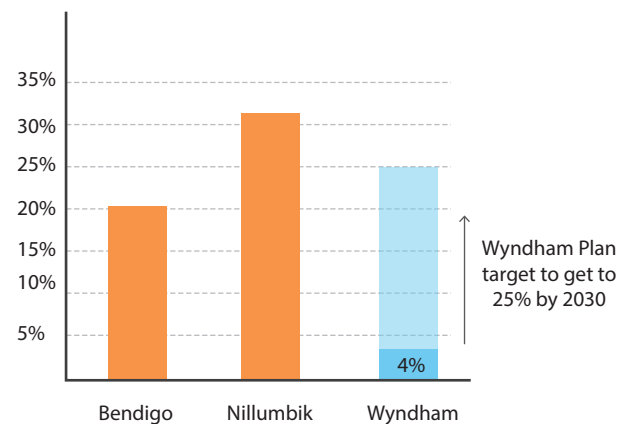


Figure 13 Existing tree canopy coverage comparison

