ACKNOWLEDGEMENTS

It is acknowledged that Wyndham City Council is on traditional lands of the Wathaurong and Wurundjeri tribes of the Kulin Nation. We offer our respect to the Elders of these traditional lands, and through them to all Aboriginal and Torres Strait Islander People.

PROJECT CONTROL

<table>
<thead>
<tr>
<th>NAME</th>
<th>NO.</th>
<th>PM APPROVED</th>
<th>PD APPROVED</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Issues and Opportunities Paper – Final</td>
<td>3</td>
<td>JMR/KW</td>
<td>MS</td>
<td>15/04/2015</td>
</tr>
</tbody>
</table>
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1

INTRODUCTION
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 anticipated to experience significant residential growth over the next twenty years.

New residential zones were introduced to the Victorian Planning Provisions in June 2013. Councils had until 1 July 2014 to introduce the new residential zones into their local planning schemes. As Wyndham had not finalised an amendment to implement the new residential zones prior to this date, the General Residential Zone replaced all land in the former Residential 1, 2 and 3 Zones.

Planisphere, in conjunction with Urban Enterprise, has been commissioned to prepare a combined Housing Strategy and Neighbourhood Character Study on behalf of Wyndham City Council. This strategy will:

- Provide a twenty-year plan to manage housing growth and change across all residential areas in the municipality
- Contain a detailed assessment of neighbourhood character as well as design and development occurring within the City’s residential areas
- Provide design guidance for future built form.

This Strategy will also provide the strategic justification for the application of the new residential zones across Wyndham.

1.1.1 STUDY AREA

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

The established residential areas are located in the centre of the municipality, and are surrounded by rural, agricultural and industrial land uses. 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.

The Housing Strategy and Neighbourhood Character Study will pertain to all existing and future residential land in the City of Wyndham within the Urban Growth Boundary.
1.1.2 PURPOSE OF THIS DOCUMENT

The purpose of this document is to present an analysis of housing and character issues and opportunities in Wyndham. The findings of this analysis have been based on a policy review, demographic analysis, market demand analysis and by consulting with the community and appropriate stakeholders.

More specifically, this report provides:

- Chapter 2 – Wyndham’s Policy, an overview of Wyndham’s policy context and a best practice review of Housing Strategies and Neighbourhood Character Studies.
- Chapter 3 – Wyndham’s People, a demographic profile of the Wyndham community and forecast population.
- Chapter 4 – Current and Future Housing Needs, a detailed analysis of the current housing needs, the local housing market and future housing needs.
- Chapter 5 – Built Form, an overview of the built form in Wyndham and the current issues and opportunities associated with neighbourhood character.
- Chapter 6 – Issues and Opportunities, an overview of opportunities and constraints associated with housing growth, change and design in the municipality.
- Chapter 7 – Next steps, conclusion and implications of analysis contained in this report.
1.2 PROJECT METHOD

1.2.1 APPROACH

The project is being undertaken in six stages, as outlined below:

Stage 1 – Inception
Stage 2 – Background Issues & Opportunities Analysis (current stage),
Stage 3 – Neighbourhood Character Investigation
Stage 4 – Strategic Directions Discussion Paper
Stage 5 – Draft Housing & Neighbourhood Character Strategy
Stage 6 – Final Housing & Neighbourhood Character Strategy

1.2.2 ENGAGEMENT

Engagement with residents, landowners, government agencies and other key stakeholders has provided an important input to this Paper. This consultation phase was branded ‘My Place’.

The process sought to identify key built form features in Wyndham’s different neighbourhoods, of particular relevance to the neighbourhood character component of the Strategy. It also sought to broadly identify issues and aspirations for the Strategy to address.

The consultation period occurred for three weeks, from 26 November to 19 December 2014 and involved the following components:

- Wyndham Neighbourhood Listening Posts held in Tarneit and Werribee on 6 December and 13 December 2014 respectively.
- Bulletin and Feedback Form distributed via Council’s website and the Listening Posts
- Officer Workshop undertaken on 18 December 2014.

STAKEHOLDER CONSULTATION

The following government agencies, Council departments and industry representatives have been consulted to date as part of the Wyndham Housing and Neighbourhood Character Strategy Project:

- Department of Land, Water and Planning
- Metropolitan Planning Authority
- VicRoads
- Public Transport Victoria (PTV)
- Melbourne Water
- Utility providers
- Wyndham City Council departments:
  - Strategic Planning
Communal planning encompasses:
- Statutory Planning
- Urban Design
- Social Development
- Traffic & Transport
- Engineering

- Representatives from the housing development industry
- Local real estate agents

**COMMUNITY CONSULTATION**

Consultation with residents of established and growth area suburbs also occurred via the Wyndham Neighbourhood Listening Posts at the following times and locations:
- Tarneit Neighbourhood Listening Post – 6 December 2014

The Neighbourhood Listening Posts were a whole-of-Council initiative, which sought to provide an opportunity for residents to:
- Be informed about Council’s activities
- Input into new plans and
- Meet with Councillors and Council officers.

Members of the Project Team provided information to residents regarding the purpose and timeframes of the Wyndham Housing and Neighbourhood Character Strategy.

Residents were encouraged to fill out the feedback form and participate in a housing aspirations photographic exercise, the findings of which are summarised in the following sections.

An overview of the key findings from this consultation phase is provided at Chapter 5.
FIGURE 1 - PROJECT STUDY AREA

1. Manor Lakes
2. Westbrook
3. Ballan Road
4. Rivendale
5. Tarneit West
6. Tarneit North
7. Truganina
8. Truganina Employment
9. Truganina South
10. Point Cook Homestead Rd
11. Point Cook West
12. East Werribee
13. Riverwalk
14. Alfred Road
15. Blackforest Road South
2

WYNDHAM’S POLICY
2.1 KEY FINDINGS

The most recently adopted State metropolitan planning strategy, *Plan Melbourne*, includes a number of initiatives which will impact the planning and provision of housing within Wyndham. This includes:

- **Protecting suburbs, while delivering density in defined locations**, enabling the crafting of residential controls to better define preferred housing outcomes;

- **Twenty-minute neighbourhoods**, where residents will have access to shops, services, open space, employment and community services;

- **Transitioning to a more sustainable city**, which involves a range of approaches such as creating a more compact city, making better use of transport infrastructure, improving building design, and greening the city;

- **Regional rail link and outer metropolitan road and rail**, which will include the development of new train stations and improve accessibility to the city.

- **A revised metropolitan structure**, which designates Werribee Mercy Hospital as a Health Precinct, identifies urban renewal opportunities in the East Werribee Employment Precinct and encourages continued planning and development of existing and proposed activity centres.

The Precinct Structure Plan Guidelines (2012) guide the planning and development of growth area suburbs. In particular the directions and objectives of existing and proposed PSPs will be considered throughout this study.

The Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone replace the former Residential 1, Residential 2 and Residential 3 zones. The combined outcomes of the Housing Strategy and Neighbourhood Character Study will provide the necessary **strategic underpinning to inform the application of the new residential zones, and as relevant, content of the zone schedules** throughout the municipality.

Based on a **best practice review of housing strategies** developed by other Councils the following key findings will benefit the development of a housing strategy for Wyndham:

- **Key ‘themes’** to address housing objectives and strategies are common in report structures that clearly articulate the housing issues and needs to be addressed.

- Highlighting **community needs and aspirations** in terms of housing diversity and growth would be effective upfront.

- A thorough **housing capacity analysis** is important to underpin the housing change areas and demonstrate that housing needs can be accommodated.

- Key design principles and any housing diagrams should be clear and effectively communicate the **preferred neighbourhood character statements for each area**.

- A **detailed implementation plan** will be effective in providing an action list for Council.

- Graphically the strategy should be **visually engaging and easy to read**.
Based on a best practice review of neighbourhood character studies prepared by other Councils the following key findings will benefit the development of a neighbourhood character study for Wyndham:

- **The most commonly used approach to neighbourhood character is that which was developed by Planisphere and proposed for Wyndham.** It takes a detailed street-by-street on the ground survey approach, which has proven to be very effective.

- **Considering the objectives and limitations of the new residential zones while undertaking the neighbourhood character study would be beneficial.**

- **Neighbourhood character precinct statements should be clear and concise,** with preferred future character descriptions that will assist in informing the housing strategy and design guidelines.
## POLICY CONTEXT

### 2.2.1 STATE POLICY

<table>
<thead>
<tr>
<th>NAME</th>
<th>OVERVIEW</th>
<th>STUDY IMPLICATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Planning Policy Framework</td>
<td>The Draft Planning Policy Framework (PPF) incorporates key strategic directions identified in Plan Melbourne. It also incorporates directions outlined in the new Regional Growth Plans. It aims to provide clearer and more effective state level planning policies that better align with local policy issues.</td>
<td>Any final recommendations will need to be consistent with the finalised version of the PPF.</td>
</tr>
<tr>
<td>Plan Melbourne: Metropolitan Planning Strategy (2014)</td>
<td>Plan Melbourne seeks to manage growth and change across metropolitan Melbourne over the next 35 years. The strategy identifies planning, transport, infrastructure, services and major project initiatives to be undertaken over this period.</td>
<td>Wyndham is recognised within the Western sub-region, anchored by the East Werribee National Employment Cluster. A number of future initiatives are proposed, such as the Regional Rail Link and expanded Activity Centres, which will impact on future housing provision and location. There are also a number of initiatives identified in the Housing, Liveable Communities and Neighbourhoods themes which will have implications for housing growth in urban renewal and infill, and greenfield growth area contexts. A significant policy direction contained in the plan is the establishment of ‘20 minutes neighbourhoods’.</td>
</tr>
<tr>
<td>Precinct Structure Planning Guidelines</td>
<td>The Guidelines assist in the preparation of Precinct Structure Plans. They aim to increase consistency in planning and assist with the technical application of the relevant planning scheme tools in growth areas</td>
<td>The directions and objectives of existing and proposed PSPs will need to be considered throughout this study. This includes areas with existing and proposed DPOs and IPOs.</td>
</tr>
</tbody>
</table>
The West Growth Corridor Plan was prepared by the Metropolitan Planning Authority and provides a framework for housing, jobs, transport, town centres, open space and key infrastructure across our Melbourne’s newest metropolitan suburbs. The West Growth Corridor identifies extensive infrastructure upgrades and urban renewal opportunities. These initiatives are reflected in Plan Melbourne.

On July 1, 2014, a new suite of residential zones were introduced into all councils throughout Victoria. All former residentially zoned land is now subject to the Neighbourhood Residential Zone, General Residential Zone and the Residential Growth Zone. The residential zone reforms are discussed further at Section 2.3.

The key initiatives outlined in the West Growth Corridor Plan will impact housing growth and change in the municipality, and must be considered in the development of the Housing and Neighbourhood Character Strategy.

The findings from the Study will inform the application of the new residential zones. Wyndham’s residential areas are currently all zoned General Residential Zone. It is noted that the most recently gazetted PSPs have utilized the Residential Growth Zone. Additionally, changes to rural, commercial and industrial zones have been made.

### LOCAL POLICY

<table>
<thead>
<tr>
<th>NAME</th>
<th>OVERVIEW</th>
<th>STUDY IMPLICATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Plan 2013-17, including 2014-2015 Annual Plan (2013)</td>
<td>This Plan updates the original City Plan which sets out Council’s objectives and strategies to support Community Wellbeing. This includes improvements and necessary actions to four priority areas as identified by the community: transport, services, parks and recreation and city image and public safety.</td>
<td>Future housing policies and strategies must be consistent with the City Plan. In particular, housing provision, affordability and diversity are identified as key issues and should be addressed as part of the new Housing Strategy and Character review.</td>
</tr>
<tr>
<td>Wyndham Community Health, Wellbeing &amp; Safety Plan 2013-2017 (2013)</td>
<td>This Plan outlines the blueprint for health and wellbeing in the municipality. Focusing on five priority areas, the plan supports a number of key strategic documents including the City Plan and the Wyndham Planning Scheme.</td>
<td>Recognises issues associated with access to housing, affordability and diversity and prioritises ‘a city built for health, wellbeing and safety’. The Plan outlines relevant agencies, stakeholders and community organisations to be engaged with to achieve this vision.</td>
</tr>
</tbody>
</table>
**Draft Wyndham Activity Centre Strategy (2014)**

This Plan provides the basis for activity centre planning in Wyndham over the next 20 years. It contains a summary of key issues, strategic policy considerations to guide activity centre development, an activity centre development framework and process for assessing development applications in activity centres in Wyndham.

The Strategy establishes an Activity Centre Hierarchy for Wyndham, this will guide the extent of residential growth both within the centre itself as well as its surrounds.

**Wyndham’s Quality Community Plan (2007)**

This document sets out the long term direction for the future development of Wyndham. It focuses on community development, capturing the values and priorities of residents and stakeholders through engaging community consultation.

The Plan primarily focuses on social improvements and 'soft infrastructure' however future housing strategies should be consistent with Wyndham resident’s aspirations for diverse, safe and vibrant communities.

The Plan is currently being updated through an extensive community consultation process. It is anticipated that community needs and aspirations in terms of housing diversity and growth will be a key issue.

**Draft Housing Diversity Strategy (2013)**

This Strategy contains objectives and actions to support and encourage diversification of the City’s housing stock – in terms of dwelling types, lot and house sizes and tenure.

The findings of this Study should be reflected and further developed as part of the Housing and Neighbourhood Character Strategy.

**Draft Housing Diversity Statement (2013)**

The purpose of the Housing Diversity Statement is to articulate Council’s position in regards to planning for and providing a diverse range of dwelling types within the residential growth areas of the City of Wyndham. The Statement was developed in response to the findings and directions of the Wyndham Housing Diversity Strategy 2013.

Importantly, the Strategy contains a Proposed Housing Diversity Target for the Wyndham Growth Areas.

The findings of this Study should be reflected and further developed as part of the Housing and Neighbourhood Character Strategy.
<table>
<thead>
<tr>
<th>Study Title</th>
<th>Description</th>
<th>Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighbourhood Character Scoping Study (2012)</td>
<td>The Study provided an initial overview of the neighbourhood character patterns evident in established areas of the municipality, and to identify areas that warrant further investigation. It identified five broad Neighbourhood Character Types and a number of investigation areas that warrant more detailed investigation.</td>
<td>The findings of this Study should be reflected and further developed as part of the Housing and Neighbourhood Character Strategy.</td>
</tr>
<tr>
<td>Growth Corridor Plans- Managing Melbourne’s Growth (2011)</td>
<td>The Growth Corridor Plans set out a strategic framework to guide the planning of new communities in each of the four recognised growth Corridors over the next 30 to 40 years. The framework is to be used as a tool to guide and inform decisions relating to urban development, infrastructure and service provision.</td>
<td>The plan sets out a vision for the Western Growth Corridor including the designation of major town centres, local neighbourhoods and new residential districts. Future housing strategies need to consider these boundaries and other key development/infrastructure proposals outlined in the Growth Plan. It is noted that the Western Growth Corridor Plan is to be updated to include the logical inclusions areas.</td>
</tr>
<tr>
<td>Residential Design Guidelines- Neighbourhood Character (2010)</td>
<td>These guidelines provide assistance for new developments regarding key neighbourhood character elements including vegetation, siting, building height and form, architectural quality, older buildings, front boundary, open space and waterways and road space treatment.</td>
<td>These key elements will need to be reviewed and revised as necessary per the findings of this Housing and Character Study.</td>
</tr>
<tr>
<td>Residential Design Guidelines- ‘Rear Loaded’ Lots (2010)</td>
<td>These guidelines set out objectives to ensure, consistent, safe and high quality design outcomes are achieved and implemented for residential subdivisions that incorporate lots with rear access.</td>
<td>Need to consider the implications and design of subdivisions to ensure appropriate interfaces with rear lots, particularly in growth areas.</td>
</tr>
</tbody>
</table>
Landscape Guidelines (2014)

This document sets out a number of landscape design principles to encourage landscaping that is consistent with the local character of the neighbourhood and the wider municipality. The Guidelines provide assistance to applicants in drafting a landscape plan and outlines key objectives that must be achieved with any development application.

These guidelines may need to be reviewed and revised as necessary per the findings of this Housing and Character Study.
## WYNDHAM PLANNING SCHEME

<table>
<thead>
<tr>
<th>NAME</th>
<th>OVERVIEW</th>
<th>STUDY IMPLICATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Planning Policy Framework (SPPF)</td>
<td>The SPPF comprises the general planning principles for land use and development throughout Victoria. In particular, it considers housing and settlement, the environment, economic development, transport and infrastructure. The SPPF provides a framework for integrated decision making through general objectives and specific strategies.</td>
<td>Future housing strategies should be consistent with the SPPF, particularly the objectives and strategies contained in Clause 11 (Settlement), Clause 15 (Built Environment and Heritage) and Clause 16 (Housing). It is to be noted that current updates to the SPPF are currently in progress.</td>
</tr>
<tr>
<td>Municipal Strategic Statement (MSS)</td>
<td>The MSS provides a summary of key planning, land use and development objectives throughout Wyndham. It also sets the vision for the municipality and identifies key issues and how they can be resolved through planning practice. Any objective or strategy contained within the MSS is complementary to the SPPF.</td>
<td>The MSS sets the context for planning and development in Wyndham, identifying it as a future population growth area. In particular, it provides direction as to where growth should be directed and how housing diversity can be achieved. Future Plans should be consistent the objectives outlined in the MSS and consider relevant implementation actions. It is acknowledged that an updated MSS is currently awaiting approval from the Minister of Planning.</td>
</tr>
<tr>
<td>Local Planning Policies (LPP)</td>
<td>LPPs provide specific objectives and strategies to local planning issues. Any objective or strategy contained within the LPPs must be consistent with the SPPF. An overview of key relevant local planning policies is provided below.</td>
<td>Future Plans should consider the specific objectives, design guidelines and policy direction of the local planning policies, outlined below.</td>
</tr>
<tr>
<td></td>
<td>- Clause 22.02 – Little River Policy - Seeks to restrain development in Little River township and environs due to significant environmental and physical constraints, noting that there is potential for ‘rural living’ type development.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Clause 22.03 – Infrastructure Financing Policy – Provides the framework for the identification and apportionment of the cost of basic infrastructure in new urban development areas.</td>
<td></td>
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<td></td>
<td>- Clause 22.08 – Werribee South Green Wedge Policy – Seeks to provide for the sustainable management of the Werribee South Green Wedge, this includes a rural residential precinct.</td>
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</tr>
</tbody>
</table>
RESIDENTIAL ZONE CONTROLS

The following provides an overview of the purpose and extent of the key residential zones which currently apply throughout Wyndham. Refer to Figure 2 for a map of all zone controls in the municipality.

The City’s history and land use patterns provide a variety of residential environments, ranging from more compact development around public transport and activity centres to rural residential development. The Urban Growth Zone provides opportunities for the expansion of residential development, in line with approved Precinct Structure Plans. It is important that the Housing and Neighbourhood Character Strategy continues to reinforce and encourage a diversity of dwelling contexts.

<table>
<thead>
<tr>
<th>ZONE</th>
<th>PURPOSE</th>
</tr>
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<tbody>
<tr>
<td>Residential Growth Zone</td>
<td>To provide housing at increased densities in buildings up to and</td>
</tr>
<tr>
<td></td>
<td>including four storey buildings.</td>
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<tr>
<td></td>
<td>To encourage a diversity of housing types in locations offering good</td>
</tr>
<tr>
<td></td>
<td>access to services and transport is including activities areas.</td>
</tr>
<tr>
<td></td>
<td>To encourage a scale of development that provides a transition</td>
</tr>
<tr>
<td></td>
<td>between areas of more intensive use and development and areas of</td>
</tr>
<tr>
<td></td>
<td>restricted housing growth.</td>
</tr>
<tr>
<td></td>
<td>To allow educational, recreational, religious, community and a</td>
</tr>
<tr>
<td></td>
<td>limited range of other non-residential uses to serve local community</td>
</tr>
<tr>
<td></td>
<td>needs in appropriate locations</td>
</tr>
<tr>
<td>General Residential Zone</td>
<td>To encourage development that respects the neighbourhood</td>
</tr>
<tr>
<td></td>
<td>character of the area.</td>
</tr>
<tr>
<td></td>
<td>To implement neighbourhood character policy and adopted</td>
</tr>
<tr>
<td></td>
<td>neighbourhood character guidelines.</td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>To provide for low-density residential development on lots which, in</td>
</tr>
<tr>
<td>Zone</td>
<td>the absence of reticulated sewerage, can treat and retain all</td>
</tr>
<tr>
<td></td>
<td>wastewater.</td>
</tr>
</tbody>
</table>

- **Clause 22.12 – Heritage Conservation Policy** – Seeks to recognise, conserve and enhance places in Wyndham identified as having architectural, cultural, natural or historic significance and ensure that any new development provides an appropriate interface and/or response to the heritage place.

- **Clause 22.13 – Non-Residential Uses in Residential Zones Policy** – Policy seeks to ensure that care is taken in the selection and siting of non-residential uses in residential areas to avoid loss of privacy, amenity and convenience to nearby residents.
Township Zone

To provide for residential development and a range of commercial, industrial and other uses in small towns.
To encourage development that respects the neighbourhood character of the area.
To implement neighbourhood character policy and adopted neighbourhood character guidelines.
To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Urban Growth Zone

To manage the transition of non-urban land into urban land in accordance with a precinct structure plan.
To provide for a range of uses and the development of land generally in accordance with a precinct structure plan.
To contain urban use and development to areas identified for urban development in a precinct structure plan.
To provide for the continued non-urban use of the land until urban development in accordance with a precinct structure plan occurs.
To ensure that, before a precinct structure plan is applied, the use and development of land does not prejudice the future urban use and development of the land.

OVERLAY CONTROLS

The following provides an overview of relevant overlay controls which are likely to impact the potential and form of future residential development in the Wyndham.

Refer to Figure 3 for a map illustrating the extent of these overlay controls in the municipality.

The primary Overlays that apply within the Urban Growth Boundary are the Developer Contributions, Environmental Significance and Heritage overlays. The Development Plan Overlay applies extensively in established and growth area suburbs. In many instances these Plans are guiding the development of residential areas.
FIGURE 3 - OVERLAY CONTROLS

- Municipal Boundary
- Suburb Boundary
- Urban Growth Boundary
- Road Network
- Train Line
- Heritage Overlay
- Design and Development Overlay
- Development Plan Overlay
- Development Contributions Plan Overlay
- Incorporated Plan Overlay
- Special Building Overlay
- Land Subject to Inundation Overlay
- Environmental Significance Overlay
2.3 REFORMED RESIDENTIAL ZONES

On 1 July 2014 a suite of new residential zones was introduced to the *Victorian Planning Provisions* by the State Government to replace the former Residential 1, Residential 2 and Residential 3 zones. The reformed zones include the Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zones which support varying levels of housing change, dwelling forms and densities and land uses.

Council determined to implement a “policy neutral” translation of Wyndham’s previous residential zones, whereby all existing residential land is zoned General Residential Zone, until further work to support the justification of the new zone boundaries is completed. It is acknowledged that recently approved Precinct Structure Plans have applied the Residential Growth Zone.

This Study, along with the Activity Centre Strategy will provide the necessary strategic underpinning to inform the application of the new residential zones, and as relevant, content of the zone schedules.

2.3.1 KEY FEATURES OF REFORMED RESIDENTIAL ZONES

The following provides an overview of the key features of the new provisions, based on *Practice Note 78 – Applying the New Residential Zones*.

### RESIDENTIAL GROWTH ZONE

<table>
<thead>
<tr>
<th>PURPOSE</th>
<th>Enables new housing growth and diversity in appropriate locations</th>
</tr>
</thead>
</table>
| PRINCIPLES IN APPLYING ZONE | Locations offering good access to services, transport and other infrastructure  
Areas which provide a transition between areas of more intensive use and development and areas of restricted housing growth  
Areas where there is mature market demand for higher density outcomes  
Smaller strategic redevelopment sites. |
| PREFERRED HOUSING TYPES | High and medium density housing  
A mixture of townhouses and apartments up to three storeys, and higher where appropriate. |
| MAXIMUM BUILDING HEIGHT | Yes – discretionary 13.5 metres.  
But a higher or lower maximum can be set Council. |
### GENERAL RESIDENTIAL ZONE

**PURPOSE**
Respects and preserves neighbourhood character while allowing moderate housing growth and diversity.

**PRINCIPLES IN APPLYING ZONE**
- Areas with a diversity of housing stock, diversity of lot sizes and a more varied neighbourhood character
- Areas where moderate housing growth and diversity is encouraged

**PREFERRED HOUSING TYPES**
- Single dwellings and some medium density housing.
- A mixture of single dwellings, dual occupancies with some villa units and in limited circumstances town houses, where appropriate.

**MAXIMUM BUILDING HEIGHT**
- Yes – discretionary 9 metres.
- But a higher or lower maximum can be set Council.

**COMPARISON WITH FORMER ZONES (R1Z, R2Z and R3Z)**
- Height remains as per ResCode (9m)
- Allows uses such as Medical centre and Place of worship without a permit if conditions are met
- Allow application for a permit for specified non-residential uses such as Convenience restaurant, Store, Takeaway food premises and Service station
- Allows a schedule to specify application requirements, decision guidelines, siting and design requirements and a maximum building height for a dwelling or residential building.

### NEIGHBOURHOOD RESIDENTIAL ZONE

**PURPOSE**
Restricts housing growth in areas identified for urban preservation.

**PRINCIPLES IN APPLYING ZONE**
- Areas with a neighbourhood character that is sought to be retained
- Areas where more than 80% of lots currently accommodate detached dwellings
- Areas with Neighbourhood Character Overlays
- Residential areas with Heritage Overlays (such as larger heritage precincts, rather than individually recognised heritage sites)
- Areas of identified environmental or landscape significance.
- Areas which may not have good supporting transport infrastructure or other infrastructure, facilities and services and are not likely to be
improved in the medium to longer term

<table>
<thead>
<tr>
<th>PREFERRED HOUSING TYPES</th>
<th>Single dwellings and dual occupancies under some circumstances.</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAXIMUM BUILDING HEIGHT</td>
<td>Yes – mandatory 8 metres.</td>
</tr>
<tr>
<td></td>
<td>Can be varied by council with approval from the Minister for Planning.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COMPARISON WITH FORMER ZONES (R1Z, R2Z and R3Z)</th>
<th>Height lowered to 8m</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Restricts dwelling development to two on a lot. Council can vary through a variation to the schedule to the zone.</td>
</tr>
<tr>
<td></td>
<td>Includes a purpose to implement neighbourhood character policy and adopted neighbourhood character guidelines</td>
</tr>
<tr>
<td></td>
<td>Allows uses such as Medical centre and Place of worship without a permit if conditions met</td>
</tr>
<tr>
<td></td>
<td>Allows applications for a permit for specified non-residential uses such as Convenience restaurant, Store, Takeaway food premises and Service station</td>
</tr>
<tr>
<td></td>
<td>Allows a schedule to specify application requirements, decision guidelines, siting and design requirements, number of dwellings on a lot, permit thresholds for construction and extension of single dwellings and maximum building height for a dwelling or residential building.</td>
</tr>
</tbody>
</table>

2.3.2 RESIDENTIAL ZONES STANDING ADVISORY COMMITTEE

A Residential Zones Standing Advisory Committee has been appointed to advise the Minister for Planning on the method and application of the proposed new residential zones into local planning schemes. In October 2014, the Stage One Overarching Issues Report was released. This report is based on the Committee’s assessment of 14 draft amendments. The report discusses the ‘overarching’ issues that were raised in submissions, together with matters that were common to many of the draft amendments to help guide and support the implementation of the new residential zones into Victorian planning schemes.

RECOMMENDATIONS

The Stage One Overarching Issues Report includes six recommendations intended to address broader issues raised during the process. These include updating guidance material and addressing uncertainties and ambiguities associated with applying the new zones.

- Refer any matters, where the Residential Standing Advisory Committee has recommended that a draft amendment not proceed, to the Committee after Council has progressed the recommendations outlined in the relevant Stage One draft amendment report.

- Review the integration of the zone schedules and overlays. This review should address the respective roles of residential zones and overlays and which of these should be used to manage built form outcomes and how to best reconcile potential conflicts.

- Reconcile the reference to building heights in the purpose of the Residential Growth Zone with the provisions of the zone and associated references in Practice Note 78: Applying the Residential Zones (2013).

- Reconcile the schedule to the General Residential Zone with the commentary for the schedule template in Ministerial Direction on the Form and Content of Planning Schemes, in relation to the permit requirement for the construction or extension of one dwelling on a lot.

- Amend Clause 32.09-8 of the Neighbourhood Residential Zone to read as follows:

  a) The maximum height of a building used for the purpose of a dwelling or residential building must not exceed the building height specified in a schedule to this Zone. If no building height is specified, the height of a building must not exceed 8 metres, plus any applicable flood level, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height of the building must not exceed 9 metres, plus any applicable flood level.

In the State government’s response to these recommendations, it is indicated that reference to four storey development will be removed from the purpose to the Residential Growth Zone. Furthermore, greater guidance will be provided on the relationship between zone schedules and overlays as part of an update and consolidation of practice notes. These actions have not yet been implemented by State government.

**PRINCIPLES**

The report also includes a set of ‘principles’ that the Committee developed during the process. The principles were used to inform the review of individual Stage One draft amendments, and can be taken forward in considering future residential zone implementation proposals.

The principles that are considered most relevant to this study are listed below. These principles will be referred to and incorporated, as relevant, into the development of project recommendations. The primary recommendations related to the process of the Housing Strategies and Neighbourhood Character Studies emphasise the need to ensure the studies are comprehensive, rational and clear. Linkages between the strategic directions and the implementation techniques need to be legible and explained. In addition, the eventuating planning controls need to minimise the potential complexity which can arise from numerous schedules to the residential zones.
### TABLE 1 - KEY PRINCIPLES FROM THE STANDING COMMITTEE ADVISORY REPORT

#### Housing Strategies

- Municipal housing capacity analysis and targets for applying particular zones should not be the sole driver in implementing the new residential zones. However, capacity analysis should be undertaken to confirm that the strategy is workable and will meet projected future housing requirements.

#### Applying the Neighbourhood Residential Zone

- The NRZ should not be applied in precincts where there is policy support for significant housing growth, including near PPTN stops and activity centres unless supported by sound strategic justification.

- The use of the NRZ in response to identified character should be balanced with policies and strategies to provide housing choice and affordability, and efficient service infrastructure provision.

- The use of the NRZ to limit residential development in areas subject to environmental hazards or values should have regard to whether the zone provisions are necessary in addition to the relevant overlay.

#### Applying the General Residential Zone

- The GRZ will typically be the ‘default’ zone for the R1Z

- The GRZ should not be used as a ‘default growth zone’ because it only provides for incremental change and there is an expectation that respecting neighbourhood character will influence the scale of built form.

- The GRZ, rather than the NRZ, is preferred for broadacre land identified for residential development that is in the process of subdivision and development.

#### Residential Growth Zone

- The RGZ should be applied where the potential establishment of commercial uses, as permitted by the zone, is unlikely to adversely impact on existing activity centres, particularly in rural and regional centres.

- The application of the RGZ or the GRZ is preferred over the NRZ for larger scale housing redevelopment sites (including those for social housing)

- The RGZ (or a zone other than one of the three new residential zones) should be applied to nominated or potential urban renewal precincts unless an alternative residential zone is specifically justified.

- The RGZ (or a zone other than one of the three new residential zones) is the primary zone for areas identified for significant housing change that are not constrained by ‘character’.

#### Schedules

- Schedules should be avoided where they apply new benchmarks for residential development without adequate justification.

- Schedules should only be applied where there is a clearly defined need and it can be demonstrated that the provisions of Clause 54 and 55 are not adequate.

- The use of local schedules should be minimised and schedules should preferably be applied on a broad scale rather than on a site specific basis.
Overlays
- Existing overlays should be a factor when considering which zone to apply. The overarching consideration is whether the overlay should be accompanied by a restrictive zone or whether the overlay provisions should be allowed to operate with a less restrictive zone. In many instances this should result in translating the Residential 1 Zone to a GRZ.
- The existence of the Heritage Overlay does not automatically justify applying the NRZ.

Covenants
- The NRZ should not be applied solely on the basis of single dwelling covenants. The choice of zone should reflect the broader strategic direction for these areas.

Character
- The existence of ‘character’ does not automatically justify applying the NRZ.

Mandatory Provisions
- Mandatory provisions should be strategically justified and should not be applied where the issues they seek to address are adequately dealt with by existing planning provisions.

It is noted that this is the first of the Committee’s reports, and that as more planning scheme amendments are reviewed by the RZSCA there may be further updates to their recommendations. The Committee is hearing a number of cases related to the second round of Council amendments, and in particular a number of amendments where the zones have been approved but proposed schedules to the zones have been referred to the RZSAC for recommendations. It is anticipated that the Committee might provide more guidance on the appropriateness and methods to justify certain schedule provisions, which will have direct relevance to the recommendations for implementation of the Neighbourhood Character Study.

In addition, the new government may propose some changes to the Practice Notes, zones or schedules that cannot at present be anticipated. It is important that any such changes are incorporated into the thinking and recommendations when known. At present however the work must commence based on the most current written advice.
2.4 BEST PRACTICE REVIEW

This section provides an analysis of Housing Strategies and Neighbourhood Character Studies prepared by other Victorian metropolitan municipalities, particularly growth area Councils.

2.4.1 HOUSING STRATEGY

A review of other Council housing strategies demonstrates that a number of different approaches can be taken when planning for future housing location and assessing the issues and opportunities associated with housing provision.

The following six most recent housing strategies were reviewed:

- Whittlesea’s Housing Diversity Strategy 2013-2023 (City of Whittlesea)
- Darebin Housing Strategy 2013-2023 (City of Darebin)
- Melton’s House Smart - Housing Diversity Strategy (Essential Economics Pty Ltd & Hansen Partnership) March 2014
- Cardinia’s Housing Strategy 2013-2018 (Cardinia Shire Council)
- Dandenong’s Draft Greater Dandenong Housing Strategy 2014-2024 (City of Greater Dandenong)
- Whitehorse’s Housing Strategy (Planisphere) April 2014

The table at Appendix B provides an overview of the approach each Council has taken in preparing their Housing Strategies. It outlines the issues identified in each strategy, common themes (if applicable), and methodology for assessing housing demand and how each Council applied growth scenarios. Where applicable, it also discusses relevant housing change areas.

STRUCTURE OF THE STRATEGIES

The detailed structure of the strategies is quite varied, however, with the exception of Cardinia; all follow a very similar methodology, which generally includes:

- An introduction explaining the purpose of the housing strategy and why it is needed, including any work done to date and consultation undertaken.
- A detailed context around the municipality’s policies, locational attributes and population/housing trends and forecasts.
- An analysis of the housing issues. This usually includes detailed feedback received through the community consultation.
- A vision for the municipality.
- Detail to analyse and determine housing change locations. This is mostly based on limited, incremental and substantial change. However, this is much stronger in the Whitehorse, Darebin and Melton Strategies.
- A Housing Capacity Assessment. This is particularly strong in the Whittlesea, Darebin and Melton Strategies.
A list of ‘themes’ that detail objectives and strategies for housing growth. These themes are fairly similar between strategies and include some but not all of the following:

- Housing diversity
- Housing growth
- Affordability
- Housing design
- Neighbourhood character
- Investment
- Infrastructure
- An action plan or implementation recommendations.

The Whittlesea Strategy is particularly community oriented. It is easy to read, highly visual and provides a lot of detail on consultation processes and findings. It concludes its housing change areas based on the housing capacity assessment. It does not reference neighbourhood character.

Both Melton and Whitehorse have followed very similar approaches, including most of the above methodology and basing their housing change areas and capacity assessments on applying the residential zones.

Darebin’s Strategy also includes much of the above methodology. It contains detailed analysis and rationale for the designation of housing change areas. In particular it specifies the amount of land included in a housing change area, key attributes, future housing objectives, planning controls, strategic justification and further strategic works.

Dandenong’s Strategy is slightly different in its format. It provides the overarching vision and then splits the report into four themes: Growth and Liveability, Design and Diversity Revitalisation and Investment, Housing Affordability. Each theme addresses key challenges, discussion around housing need and location, objectives and strategies to achieve goals. Contextual work is provided in a background report.

Cardinia’s Strategy is quite different and resembles more of a policy document, by outlining objectives and strategies to address housing issues within Cardinia. It does not detail change areas or capacity.

IMPLEMENTATION AND PLANNING TOOLS

The Dandenong Strategy does not detail implementation or planning tools, instead it recommends that the Council realise its housing vision by expanding the role of the Steering Group to implement the strategy and to establish a Housing Development Fund.

Both the Whitehorse Strategy and the Melton Strategy includes a detailed implementation plan using the key ‘themes’ outlined in the reports. The plans outline actions that range from policy amendments to further strategic, monitoring and building relationships. Each action is prioritised and the role and timing detailed.

The Whittlesea Strategy does not include a specific implementation plan; however it outlines how the strategy will be implemented into the planning scheme. It describes
the amendment as transitioning to the new residential zones and amending the LPPF. It highlights the need to do further strategic work in the form of structure plans.

KEY PANEL DECISIONS

Several representative recent Planning Panel reports relating to Housing Strategies have been examined to identify any common themes in the recommendations or lessons for the Wyndham Housing Strategy. It is noted that the implementation of housing strategies is often incorporated into a broader review of the LPPF.

DAREBIN PLANNING SCHEME AMENDMENT C136, JULY 2014

This amendment involved the introduction of a new MSS, and implementation of the Darebin Housing Strategy among other strategic documents. The Panel broadly found that the proposed MSS was soundly supported by the strategic underpinning, and complemented the Council on its detailed and strategic planning process and response to issues. The Panel noted that the Council had undertaken a substantial suite of strategic work that dealt with issues including:

- Providing a balance between heritage and character preservation and the need to facilitate housing growth
- Encouraging higher density housing, noting that the Council took a strong stance in relation to identifying areas suitable for this development
- Affordable and social housing provisions
- Establishing a clear framework to support the application of the new zones, neighbourhood character guidelines
- Promoting its Council Plan directions for a ‘diverse and inclusive’ community

The Panel recommended that the Strategic Housing Framework maps show the direct correlation between the proposed ‘change’ areas and the proposed new zones. The Panel supported the principles utilised by the Council to identify substantial change areas as:

- Possessing superior accessibility to key services, facilities, public transport, employment centres and activity areas
- Exhibiting an evolving and transitional residential character
- Being generally free from planning and environmental constraints

In areas where detailed analysis had not been completed to determine the built form transition, the Panel recommended identifying this area as ‘Potential Substantial Housing Change Precinct’, and applying the General Residential zone in the meantime.

The Panel also commented on the identification of Strategic Opportunity sites and effectively endorsed the criteria used for the identification:

- Over 1000sq.m
- In a zone that permits residential use
- Not within a heritage overlay
- Displaying one or more of the following:
  - Within 500 m of a train station
- Within 400m of a tram stop
- Fronting a strategic corridor (e.g., Major road)
- Within a designated major or principal activity area

These are useful reference points for the identification of change areas and sites in Wyndham.

FRANKSTON PLANNING SCHEME AMENDMENT C95, MAY 2014

This amendment sought to introduce the new residential zones including numerous schedules to Residential 1 zoned land in the City. The Panel recommended that the amendment be abandoned and made a number of recommendations for the City in addressing the shortcomings of the proposed amendment. The amendment was provisionally based upon a Housing Strategy prepared by Planisphere 2012/13 and the broad application of the zones in accordance with the Housing Strategy recommendations was generally supported. However, substantial additional detail had been added to the documentation as it was exhibited for which there was little strategic justification and was not addressed through the Housing Strategy. For example, the Council proposed mandatory height limits, variations to open space, site coverage and permeability requirements in schedules to the NRZ and GRZ without substantiating strategic research.

The Panel noted that any identified constraints on housing capacity must be clear land use planning constraints. They expressed concern about the following being used as constraints on housing that might justify the application of the NRZ:

- Single dwelling covenants
- Too many existing small lots
- Physical or servicing constraints

They also expressed concern that sections of the PPTN had been removed from the capacity analysis as areas of potential growth.

BOROONDARA PLANNING SCHEME AMENDMENT C108

This amendment sought to introduce permanent built form controls and policy relating to its neighbourhood centres and commercial corridors. The Panel addressed the issue of housing needs as part of this report, as the amendment proposed to remove policy direction to support increased residential development around neighbourhood centres. The Panel was primarily critical of the lack of analysis of housing needs of the city and how these needs will be met. This Panel highlights the importance of an integrated approach to the identification of housing capacity within both residential and commercial areas to the achievement of housing objectives and meeting housing needs. It also highlights the importance of a balanced approach to the competing aims of managing character and housing objectives in certain instances.

MARIBYRNONG PLANNING SCHEME AM. C82, JANUARY 2011.

This amendment sought to introduce a revised LPPF which included introduction of a housing distribution strategy and housing affordability as a policy consideration. The amendment also proposed to incorporate a document, “Neighbourhood Character Guidelines”. The Panel made no specific comments regarding the content of the
housing sections of the proposed MSS. Of relevance to Wyndham, the Panel recommended that:

- the MSS be restructured to accord with the headings in the SPPF;
- the objectives and strategies are clearly linked;
- reference documents should be listed and not included within strategies to provide policy and discretion
- the Neighbourhood Character Guidelines should be included as a Local Policy rather than as an incorporated document.

KEY FINDINGS

- The detailed implementation plans as demonstrated in Whitehorse and Melton are quite effective in providing an action list for Council.
- Development of the Strategy should have regard to the translation of the strategies into the MSS.
- The Darebin strategy establishes some useful criteria for the identification of substantial change areas.
- The Frankston Panel establishes some parameters for the identification of minimal change areas.
- The Strategy needs to establish a balance between change areas, with a clear strategy for intensification where appropriate.
- Whittlesea is particularly effective in highlighting community needs and aspirations in terms of housing diversity and growth.
- Key design principles and diagrams in Whittlesea are clear and effectively communicate a preferred neighbourhood character for each area.
- Graphically both Dandenong and Whittlesea are visually engaging and easy to read.
- Neighbourhood character is not strongly communicated in any of the housing strategies; however a preferred character is touched on in Whittlesea.

2.4.2 NEIGHBOURHOOD CHARACTER STUDIES

A review of other Council Neighbourhood Character Studies has been undertaken and includes the following:

- Boroondara’s Neighbourhood Character Study 2013 (David Lock & Associates)
- Whitehorse’s Neighbourhood Character Study 2003 and Neighbourhood Character Review (Planisphere) 2014
- Moonee Valley’s Neighbourhood Character Study 2012 (Planisphere)
- Banyule’s Neighbourhood Character Study 2012 (Planisphere)
- Greater Dandenong’s Neighbourhood Character Study (Hansen Partnership Pty Ltd) 2007

The table at Appendix B provides an overview of the approach each Council has taken in preparing their neighbourhood character studies.
STRUCTURE OF THE STUDIES

Moonee Valley, Banyule and Whitehorse all follow the methodology developed by Planisphere for assessing neighbourhood character, which includes:

- A background review
- A detailed street-by-street site survey and analysis to determine neighbourhood characteristics, areas of concern and threats to character
- Identification of significant character areas with high degree of character and recommended for protection
- Mapping and precinct profiles, which outlines;
- Existing character description
- Key character elements
- Issues/threats
- Preferred future character statement
- Design Guidelines/Responses to: architectural styles; building height, form and layout; building materials, design and details; roof styles; siting and setbacks; garages, carports and outbuildings; garden styles; and front fencing.
- A neighbourhood character management/action plan

The Boroondara study does not include an overall report; it instead provides 75 character precincts that are accessed via an interactive website, by inputting an address. Each character precinct statement follows the above outline for precinct profiles. While the statements are effective documents, the website is difficult to negotiate.

The Dandenong study followed a different methodology that was largely based on undertaking desktop investigations through GIS and by undertaking workshops to identify characteristics and issues. Certain areas were then identified to be further assessed on site. The existing character areas were then assessed against preferred character objectives for Dandenong and against future housing change areas. The study focuses on Dandenong as a whole and how the areas could provide for minimal, incremental and substantial change. The study does not highlight preferred future character on a precinct basis or detail design guidelines. It is quite detailed in assessing the character of Dandenong against the new residential zones and schedule variations.

The Whitehorse Neighbourhood Character Review is a part of their Housing Strategy, reviewed in section 2.4.1. It provides an overview of the character of Whitehorse and suggests the 2003 study be updated as a result of the Housing Strategy.

IMPLEMENTATION AND PLANNING TOOLS

Most of the neighbourhood character studies were undertaken prior to the introduction of the new residential zones. They provide implementation chapters that discuss the statutory implementation options and usually include recommendations for changes to the MSS and options for different overlays.

However, in addition to this, the Dandenong study is aligned quite closely to the objectives of the new residential zone schedules and provides recommendations for schedule variations.
Banyule included a very brief draft action plan, which included the development of a local policy. Since the study was undertaken in 2012, the residential policy has been completed and is proving to be quite effective for Banyule.

KEY FINDINGS

- The most commonly used approach to neighbourhood character is that which was developed by Planispher and proposed for Wyndham. It takes a detailed street-by-street on the ground survey approach, which has proven to be very effective.
- Considering the objectives and limitation of the new residential zones while undertaking the neighbourhood character study would be beneficial.
- The precinct statements as prepared by Boroondara are clear and concise, however the format they are delivered within the website is not user friendly.
3

WYNDHAM’S PEOPLE
3.1 KEY FINDINGS

This section provides an overview of historical and projected population trends, prepared by Urban Enterprise. Key findings from this analysis are outlined below.

3.1.1 CURRENT POPULATION PROFILE

The City of Wyndham has experienced the highest population growth rate of any Victorian municipality between 2003 and 2013 at 7.1% per annum on average.

Census data indicates that the City of Wyndham is a popular location for young families, demonstrated by above average representations in the 0-19 years and 30-39 years age groups, a high average household size of 2.9 persons per household and a high proportion of households made up of couples with dependents.

There are significant variations in household income, age profile and household composition across the suburbs of Wyndham with the two typical conditions including:

- Established suburbs such as Werribee, Werribee South and Hoppers Crossing generally exhibit an older age profile, lower household income and more lone person households.

- Newer and growth suburbs such as Point Cook and Tarneit generally have a higher household income and larger household groups, primarily families.

The municipal population is expected to increase at between 3.6% and 4% per annum over the period to 2031, which will continue the need for a significant scale of housing construction in the municipality over the next 20 years.

3.1.2 FUTURE POPULATION PROFILE

Dwelling requirements in the municipality are estimated at approximately 3,200 to 3,800 dwellings per annum, equating to a requirement for 64,000 to 76,000 dwellings over the next 20 years. Council’s dwelling approvals data shows that an average of 3,600 new dwellings were approved per annum between 2009 and 2014.

It is noted that the Strategy for Managing Growth in Wyndham (Page 5, June 2013) suggests that past growth rates of over 5,000 new dwellings per annum has been unsustainable in Council’s ability to provide infrastructure to meet additional demand, and that a growth rate of less than 3,000 new dwellings per annum would be more manageable.

The projected age profile includes a greater proportion of residents aged over 60 years, a relatively similar proportion of residents aged less than 19 years, and a smaller proportion of residents that are of working age.

The forecast household structure published by Forecast ID in 2014 includes a lower proportion of couple families with dependents, and an increase in lone person households and couples without children. However, the household size is expected to remain high at 2.9 persons per household, and family households are expected to continue to form the majority of households in the municipality.

Housing will be required to continue to cater to a broader range of residents, including smaller households, people aged over 60 years, and families with children.
Providing a range of dwelling types and sizes will be essential in Wyndham, given the current dominance of larger and detached dwellings. In particular, enabling dwellings to be located in proximity to train stations and existing services will support the needs of the next generation of residents.
3.2 CURRENT POPULATION PROFILE

This section contains an analysis of Wyndham’s population profile, prepared by Urban Enterprise.

3.2.1 POPULATION GROWTH

Table 2 shows the historical population for the suburbs of the Wyndham Local Government Area (LGA), for 2001, 2006 and 2011, with the average annual growth rate (AAG%) between 2001 and 2011.

At the 2011 Census the population of the Wyndham Local Government Area was 161,575, with an average annual growth rate of 6.7% from 2001-2011. By population, the largest suburbs were Werribee (37,737), Hoppers Crossing (37,597) and Point Cook (32,414).

Between 2001 and 2011 the fastest growing suburb in the Wyndham LGA was Tarneit, followed by Truganina and Point Cook.

**TABLE 2 - HISTORICAL POPULATION GROWTH (USUAL RESIDENT POPULATION) 2001-2011**

<table>
<thead>
<tr>
<th>POPULATION</th>
<th>2001</th>
<th>2006</th>
<th>2011</th>
<th>AAG%</th>
</tr>
</thead>
<tbody>
<tr>
<td>LGA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wyndham LGA</td>
<td>84,861</td>
<td>112,695</td>
<td>161,575</td>
<td>6.7%</td>
</tr>
<tr>
<td>SSCs</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wyndham Vale</td>
<td>7,493</td>
<td>10,355</td>
<td>17,305</td>
<td>9%</td>
</tr>
<tr>
<td>Mount Cottrell</td>
<td>n/a</td>
<td>586</td>
<td>686</td>
<td>3%</td>
</tr>
<tr>
<td>Tarneit</td>
<td>334</td>
<td>6,669</td>
<td>21,689</td>
<td>52%</td>
</tr>
<tr>
<td>Truganina</td>
<td>338</td>
<td>2,082</td>
<td>9,136</td>
<td>39%</td>
</tr>
<tr>
<td>Laverton North</td>
<td>n/a</td>
<td>n/a</td>
<td>90</td>
<td>0%</td>
</tr>
<tr>
<td>Williams Landing</td>
<td>n/a</td>
<td>n/a</td>
<td>3,224</td>
<td>0%</td>
</tr>
<tr>
<td>Point Cook</td>
<td>1,738</td>
<td>14,162</td>
<td>32,444</td>
<td>34%</td>
</tr>
<tr>
<td>Hoppers Crossing</td>
<td>37,003</td>
<td>38,109</td>
<td>37,597</td>
<td>0%</td>
</tr>
<tr>
<td>Werribee</td>
<td>32,068</td>
<td>36,641</td>
<td>37,737</td>
<td>1%</td>
</tr>
<tr>
<td>Werribee South</td>
<td>n/a</td>
<td>1,648</td>
<td>1,617</td>
<td>0%</td>
</tr>
</tbody>
</table>

*Source: ABS Census (Usual Resident Population).*

MUNICIPAL COMPARISON

The Estimated Resident Population (ERP) of the Wyndham LGA increased at an average rate of 7.1% between the years of 2003 and 2013, the highest growth rate of
any Victorian municipality. The top 10 municipalities for population growth rate over that period are shown in Table 3.

**Table 3 - Estimated Resident Population Growth by LGA in Victoria 2003-2013**

<table>
<thead>
<tr>
<th>RANK</th>
<th>LGA</th>
<th>2003</th>
<th>2013</th>
<th>AAG %</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Wyndham (C)</td>
<td>95776</td>
<td>189618</td>
<td>7.1%</td>
</tr>
<tr>
<td>2</td>
<td>Melton (C)</td>
<td>63837</td>
<td>122909</td>
<td>6.8%</td>
</tr>
<tr>
<td>3</td>
<td>Melbourne (C)</td>
<td>65954</td>
<td>116447</td>
<td>5.8%</td>
</tr>
<tr>
<td>4</td>
<td>Cardinia (S)</td>
<td>50038</td>
<td>84065</td>
<td>5.3%</td>
</tr>
<tr>
<td>5</td>
<td>Whittlesea (C)</td>
<td>122215</td>
<td>179261</td>
<td>3.9%</td>
</tr>
<tr>
<td>6</td>
<td>Casey (C)</td>
<td>198652</td>
<td>275116</td>
<td>3.3%</td>
</tr>
<tr>
<td>7</td>
<td>Surf Coast (S)</td>
<td>21291</td>
<td>28282</td>
<td>2.9%</td>
</tr>
<tr>
<td>8</td>
<td>Golden Plains (S)</td>
<td>15477</td>
<td>20151</td>
<td>2.7%</td>
</tr>
<tr>
<td>9</td>
<td>Hume (C)</td>
<td>140995</td>
<td>183263</td>
<td>2.7%</td>
</tr>
<tr>
<td>10</td>
<td>Mitchell (S)</td>
<td>29158</td>
<td>37366</td>
<td>2.5%</td>
</tr>
</tbody>
</table>

*Source: ABS Regional Population Growth, 3128.0.*

### 3.2.2 Demographic Overview

**Age Profile**

Table 3 shows the age profile of suburbs of Wyndham as at the 2011 Census. Point Cook, Tarneit, Truganina and Wyndham Vale each have significant proportions of residents aged less than 19 years, indicating these suburbs are popular for families. These suburbs also have the lowest proportion of resident aged over 50 years. Laverton North, Werribee South and Mount Cottrell have a far older resident age profile, each with over 20% of residents aged over 60 years, reflecting the established urban and peri-urban nature of the suburbs.
TABLE 4 - AGE PROFILE BY STATE SUBURBS, 2011

<table>
<thead>
<tr>
<th></th>
<th>CENSUS 2011</th>
<th>0-9 YEARS</th>
<th>10-19 YEARS</th>
<th>20-29 YEARS</th>
<th>30-39 YEARS</th>
<th>40-49 YEARS</th>
<th>50-59 YEARS</th>
<th>60 YEARS OVER</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Wyndham Vale</td>
<td>19%</td>
<td>14%</td>
<td>17%</td>
<td>19%</td>
<td>13%</td>
<td>9%</td>
<td>9%</td>
</tr>
<tr>
<td></td>
<td>Tarneit</td>
<td>20%</td>
<td>13%</td>
<td>19%</td>
<td>22%</td>
<td>13%</td>
<td>7%</td>
<td>6%</td>
</tr>
<tr>
<td></td>
<td>Truganina</td>
<td>20%</td>
<td>10%</td>
<td>24%</td>
<td>24%</td>
<td>12%</td>
<td>6%</td>
<td>4%</td>
</tr>
<tr>
<td></td>
<td>Williams Landing</td>
<td>19%</td>
<td>9%</td>
<td>22%</td>
<td>28%</td>
<td>12%</td>
<td>6%</td>
<td>4%</td>
</tr>
<tr>
<td></td>
<td>Point Cook</td>
<td>22%</td>
<td>12%</td>
<td>14%</td>
<td>26%</td>
<td>16%</td>
<td>7%</td>
<td>5%</td>
</tr>
<tr>
<td></td>
<td>Hoppers Crossing</td>
<td>13%</td>
<td>16%</td>
<td>14%</td>
<td>14%</td>
<td>15%</td>
<td>14%</td>
<td>14%</td>
</tr>
<tr>
<td></td>
<td>Werribee</td>
<td>13%</td>
<td>14%</td>
<td>14%</td>
<td>14%</td>
<td>15%</td>
<td>13%</td>
<td>17%</td>
</tr>
<tr>
<td></td>
<td>Werribee South</td>
<td>9%</td>
<td>11%</td>
<td>12%</td>
<td>10%</td>
<td>14%</td>
<td>18%</td>
<td>26%</td>
</tr>
<tr>
<td></td>
<td>Laverton North</td>
<td>0%</td>
<td>7%</td>
<td>8%</td>
<td>12%</td>
<td>15%</td>
<td>25%</td>
<td>33%</td>
</tr>
<tr>
<td></td>
<td>Little River (Vic.)</td>
<td>12%</td>
<td>16%</td>
<td>9%</td>
<td>12%</td>
<td>17%</td>
<td>17%</td>
<td>16%</td>
</tr>
<tr>
<td></td>
<td>Mount Cottrell</td>
<td>8%</td>
<td>12%</td>
<td>11%</td>
<td>13%</td>
<td>14%</td>
<td>18%</td>
<td>24%</td>
</tr>
<tr>
<td></td>
<td>Wyndham LGA</td>
<td>17%</td>
<td>13%</td>
<td>16%</td>
<td>19%</td>
<td>15%</td>
<td>10%</td>
<td>12%</td>
</tr>
<tr>
<td></td>
<td>Greater Melbourne</td>
<td>13%</td>
<td>12%</td>
<td>15%</td>
<td>15%</td>
<td>14%</td>
<td>12%</td>
<td>18%</td>
</tr>
</tbody>
</table>

Source: ABS Census

COMPARISON WITH GREATER MELBOURNE

Figure 4 shows the age profile of Wyndham and Greater Melbourne as at the 2011 Census.

Compared to Greater Melbourne, Wyndham LGA has a greater proportion of residents aged 30-39 years (19% compared to 15%), as well as a greater proportion of children aged 0-19 years (30% compared to only 25% in Greater Melbourne). Greater Melbourne has a far greater proportion of residents aged 60 years and over.
3.2.3 **HOUSEHOLD COMPOSITION**

shows the household composition for occupied dwellings in the suburbs of the Wyndham Local Government Area (LGA), the Melbourne - West SA4 region, and Greater Melbourne, as at the 2011 Census.

‘Couple families with dependents’ (43%) was the dominant household type in Wyndham in 2011. At 54%, Point Cook has the greatest proportion of ‘Couple families with dependents’ households, followed by Tarneit (47%), although Mount Cottrell, Little River, Hoppers Crossing, Williams Landing, Truganina and Wyndham Vale, also have over 40% of households of this type.
### TABLE 5 - HOUSEHOLD COMPOSITION (OCCUPIED DWELLINGS), 2011

<table>
<thead>
<tr>
<th>Household Type</th>
<th>Wyndham Vale</th>
<th>Tarneit</th>
<th>Truganina</th>
<th>Williams Landing</th>
<th>Point Cook</th>
<th>Laverton North</th>
<th>Hoppers Crossing</th>
<th>Werribee</th>
<th>Werribee South</th>
<th>Mount Cottrell</th>
<th>Little River (Vic.)</th>
<th>Wyndham LGA</th>
<th>Melbourne – West (SA4)</th>
<th>Greater Melbourne</th>
</tr>
</thead>
<tbody>
<tr>
<td>Couple Families with Dependents</td>
<td>40%</td>
<td>47%</td>
<td>43%</td>
<td>43%</td>
<td>54%</td>
<td>0%</td>
<td>43%</td>
<td>34%</td>
<td>34%</td>
<td>45%</td>
<td>45%</td>
<td>43%</td>
<td>39%</td>
<td>35%</td>
</tr>
<tr>
<td>Couples without Dependents</td>
<td>24%</td>
<td>24%</td>
<td>24%</td>
<td>27%</td>
<td>24%</td>
<td>14%</td>
<td>23%</td>
<td>22%</td>
<td>31%</td>
<td>31%</td>
<td>28%</td>
<td>24%</td>
<td>23%</td>
<td>25%</td>
</tr>
<tr>
<td>Group Households</td>
<td>3%</td>
<td>3%</td>
<td>5%</td>
<td>4%</td>
<td>3%</td>
<td>0%</td>
<td>2%</td>
<td>3%</td>
<td>3%</td>
<td>4%</td>
<td>2%</td>
<td>3%</td>
<td>4%</td>
<td>5%</td>
</tr>
<tr>
<td>Lone Person Households</td>
<td>16%</td>
<td>13%</td>
<td>15%</td>
<td>14%</td>
<td>10%</td>
<td>86%</td>
<td>17%</td>
<td>24%</td>
<td>23%</td>
<td>14%</td>
<td>15%</td>
<td>17%</td>
<td>20%</td>
<td>13%</td>
</tr>
<tr>
<td>One Parent Family</td>
<td>16%</td>
<td>12%</td>
<td>12%</td>
<td>10%</td>
<td>7%</td>
<td>0%</td>
<td>14%</td>
<td>15%</td>
<td>8%</td>
<td>5%</td>
<td>11%</td>
<td>13%</td>
<td>13%</td>
<td>11%</td>
</tr>
<tr>
<td>Other Families</td>
<td>1%</td>
<td>1%</td>
<td>2%</td>
<td>2%</td>
<td>1%</td>
<td>0%</td>
<td>1%</td>
<td>1%</td>
<td>1%</td>
<td>1%</td>
<td>0%</td>
<td>1%</td>
<td>2%</td>
<td>2%</td>
</tr>
</tbody>
</table>

**GROWTH AREAS / RECENTLY DEVELOPED**

**ESTABLISHED URBAN AREAS**

**ESTABLISHED PERI-URBAN AREAS**

#### 3.2.4 POPULATION MOVEMENTS

The rapid growth of Wyndham over the past 10 years has seen the attraction of new residents to the municipality from across Melbourne, Australia and the world. Of the residents in Wyndham at the 2011 Census, only 66% were residents of Wyndham in 2006, with the remaining 34% coming from other municipalities as shown in Table 5.
The most common location of residence in 2006 for these new arrivals was other municipalities in Melbourne (17%), followed by overseas (11%), interstate (5%) and regional Victoria (2%).

Within Victoria, the most common municipalities of residence in 2006 were in the inner western areas, including Hobsons Bay (4.4%), Brimbank (1.8%) and Maribyrnong (1.4%), followed by the City of Greater Geelong (1.2%).

Despite the significant distance between Wyndham and the southern and eastern suburbs of Melbourne, over 3,500 people (3%) moved to Wyndham between 2006 and 2011 from outer area municipalities including Greater Dandenong, Frankston, Monash and Casey. This reflects the relative mobility of the population in outer areas of Melbourne.

### Table 6 - Population Movements 2006 – 2011

<table>
<thead>
<tr>
<th>PLACE OF RESIDENCE 2006</th>
<th>% OF WYNDHAM TOTAL 2011 RESIDENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overseas</td>
<td>11%</td>
</tr>
<tr>
<td>Interstate</td>
<td>5%</td>
</tr>
<tr>
<td>Wyndham</td>
<td>66%</td>
</tr>
<tr>
<td>Other Melbourne</td>
<td>17%</td>
</tr>
<tr>
<td>Regional Victoria</td>
<td>2%</td>
</tr>
</tbody>
</table>

*Source: ABS, 2011*

### 3.2.5 INCOME

*Figure 5* shows the weekly median household income for the suburbs of the Wyndham Local Government Area (LGA), the Melbourne – West region and Greater Melbourne, as at the 2011 Census.

The median weekly household income for the Wyndham LGA was $1,424, greater than both the Melbourne – West region, at $1,278 per week, and Greater Melbourne, at $1,333 per week. This is likely to be somewhat influenced by the high proportion of couple families in Wyndham compared with the Melbourne average, and therefore the large proportion of households which will have two incomes.

There is a wide variation in household income by suburb, with relatively high household incomes in Point Cook and Williams Landing ($1,986 and $1,842 per week respectively), and Werribee and Werribee South relatively low at $1,124 and $1,127 per week respectively.

The blue line in Figure 2 shows the municipal median household income of $1,424 per week.
**3.2.6 OCCUPATION**

Figure 66 shows the occupation of employed residents in Wyndham, Melbourne - West (SA4) region and Greater Melbourne, as at the 2011 Census.

Compared to Greater Melbourne, Wyndham had a greater proportion of Clerical and Administrative Workers (17.2% compared to 15.3%), Machinery Operators and Drivers (9.9% compared to 5.9%), Labourers (9.3% compared to 8.0%), and Technicians and Trade Workers (14.4% compared to 13.4%).

Wyndham, and the Western region overall, is significantly under-represented in the Professional and Manager occupations when compared with the Melbourne average.
In 2011, 35% of employed Wyndham residents worked within the municipality. The next most common locations of work were Inner Melbourne (28%, including the Cities of Melbourne, Port Phillip and Yarra), and Inner West Melbourne (21%, including the Cities of Hobsons Bay, Brimbank and Maribyrnong) as shown in Table 7.

**TABLE 7 - WYNDHAM RESIDENTS, JOURNEY TO WORK 2011**

<table>
<thead>
<tr>
<th>LOCATION OF EMPLOYMENT</th>
<th>% OF TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wyndham</td>
<td>35%</td>
</tr>
<tr>
<td>Inner Melbourne</td>
<td>28%</td>
</tr>
<tr>
<td>Inner West</td>
<td>21%</td>
</tr>
<tr>
<td>North and West</td>
<td>8%</td>
</tr>
<tr>
<td>South and East</td>
<td>5%</td>
</tr>
<tr>
<td>Geelong</td>
<td>2%</td>
</tr>
<tr>
<td>Other</td>
<td>2%</td>
</tr>
</tbody>
</table>

Source: ABS Census
METHOD OF TRAVEL TO WORK

Table 8 shows the method of travel to work of Wyndham residents in 2006 and 2011. Compared with the Melbourne average, Wyndham has a significantly higher proportion of residents who use a car to travel to work (72% compared with 65%), however a recent increase in the number of residents travelling to work by train has resulted in this method in Wyndham exceeding the metropolitan average of 10%. This trend indicates that proximity of housing to train services is likely to be a key requirement of future residents.

**TABLE 8 - COMPARISON TRAVEL TO WORK DATA, 2006-2011**

<table>
<thead>
<tr>
<th>MAIN METHOD OF TRAVEL</th>
<th>2011</th>
<th>2006</th>
<th>GREATER MELBOURNE</th>
<th>GREATER MELBOURNE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Train</td>
<td>8,171</td>
<td>10.7</td>
<td>10.0</td>
<td>4,035</td>
</tr>
<tr>
<td>Bus</td>
<td>524</td>
<td>0.7</td>
<td>1.5</td>
<td>275</td>
</tr>
<tr>
<td>Tram or Ferry</td>
<td>40</td>
<td>0.1</td>
<td>2.3</td>
<td>28</td>
</tr>
<tr>
<td>Taxi</td>
<td>103</td>
<td>0.1</td>
<td>0.2</td>
<td>70</td>
</tr>
<tr>
<td>Car - as driver</td>
<td>50,562</td>
<td>65.9</td>
<td>60.6</td>
<td>35,812</td>
</tr>
<tr>
<td>Car - as passenger</td>
<td>4,731</td>
<td>6.2</td>
<td>4.3</td>
<td>3,371</td>
</tr>
<tr>
<td>Truck</td>
<td>560</td>
<td>0.7</td>
<td>0.7</td>
<td>500</td>
</tr>
<tr>
<td>Motorbike</td>
<td>302</td>
<td>0.4</td>
<td>0.4</td>
<td>248</td>
</tr>
<tr>
<td>Bicycle</td>
<td>248</td>
<td>0.3</td>
<td>1.3</td>
<td>176</td>
</tr>
<tr>
<td>Walked only</td>
<td>836</td>
<td>1.1</td>
<td>2.9</td>
<td>637</td>
</tr>
<tr>
<td>Other</td>
<td>721</td>
<td>0.9</td>
<td>1.0</td>
<td>396</td>
</tr>
<tr>
<td>Worked at home</td>
<td>1,912</td>
<td>2.5</td>
<td>3.7</td>
<td>1,230</td>
</tr>
<tr>
<td>Did not go to work</td>
<td>6,827</td>
<td>8.9</td>
<td>9.4</td>
<td>5,347</td>
</tr>
</tbody>
</table>

Source: ABS Census
3.3 FORECAST POPULATION PROFILE

3.3.1 PROJECTED POPULATION

Table 9 shows the projected population of the Wyndham LGA, as per Victoria in Future 2014 and Forecast I.D. projections prepared for Council. VIF 2014 is a State-wide population and household projection that takes into account current population levels and applies assumptions regarding future fertility, mortality and migration. Forecast ID projections are local projections taking into account the housing markets attracted to and away from an area and their associated demographic characteristics (fertility patterns, household types etc.) and the supply of dwellings and mix of housing stock in the area.

The VIF projections use a ‘top-down’ method, compared with the ‘bottom-up’ method used by Forecast ID. While small differences are typical between the two methods, the overall scale of growth expected is relatively comparable. The variations highlight the uncertainty and sensibility associated with projecting population growth over time. In this regard, the two projections are used to provide a best indication of the likely upper and lower scenarios of population growth in Wyndham.

VIF 2014 projects the Wyndham LGA population to grow to 367,495 people by 2031, at an average annual growth rate of 4.0%. Forecast ID’s population projections to 2031 are significantly lower, with an average annual growth of 3.6% projected.

**TABLE 9 - PROJECTED POPULATION 2011-2031**

<table>
<thead>
<tr>
<th>WYNDHAM LGA</th>
<th>2011</th>
<th>2016</th>
<th>2021</th>
<th>2026</th>
<th>2031</th>
<th>AAG%</th>
</tr>
</thead>
<tbody>
<tr>
<td>VIF 2014</td>
<td>166,699</td>
<td>222,203</td>
<td>274,784</td>
<td>319,376</td>
<td>367,495</td>
<td>4.0%</td>
</tr>
<tr>
<td>Forecast I.D.</td>
<td>166,665</td>
<td>209,749</td>
<td>251,722</td>
<td>295,282</td>
<td>340,692</td>
<td>3.6%</td>
</tr>
</tbody>
</table>

*Source: VIF, 2014 and Forecast ID*

3.3.2 HOUSING PROJECTION

Table 10 shows the existing (2011) and projected number of dwellings in the Wyndham Local Government Area (LGA) to 2031.

Dwelling requirements range from 3,176 dwellings per annum (Forecast ID) to 3,795 per annum (VIF 2014).

Both VIF and Forecast I.D. project the average household size to remain steady to 2031, at between 2.8 to 2.9 persons per household.
TABLE 10 - PROJECTED NUMBER OF DWELLINGS 2011-2031

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected Dwellings</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>VIF 2014</td>
<td>60,573</td>
<td>80,059</td>
<td>99,516</td>
<td>117,501</td>
<td>136,481</td>
<td>75,908</td>
<td>3,795</td>
<td>4.1%</td>
</tr>
<tr>
<td>Forecast I.D.</td>
<td>59,757</td>
<td>74,903</td>
<td>89,844</td>
<td>105,877</td>
<td>123,292</td>
<td>63,535</td>
<td>3,176</td>
<td>3.7%</td>
</tr>
<tr>
<td>Projected Average Household Size</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>VIF 2014</td>
<td>2.86</td>
<td>2.90</td>
<td>2.90</td>
<td>2.86</td>
<td>2.83</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Forecast I.D.</td>
<td>2.91</td>
<td>2.92</td>
<td>2.93</td>
<td>2.92</td>
<td>2.90</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: VIF, 2014 and Forecast ID

3.3.3 PROJECTED AGE PROFILE

Figure 7 shows the existing (2011) and projected (2031) age profile for the Wyndham LGA.

Population projections to 2031 by Victoria in Future 2014 and Forecast ID each provide projected age profiles of Wyndham LGA which forecast a greater proportion of residents aged over 60 years, a relatively similar proportion of residents aged less than 19 years, and overall a smaller proportion of residents that are of working age, particularly aged between 20-39 years. According to these projections, housing in the Wyndham LGA will be required to continue to cater to families with children, but also increasingly to an elderly group of residents.

This represents a decrease in the population in the typical first home buyers age bracket (20 to 39 years), although this age bracket will continue to make up a significant proportion of the overall population (27%-30% in 2031).

Forecast ID projected that Mount Cottrell and Werribee South will have a greater proportion of residents aged over 50 years by 2031, whereas Williams Landing, Truganina, Tarneit and Point Cook will have a greater proportion of residents aged between 20 and 39 years. As a result, the divide between the two sections of the municipality is expected to increase, with the population ageing and experiencing minimal growth in established and peri-urban areas, while growth area suburbs continue to attract younger people and families as part of the very strong population growth.
3.3.4 PROJECTED HOUSEHOLD COMPOSITION

Figure 8 shows the existing (2011) and projected (2031) household composition in Wyndham. Projected changes in household composition are relatively minor over the next 20 years, with a decrease in couple families with dependents, and an increase in couples without dependents and lone person households.

The dwelling needs of the future population will vary somewhat from the needs of the existing population, with more small households (lone person and couples) and less family households required. However, larger family households will continue to constitute the majority of households in Wyndham, generally requiring larger and detached dwellings over the next 20 years.

Source: ABS Census
CURRENT & FUTURE HOUSING
4.1 KEY FINDINGS

This section provides an overview of Wyndham’s current housing profile and market, prepared by Urban Enterprise. Key findings from this analysis are outlined below.

4.1.1 HOUSING PROFILE

The majority (90%) of dwellings in Wyndham are separate houses. 92% of dwellings have 3 or more bedrooms, indicating a distinct lack of diversity in the current dwelling stock both in terms of dwelling type and size.

The proportion of residents purchasing their own home through a mortgage and privately renting their properties is increasing. These tenure categories clearly have the highest housing costs, and could be highly susceptible to housing affordability issues triggered by events such as employment decreases and interest rate rises.

Based on the ‘median multiple’ method (which divides the median house price of an area by the median gross household income), both houses and units in Wyndham are rated as seriously unaffordable, despite the median house price being significantly lower than the Melbourne average and in line with many other growth area municipalities.

It should also be noted that the Wyndham has a relatively low level of social housing (1.4%) compared to the State average (3.8%). This suggests that there are limited affordable housing options apart from private rental in Wyndham.

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. This is supported by data showing that Wyndham has the highest number of rental evictions of any municipality in Victoria in the past 4 years, and a high concentration of mortgage delinquency in the past 7 years (as shown in the Figure below).
Median rents are also growing strongly, particularly for smaller dwellings such as 2 bedroom units.

There is a significant amount of broadhectare residential land available within the municipality.

Over the next 10 years, around 13,000 new conventional density residential lots are expected to be developed and made available to the market (1,300 per annum), alongside 11,000 medium and high density lots (1,100 per annum). In the past, however, a number of areas previously designated for medium density development have been permitted to be developed at conventional densities. The delivery of these medium and higher density lots and dwellings to the market is therefore far less certain than the delivery of conventional density lots.

4.1.2 HOUSING MARKET

Housing prices in Wyndham have increased steadily over the past 10 years, at a higher rate than other growth areas in Melbourne.

Ongoing house price increases are likely to have the effect of further reducing affordability, and result in smaller house and lot sizes so that developers can continue to provide competitive prices within the Melbourne market.

Housing in Wyndham’s growth areas continues to be in high demand from first home buyers, with larger detached dwellings preferred.

Underlying demand has been identified 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.

Developers and builders perceive that barriers to the delivery of more semi-detached housing in growth areas include the limited price advantage of this product.
compared with detached dwellings (construction costs are higher per m² for semi-detached dwellings), and greater difficulty for developers and builders obtaining finance for this housing type. Other barriers could also include:

- The ease of selling larger blocks of land;
- Semi-detached housing is generally not displayed by developers, leading to less perceived demand; and
- Greater complexity is involved in selling smaller lots which leads to greater marketing and time costs involved.

In **established areas of Wyndham demand for housing is moderate**, driven by a range of market segments including investors, local residents looking to downsize and first home buyers.

A potential **market gap is considered to be the provision of new units (2 and 3 bedrooms) in established areas**, particularly in locations with good access to public transport.

**Demand for housing in Wyndham is expected to remain relatively strong** over the forecast period, resulting in the need for a significant volume of housing to be delivered to the key market segments as follows.

Table 10 provides an overview of Wyndham’s housing market segments.

**Table 11 - Wyndham’s housing market segments**

<table>
<thead>
<tr>
<th>MARKET SEGMENT</th>
<th>DEMAND PROFILE</th>
<th>INDICATIVE MARKET SHARE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>PRIMARY</td>
<td>SECONDARY</td>
</tr>
<tr>
<td>First Home Buyers</td>
<td>Growth Areas (North and West) - detached dwellings</td>
<td>Growth Areas (Point Cook) – detached dwellings</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Growth areas (North, West and Point Cook) – semi-detached dwellings</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Established areas – detached dwellings and units</td>
</tr>
<tr>
<td>Second and third home buyers</td>
<td>Growth Areas (Point Cook) – detached dwellings</td>
<td>Growth areas (North and West) – “upsizers” larger detached dwellings</td>
</tr>
<tr>
<td></td>
<td>Established areas – “downsizers” – smaller dwellings and units</td>
<td>Established areas – “upsizers” - larger detached dwellings</td>
</tr>
<tr>
<td>Investors</td>
<td>Established areas – units and townhouses</td>
<td>Established areas – detached dwellings</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Growth areas – all dwelling types</td>
</tr>
</tbody>
</table>
### FUTURE HOUSING NEEDS

It is projected that the City will require **60,000 to 80,000 new dwellings over the next 20 years**, requiring an average increase of between **3,000 and 4,000 additional dwellings per annum**. Please refer to Section 2.5 for more details on how the growth scenarios were developed.

Broad dwelling growth scenarios have been established as follows:

<table>
<thead>
<tr>
<th></th>
<th>Scenario A</th>
<th>% OF TOTAL</th>
<th>Scenario B</th>
<th>% OF TOTAL</th>
<th>Scenario C</th>
<th>% OF TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>High Growth</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Separate house</td>
<td>72000</td>
<td>90%</td>
<td>67000</td>
<td>84%</td>
<td>64000</td>
<td>80%</td>
</tr>
<tr>
<td>Semi-detached, row or terrace house,</td>
<td>5000</td>
<td>6%</td>
<td>6000</td>
<td>8%</td>
<td>9000</td>
<td>11%</td>
</tr>
<tr>
<td>Flat, unit or apartment:</td>
<td>4000</td>
<td>5%</td>
<td>7000</td>
<td>9%</td>
<td>7000</td>
<td>9%</td>
</tr>
<tr>
<td>Total</td>
<td>80000</td>
<td>100%</td>
<td>80000</td>
<td>100%</td>
<td>80000</td>
<td>100%</td>
</tr>
<tr>
<td><strong>Medium growth</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Separate house</td>
<td>63000</td>
<td>90%</td>
<td>59000</td>
<td>84%</td>
<td>56000</td>
<td>80%</td>
</tr>
<tr>
<td>Semi-detached, row or terrace house,</td>
<td>4000</td>
<td>6%</td>
<td>5000</td>
<td>7%</td>
<td>7000</td>
<td>10%</td>
</tr>
<tr>
<td>Flat, unit or apartment:</td>
<td>3000</td>
<td>4%</td>
<td>6000</td>
<td>9%</td>
<td>7000</td>
<td>10%</td>
</tr>
<tr>
<td>Total</td>
<td>70000</td>
<td>100%</td>
<td>70000</td>
<td>100%</td>
<td>70000</td>
<td>100%</td>
</tr>
<tr>
<td><strong>Low Growth</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Separate house</td>
<td>54000</td>
<td>90%</td>
<td>50000</td>
<td>83%</td>
<td>48000</td>
<td>80%</td>
</tr>
<tr>
<td>Semi-detached, row or terrace house,</td>
<td>3000</td>
<td>5%</td>
<td>5000</td>
<td>8%</td>
<td>6000</td>
<td>10%</td>
</tr>
<tr>
<td>Flat, unit or apartment:</td>
<td>2000</td>
<td>3%</td>
<td>5000</td>
<td>8%</td>
<td>6000</td>
<td>10%</td>
</tr>
<tr>
<td>Total</td>
<td>60000</td>
<td>100%</td>
<td>60000</td>
<td>100%</td>
<td>60000</td>
<td>100%</td>
</tr>
</tbody>
</table>

Source: Urban Enterprise, incorporating comments from real estate agents and developers. Approximate market share is indicative only based on commentary from those consulted.
4.2 CURRENT HOUSING PROFILE

4.2.1 DWELLING TYPE

Table 12 shows the dwelling type profile for the Wyndham LGA as 2001, 2006 and 2011. The dominant dwelling type in the Wyndham LGA has remained separate houses over this period at 89-90%, with a small yet increasing supply of semi-detached dwellings (6% in 2011).

The significant volume of new dwellings constructed over the period 2001 to 2011 were mostly separate houses (88% of the net additional dwelling stock), although semi-detached dwellings experienced the largest increase of any dwelling type in proportionate terms (8% of the net additional dwelling stock).

TABLE 12 - DWELLING TYPE 2001-2011

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Separate house</td>
<td>90%</td>
<td>89%</td>
<td>90%</td>
<td>24,312</td>
<td>88%</td>
</tr>
<tr>
<td>Semi-detached</td>
<td>3%</td>
<td>5%</td>
<td>6%</td>
<td>2,291</td>
<td>8%</td>
</tr>
<tr>
<td>Flat, unit, apartment</td>
<td>5%</td>
<td>5%</td>
<td>4%</td>
<td>907</td>
<td>3%</td>
</tr>
<tr>
<td>Other</td>
<td>1%</td>
<td>1%</td>
<td>0%</td>
<td>3</td>
<td>0%</td>
</tr>
</tbody>
</table>

Source: ABS Census, Time Series Profile, 2011

An extract of the Council rates database was provided for the purposes of this study. The database includes the classification of residential properties into ‘single dwellings’, ‘units/townhouses/flats’, ‘granny flats’, ‘rural residential dwellings’ and ‘retirement’. shows the breakdown of dwelling type by suburb, revealing that 90% of all occupied residential properties are single dwellings, and 95 are townhouses, flats or units.

The suburbs with the highest percentage of units, townhouses and flats are Werribee South (33%) and Werribee (20%). Truganina, which is currently experiencing significant urban growth, also has a relatively high proportion of units, townhouses and flats of 15%.
## TABLE 13 - NUMBER OF DWELLINGS BY SUBURB & DWELLING TYPE

<table>
<thead>
<tr>
<th>Suburb</th>
<th>Single Dwellings</th>
<th>Unit/T-House/Flat</th>
<th>Granny Flat/Studio</th>
<th>Rural Res Dwelling</th>
<th>Retirement</th>
<th>Total Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Point Cook</td>
<td>15,223</td>
<td>668</td>
<td></td>
<td>240</td>
<td></td>
<td>16,131</td>
</tr>
<tr>
<td>Werribee</td>
<td>12,454</td>
<td>2,848</td>
<td>2</td>
<td>3</td>
<td>223</td>
<td>15,530</td>
</tr>
<tr>
<td>Hoppers Crossing</td>
<td>12,498</td>
<td>1,249</td>
<td></td>
<td></td>
<td>84</td>
<td>13,831</td>
</tr>
<tr>
<td>Tarneit</td>
<td>9,375</td>
<td>543</td>
<td>3</td>
<td></td>
<td>192</td>
<td>10,113</td>
</tr>
<tr>
<td>Wyndham Vale</td>
<td>7,573</td>
<td>300</td>
<td></td>
<td>3</td>
<td></td>
<td>7,876</td>
</tr>
<tr>
<td>Truganina</td>
<td>4,485</td>
<td>794</td>
<td>1</td>
<td></td>
<td></td>
<td>5,280</td>
</tr>
<tr>
<td>Williams Landing</td>
<td>2,104</td>
<td>68</td>
<td></td>
<td></td>
<td></td>
<td>2,172</td>
</tr>
<tr>
<td>Werribee South</td>
<td>319</td>
<td>140</td>
<td>16</td>
<td></td>
<td></td>
<td>475</td>
</tr>
<tr>
<td>Little River</td>
<td>53</td>
<td>1</td>
<td>6</td>
<td></td>
<td></td>
<td>60</td>
</tr>
<tr>
<td>Laverton</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>64,086</strong></td>
<td><strong>6,611</strong></td>
<td><strong>2</strong></td>
<td><strong>32</strong></td>
<td><strong>739</strong></td>
<td><strong>71,470</strong></td>
</tr>
<tr>
<td>% of total dwellings</td>
<td>90%</td>
<td>9%</td>
<td>0%</td>
<td>0%</td>
<td>1%</td>
<td>100%</td>
</tr>
</tbody>
</table>

*Source: Wyndham City Council*
4.2.2 DWELLING SIZE

Figure shows the dwelling size profile for the Wyndham LGA as at the 2011 Census. The majority of dwellings in the Wyndham LGA have three or more bedrooms, with 51% three bedroom properties and 38% four bedroom properties. Only 8% of dwellings had 1 or 2 bedrooms.

Wyndham, similar to Melton and Hume, have a greater proportion of dwellings with 4 bedrooms or more when compared to the metropolitan Melbourne average. Wyndham, Melton and Hume have significantly lower proportion of 2 bedroom properties when compared to metropolitan Melbourne.
4.2.3 DWELLING TENURE

Figure shows the tenure type profile for dwellings in Wyndham in 2001 and 2011. The proportion of homes being purchased increased over the period, along with the proportion of homes being rented. The proportion of dwellings owned outright decreased significantly, indicating that overall housing costs is likely to have increased in recent years.

The increasing proportion of residents who are purchasing a home in Wyndham reflects the strong supply of new dwellings made available over the period, and the attraction of first home buyers to the municipality to newly constructed detached housing and vacant lots being made available in Wyndham’s growth areas.

4.2.4 PROPERTY VALUES

Table 14 shows median property prices for houses, units/apartments and vacant house blocks in the Wyndham LGA from 2003 to 2013. Median house price growth has
been steady at 5.8% per annum, with strong growth in the median value of vacant lots (6.5% per annum) and lower growth in median unit/apartment price growth (3.8% per annum).

| TABLE 14 - MEDIAN PROPERTY PRICE, WYNDHAM LGA 2003-2013 |
|-----------------|-----------------|-----------------|
|                 | HOUSES          | UNITS/APARTMENTS| VACANT HOUSE BLOCKS |
| 2003            | $208,000        | $183,000        | $112,000            |
| 2004            | $231,500        | $196,000        | $125,000            |
| 2005            | $240,000        | $210,000        | $125,000            |
| 2006            | $260,000        | $214,500        | $128,000            |
| 2007            | $270,000        | $217,500        | $135,000            |
| 2008            | $282,000        | $233,000        | $145,000            |
| 2009            | $308,624        | $255,000        | $160,000            |
| 2010            | $350,000        | $280,000        | $190,000            |
| 2011            | $359,000        | $291,000        | $220,000            |
| 2012            | $353,000        | $279,000        | $220,000            |
| 2013            | $365,500        | $265,000        | $210,000            |
| AAG%            | 5.8%            | 3.8%            | 6.5%                |

Source: Guide to Property Values, 2013

The 2013 median house value in Wyndham ($365,500) was comparable with other growth areas in Melbourne, such as Melton, Hume and Casey, lower than Whittlesea and Casey, and higher than Cardinia.

The median vacant lot price in 2013 in Wyndham ($210,000) is the highest of all growth areas and is generally comparable with Hume and Casey, indicating that these growth areas are likely to provide direct competition to new estates in Wyndham.

MEDIAN PROPERTY PRICE BY SUBURB

Table 15 shows median property prices between 2003 and 2013 for houses, units/apartments and vacant house blocks by suburb in Wyndham.

Median house values vary significantly across the City, with higher medians in Williams Landing ($517,500) and Point Cook ($450,000), compared with significantly lower medians in Werribee ($306,000) and Wyndham Vale ($308,000). Vacant lot price median follow a similar pattern, with high medians in Williams Landing and Point Cook, and lower medians in Werribee and Wyndham Vale. While lot size variations may slightly influence values across suburbs, the generally higher values in the northern and north-eastern suburbs reflects the relative proximity to the Melbourne CBD and transport options of these suburbs.
All suburbs experience a strong rate of vacant lot price growth over the period 2003 to 2013 of at least 7% per annum, demonstrating strong demand for house blocks in the municipality.

### TABLE 15 - MEDIAN PROPERTY PRICE BY KEY LOCALITIES 2003-2013

<table>
<thead>
<tr>
<th>Key Localities</th>
<th>Houses 2003</th>
<th>Houses 2013</th>
<th>Houses AAG%</th>
<th>Units/ Apartments 2003</th>
<th>Units/ Apartments 2013</th>
<th>Units/ Apartments AAG%</th>
<th>Vacant House Blocks 2003</th>
<th>Vacant House Blocks 2013</th>
<th>Vacant House Blocks AAG%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Werribee</td>
<td>$186,000</td>
<td>$308,000</td>
<td>5%</td>
<td>$174,000</td>
<td>$248,000</td>
<td>4%</td>
<td>$180,000</td>
<td>$162,000</td>
<td>7%</td>
</tr>
<tr>
<td>Wyndham Vale</td>
<td>$178,000</td>
<td>$306,000</td>
<td>6%</td>
<td>$165,000</td>
<td>$250,000</td>
<td>4%</td>
<td>$161,000</td>
<td>$165,000</td>
<td>7%</td>
</tr>
<tr>
<td>Point Cook</td>
<td>$302,500</td>
<td>$450,000</td>
<td>4%</td>
<td>$297,000</td>
<td>$337,000</td>
<td>1%</td>
<td>$129,000</td>
<td>$245,000</td>
<td>7%</td>
</tr>
<tr>
<td>Williams Landing</td>
<td>$110,000</td>
<td>$317,500</td>
<td>17%</td>
<td></td>
<td></td>
<td></td>
<td>$115,000</td>
<td>$291,000</td>
<td>10%</td>
</tr>
<tr>
<td>Tarneit</td>
<td>$227,500</td>
<td>$369,500</td>
<td>5%</td>
<td>$190,000</td>
<td>$285,000</td>
<td>4%</td>
<td>$98,000</td>
<td>$185,000</td>
<td>7%</td>
</tr>
<tr>
<td>Hoppers Crossing</td>
<td>$210,000</td>
<td>$321,500</td>
<td>4%</td>
<td>$190,000</td>
<td>$250,000</td>
<td>3%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Truganina</td>
<td>$120,000</td>
<td>$359,000</td>
<td>4%</td>
<td>$183,000</td>
<td>$270,000</td>
<td>4%</td>
<td>$100,000</td>
<td>$207,000</td>
<td>8%</td>
</tr>
<tr>
<td>Laverton</td>
<td>$276,500</td>
<td>$323,000</td>
<td>6%</td>
<td>$160,000</td>
<td>$290,000</td>
<td>6%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Source: Guide to Property Values*

### 4.2.5 RENTAL TRENDS

Table 16 shows the median rent in Wyndham for 1, 2 and 3 bedroom flats and 2, 3 and 4 bedroom houses, comparing the June Quarter 2007 and the June Quarter 2014. Over this period, all property types experience steady rent growth of at least 4% per annum, with the strongest growth experienced in 2 bedroom flats (6% per annum).

Wyndham also had the highest number of rental evictions of any municipality in Victoria in the past 4 years.

### TABLE 16 - MEDIAN RENTAL (WHOLE MARKET) – WYNDHAM LGA QUARTER 2007 – QUARTER 2014

<table>
<thead>
<tr>
<th></th>
<th>JUNE QRT 2007</th>
<th>JUNE QRT 2014</th>
<th>AAG%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bed Flat</td>
<td>$175</td>
<td>$253</td>
<td></td>
</tr>
<tr>
<td>2 Bed Flat</td>
<td>$210</td>
<td>$265</td>
<td>6%</td>
</tr>
<tr>
<td>3 Bed Flat</td>
<td>$215</td>
<td>$300</td>
<td>5%</td>
</tr>
<tr>
<td>2 Bed House</td>
<td>$208</td>
<td>$270</td>
<td>4%</td>
</tr>
<tr>
<td>3 Bed House</td>
<td>$270</td>
<td>$350</td>
<td>4%</td>
</tr>
</tbody>
</table>

*Source: Rental Report, Department of Human Services*
4.2.6 HOUSING AFFORDABILITY

Housing affordability is a major concern across Australia, as housing prices increase at a higher rate than household incomes. The Demographia International Housing Affordability Survey tracks the level of housing affordability in property markets across the world using the ‘median multiple’ method. This simple method divides the median house price of an area by the median gross annual household income to generate a ‘median multiple’. The level of affordability is measured by reference to the rating scale shown in Table 17.

**TABLE 17 - MEDIAN MULTIPLE RATINGS**

<table>
<thead>
<tr>
<th>RATING</th>
<th>MEDIAN MULTIPLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Severely unaffordable</td>
<td>5.1 and over</td>
</tr>
<tr>
<td>Seriously unaffordable</td>
<td>4.1 to 5.0</td>
</tr>
<tr>
<td>Moderately unaffordable</td>
<td>3.1 to 4.0</td>
</tr>
<tr>
<td>Affordable</td>
<td>3.0 and under</td>
</tr>
</tbody>
</table>

*Source: Demographia, 2014*

Analysis of Census and property value data for Wyndham shows that the median multiple in Wyndham significantly increased over the period 2001 to 2011. The median annual household income increased by 4.1% over this period, however the median house price and median unit price each increased at least double that rate, resulting in rating for both property types in 2011 of “seriously unaffordable” as shown in Table 18. This is supported by data showing that Wyndham has a high concentration of mortgage delinquency in the past 7 years.

**TABLE 18 - MEDIAN MULTIPLE HOUSING AFFORDABILITY ANALYSIS, WYNDHAM 2001-2011**

<table>
<thead>
<tr>
<th>MEASURE</th>
<th>2001</th>
<th>2006</th>
<th>2011</th>
<th>AAG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Annual household income</td>
<td>$47,600</td>
<td>$58,150</td>
<td>$71,100</td>
<td>4.10%</td>
</tr>
<tr>
<td>Median House Value</td>
<td>$148,000</td>
<td>$260,000</td>
<td>$359,000</td>
<td>9.30%</td>
</tr>
<tr>
<td>Median Unit Value</td>
<td>$129,500</td>
<td>$214,500</td>
<td>$291,000</td>
<td>8.40%</td>
</tr>
<tr>
<td>House Median Multiple</td>
<td>3.1</td>
<td>4.5</td>
<td>5.0</td>
<td></td>
</tr>
<tr>
<td>Unit Median Multiple</td>
<td>2.7</td>
<td>3.7</td>
<td>4.1</td>
<td></td>
</tr>
</tbody>
</table>

4.2.7 BUILDING ACTIVITY

ABS Building Approval data shows that an average of 3,263 new dwellings were approved in the City of Wyndham over the period 2004/05 to 2013/14. Building approvals are a clear guide as to the likely level of dwelling construction activity, with an indicative lead time of approximately 12 months before completion.

Building approvals peaked at 5,705 dwellings in 2009/10, in line with the introduction of the First Home Owners Grant, and have since decreased to a 4 year average of 3,185 dwellings per annum. Council’s dwelling approval data also shows a similar trend (see Appendix E).

Over the period, the proportion of ‘other’ residential building (including semi-detached dwellings, units and apartments) has increased slightly, with 10% of all dwellings approved in 2013/14 in this category. However, new houses continue to constitute the vast majority of new dwellings approved in Wyndham, as shown in Table 19.

<table>
<thead>
<tr>
<th>TABLE 19 - DWELLING APPROVALS 2004/05-2013/14</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEW HOUSES</td>
</tr>
<tr>
<td>2004-05</td>
</tr>
<tr>
<td>2005-06</td>
</tr>
<tr>
<td>2006-07</td>
</tr>
<tr>
<td>2007-08</td>
</tr>
<tr>
<td>2008-09</td>
</tr>
<tr>
<td>2009-10</td>
</tr>
<tr>
<td>2010-11</td>
</tr>
<tr>
<td>2011-12</td>
</tr>
<tr>
<td>2012-13</td>
</tr>
<tr>
<td>2013-14</td>
</tr>
<tr>
<td>Ave. no. of new dwellings</td>
</tr>
</tbody>
</table>

Source: ABS Census.
4.2.8 RESIDENTIAL LAND SUPPLY

The Urban Development Program 2014 (UDP) provides information on residential land demand and supply in Melbourne, including recently developed lots and expected future lot construction activity.

Table 19 shows that a significant volume of new lots are being delivered to the market in Wyndham, with 1,564 lots constructed in 2013/14, and a further 1,698 lots under construction.

The future broadhectare land supply in Wyndham is estimated to include almost 30,000 lots with approved Precinct Structure Plans, and capacity for a further 53,832 lots in the Urban Growth Zone for which a PSP is yet to be prepared.

**TABLE 20 - BROADHECTARE RESIDENTIAL LAND SUPPLY, WYNDHAM 2011/12 – 2013/14**

<table>
<thead>
<tr>
<th>RECENT DEVELOPMENT (LOTS)</th>
<th>FUTURE SUPPLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Constructed</td>
<td>Under Construction</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>2013-14</td>
<td>1,564</td>
</tr>
<tr>
<td>2012-13</td>
<td>2,496</td>
</tr>
<tr>
<td>2011-12</td>
<td>2,054</td>
</tr>
</tbody>
</table>

**Source:** Urban Development Program, DTPLI.

Major residential redevelopment activity makes up a relatively small proportion of dwelling development in Wyndham. Major redevelopment projects are defined in the UDP as residential developments comprising 10 or more dwellings on land with a previous urban use that are either planned or mooted to commence construction over the next ten years.

The UDP estimates that major residential redevelopment projects will add a further 2,647 dwellings to the Wyndham housing stock over the next 10 years, an average of 265 dwellings per annum.

**TABLE 21 - HISTORICAL AND PROJECTED MAJOR RESIDENTIAL REDEVELOPMENT ACTIVITY**

<table>
<thead>
<tr>
<th>NO. OF DWELLINGS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completions</td>
</tr>
<tr>
<td>---</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>2013-14</td>
</tr>
<tr>
<td>2012-13</td>
</tr>
<tr>
<td>2010-11</td>
</tr>
</tbody>
</table>

**Source:** Urban Development Program, DTPLI.
The density of future broadhectare lot activity is estimated in the UDP, with future lot supply classified as low, conventional, medium or high density.

Table 21 shows that medium and high density development is proposed in each suburb, accounting for 45% of the broadhectare lots proposed to be delivered in the next 10 years. Medium and high density lots are proposed to be primarily delivered in Werribee and Werribee South.

### TABLE 22 - FUTURE RESIDENTIAL BROADHECTARE DEVELOPMENT BY DENSITY

<table>
<thead>
<tr>
<th>Dev. Timing</th>
<th>Density</th>
<th>Point Cook</th>
<th>Tarneit</th>
<th>Truganina</th>
<th>Werribee</th>
<th>Werribee South</th>
<th>Wyndham Vale</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-2 years</td>
<td>Low</td>
<td>77</td>
<td></td>
<td></td>
<td>487</td>
<td>4,017</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Conventional</td>
<td>608</td>
<td>682</td>
<td>413</td>
<td>583</td>
<td>2,773</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Medium</td>
<td>443</td>
<td>162</td>
<td>13</td>
<td>249</td>
<td>865</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>High</td>
<td></td>
<td>302</td>
<td></td>
<td>302</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>1,051</td>
<td>844</td>
<td>424</td>
<td>1,211</td>
<td>4,017</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3-5 years</td>
<td>Low</td>
<td>71</td>
<td>70</td>
<td></td>
<td>288</td>
<td>429</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Conventional</td>
<td>1,766</td>
<td>251</td>
<td>612</td>
<td>1,331</td>
<td>4,076</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Medium</td>
<td></td>
<td>232</td>
<td></td>
<td>1,707</td>
<td>1,190</td>
<td>3,129</td>
<td></td>
</tr>
<tr>
<td></td>
<td>High</td>
<td></td>
<td></td>
<td></td>
<td>65</td>
<td>65</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>1,766</td>
<td>251</td>
<td>915</td>
<td>3,108</td>
<td>1,659</td>
<td>7,699</td>
<td></td>
</tr>
<tr>
<td>6-10 years</td>
<td>Conventional</td>
<td>1,135</td>
<td></td>
<td></td>
<td>2,287</td>
<td>2,577</td>
<td>5,999</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Medium</td>
<td></td>
<td></td>
<td>1,369</td>
<td>1,369</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>High</td>
<td></td>
<td>88</td>
<td></td>
<td>5,000</td>
<td>5,088</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>1,135</td>
<td>88</td>
<td>3,656</td>
<td>5,000</td>
<td>2,577</td>
<td>12,456</td>
<td></td>
</tr>
<tr>
<td>Total 1-10 years</td>
<td>Low</td>
<td>-</td>
<td>71</td>
<td>147</td>
<td>-</td>
<td>288</td>
<td>506</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Conventional</td>
<td>3,509</td>
<td>933</td>
<td>1,025</td>
<td>4,201</td>
<td>3,180</td>
<td>12,848</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Medium</td>
<td>443</td>
<td>162</td>
<td>243</td>
<td>3,325</td>
<td>1,190</td>
<td>5,363</td>
<td></td>
</tr>
<tr>
<td></td>
<td>High</td>
<td>-</td>
<td>88</td>
<td>302</td>
<td>5,000</td>
<td>65</td>
<td>5,455</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>3,952</td>
<td>1,095</td>
<td>1,427</td>
<td>7,975</td>
<td>5,000</td>
<td>4,723</td>
<td>24,172</td>
</tr>
</tbody>
</table>

*Source: Urban Development Program, DTPLI.*

The Residential Land Bulletin, prepared by DTPLI until ceased in March 2013, provides an overview of broadhectare subdivision activity across Melbourne. The average lot size in Melbourne’s growth areas is shown in 10.
The average lot size in Melbourne growth areas has decreased significantly over time, reducing from a typical range of 650m² – 800m² in 1990, to the current range of 400m² – 600m². Over time, different growth area LGAs have led the trend towards a decrease in average lot size. For example, Casey and Whittlesea generally had the smaller average lot size in the 1990s, whereas since 2001, Wyndham has typically had the lowest average lot size of all growth area LGAs. During the period 2008 – 2012, the Wyndham average was significantly lower than other growth areas, at around 450m².

FIGURE 10- AVERAGE LOT SIZE, GROWTH AREA LGAS, 1990 – 2012

Source: Residential Land Bulletin, 2013, DTPLI.
4.3 WYNDHAM’S HOUSING MARKET

4.3.1 PROPERTY MARKET CONTEXT

Melbourne’s population is projected to continue to grow at a strong rate of 2% per annum over the period to 2021 (VIF 2014), which will underpin ongoing demand for residential property across the metropolitan area.

The Melbourne residential property market is continuing to show signs of strength, with property values increasing for both units and houses over the past 2 years and dwelling approvals at a significant level across the metropolitan area of around 40,000 per annum.

Figure 4.1 shows the median house price, median unit price and total building approvals in Melbourne since 2004. The graph shows that residential property conditions have improved from a period of relative weakness and a decrease in prices in 2010 – 2011. The price growth and high levels of building activity indicate a strengthening market.

FIGURE 4 - MEDIAN PRICES AND BUILDING APPROVALS, MELBOURNE, 2004 – 2014

Source: A Guide to Property Values, ABS Building Approvals, 8731.0.

Interest rates remain at historically low levels in Australia, with the Reserve Bank Cash Rate currently at a 20 year low of 2.5% as shown in Figure 5.2. Bank housing lending rates are also at a long term low of around 6%, providing favourable conditions for residential property market entry.
FIGURE 52 - INTEREST RATES HISTORY, AUSTRALIA 1994 – 2014

Australian Housing Lending Rates
Average interest rate on variable-rate loans

Source: ABS; APRA; Perpetual; RBA

The weekly clearance rate for residential auctions in Melbourne (shown in Figure 3) has improved since a trough of around 50% in 2011-12, to a healthy rate of between 60% and 70% in 2014. Whilst this average rate is lower than the very high peak rate of around 80% in 2009-10, the current rate indicates a relatively stable residential property market in Melbourne.

FIGURE 13 - CLEARANCE RATE TRENDS, MELBOURNE, 2009 – 2014


4.3.2 WYNDHAM’S PROPERTY MARKET

In order to obtain an insight into the local property market conditions, Urban Enterprise conducted telephone interviews with 6 real estate agents in the City of Wyndham, and a 2 hour workshop with 25 development industry and government representatives including developers, builders, consultants, real estate agents and State and Local Government representatives.

The findings of this consultation are summarised as follows.
OVERALL DEMAND FOR HOUSING

Demand levels are strong at present for housing, particularly separate dwellings with 3 or more bedrooms and multiple living areas.

Demand is strongest in newer areas such as Point Cook, Tarneit and Truganina.

Demand was very strong in 2009-10, then dropped significantly in 2011-12, but has since returned to a steady level with strong interest from a range of buyers.

Price growth has been steady in the past 2 years, reflecting the recent upturn in the market.

DEMAND DRIVERS

Low interest rates are encouraging buyers to enter the market, especially those that are currently renting in other parts of Melbourne.

Affordability is the key attractor for buyers to come to Wyndham. The Wyndham suburbs are significantly more affordable when compared with suburbs to the east and south-east of Melbourne that are a similar distance from the CBD.

Wyndham has a history of buyers seeking the largest lot and house that they can afford.

Demand is strongest for housing close to key infrastructure, especially train stations, schools and active open space facilities. Housing in the vicinity of Tarneit Station is in high demand for people commuting to work in the CBD and inner Melbourne.

Demand for land on the west side of Werribee is generally lower (such as Wyndham Vale), due to the increased distance to Melbourne.

Improving local infrastructure is encouraging a second wave of demand for recently developed areas, such as Point Cook.

RESIDENTIAL PRODUCT

Houses and lots have generally decreased in size over recent years to maintain an affordable price point for the market. Purchasers are generally accepting of smaller houses now due to increasing energy costs and garden maintenance requirements;

There is relatively strong underlying demand for townhouses and units, however the cost of building these dwelling types is higher per square metre than detached dwellings. As a result, there will only be a strong take up if the price is sufficiently lower than a separate house in that particular area;

Apartments are in relatively low demand in Wyndham – due to high construction costs, there is little price advantage to purchase an apartment. Some apartments have been recently developed in Werribee, however sales have been slow. Demand is generally split 50%/50% between owner occupiers and investors;

There appears to be a market gap for smaller units and semi-detached dwellings in established areas, with rents increasing and not much new stock being made available to the market.
DISINCENTIVES / RESTRICTIONS
Comparably high Council rates act as a deterrent for some buyers, with Hobsons Bay a preferred alternative for some second and third home buyers who consider this a key issue;

Covenants are restricting re-subdivision of existing large lots in established areas, limiting opportunity for infill development;

The ability of builders and developers to access finance for new townhouses is limited by stringent bank lending requirements. This has been a major deterrent to development of medium density dwellings in new areas in Wyndham in recent years, despite developers recognising relatively strong levels of underlying demand for this housing product type;

The Small Lot Housing Code, whilst providing the benefits of avoiding a planning permit for smaller dwelling types which align with the code, is not suited to the types of smaller dwellings that builders are currently designing, and is therefore not effective in streamlining the delivery of such housing types to the market as is its intention.

MARKET SEGMENTS
The majority of houses in newer areas are purchased by first home owners (estimated at between 50% and 70%). Other segments in newer areas include second home buyers looking to upsize, with a very small investor segment (10%);

First home buyers typically have a budget of $270,000 to $300,000 in this area;

Established areas of the municipality (such as Werribee) have a diverse mix of market segments, including investors (approximately 30%), first home buyers (20%) and others (50%), such as older buyers looking to downsize. Most of the demand for established parts of the municipality comes from local residents looking for a different housing product, whereas a significant proportion of demand for housing in newer areas is from outside the municipality;

Whilst there is some interest in infill development within established areas of Werribee and Hoppers Crossing, there is not a large level of demand for this type of development at present. Agents consider that larger lots in these established areas will be in increasing demand over time as medium density becomes more attractive to the market.

WYNDHAM’S SUB-MARKETS
The Wyndham residential property market has 3 broad geographical sub-markets:

- Affordable established areas around Werribee and Hoppers Crossing, including larger lots, rental properties, units and detached dwellings;

- Affordable growth areas in the North of the City (Tarneit, Truganina), west (near Wyndham Vale) and south (Werribee South); and

- Growth areas and recently developed areas of Point Cook, Sanctuary Lakes and Williams Landing, serving a more affluent market in a growth area setting.
Data sourced from the National Land Survey Program shows that the median lot price differs significantly between growth area sub-markets, with the median lot price in Point Cook currently $270,000 compared with the median lot price in the Hoppers Crossing / Tarneit area of $205,000.

The underlying demand for lots in these areas is estimated at 1,800 lots per annum in the Hoppers Crossing / Tarneit / Wyndham area, and 700 lots in the Point Cook area, for a total demand of approximately 2,500 lots per annum. (National Land Survey Program).
4.4 INDUSTRY CONSULTATION

An industry consultation session was undertaken with 25 development industry representatives, builders, developers and consultants active in the Wyndham residential market. The session focussed on two broad areas:

Trends in residential demand in Wyndham, including market segments, prices, dwellings types and location factors; and

Barriers to development, including economic and regulatory issues.

The following provides a summary of the issues raised and opportunities identified at the session. It is intended that the housing strategy is oriented towards addressing these findings as they relate to housing in Wyndham.

4.4.1 TRENDS AND OBSERVATIONS

Many participants identified the opportunities presented by increasing demand for medium density and townhouse style dwellings, noting that demand for smaller dwellings is expected to increase over time across Melbourne. One participant referenced internal research which suggests that price growth in medium density dwelling is expected to significantly exceed price growth in standard density lots and dwellings over time.

However, given the significant supply of new detached dwellings and high competition in the local residential property market, buyers will generally only be persuaded to purchase a semi-detached or medium density dwelling if there is a significant price advantage.

The key demand drivers for housing in Wyndham are affordability and infrastructure. People are interested in living close to major development and community infrastructure items, such as train stations, active open space reserves and community centres. This is becoming an increasingly important location factor for people moving to Wyndham, particularly recently as demonstrated by strong demand for housing located within walking distance to future train stations on the Regional Rail Link.

Affordability has long been the primary demand driver in Wyndham, and continues to underpin the market for standard density dwellings. Typically, people looking to purchase a house in Wyndham search for the largest house available at the lowest price. Over time, lot sizes have decreased primarily so that developers can maintain a price point that is competitive in the metropolitan context and in the context of home buyers’ budgets (particularly First Home Buyers).

Housing affordability is decreasing over time. One participant noted that currently 35% of people can’t afford a house and land package in Wyndham at present. Whilst the overall decrease in affordability is not unique to Wyndham, the trend will place pressure on the delivery of dwelling products which are at an attractive price point and meet the size needs of the market. The likelihood of increasing interest rates in the short term is likely to place further pressure on affordability, and somewhat reduce overall demand for housing in Wyndham.

House price trends in Wyndham are very sensitive to location. For example, areas of higher amenity and infrastructure have experienced strong price growth, whereas
areas further from infrastructure and to the west of Werribee are generally more affordable. **Medium density dwellings should be located close to infrastructure but not necessarily in the prime locations so that affordability can be maintained.**

There is expected to be relatively **strong ongoing demand for detached dwellings** in Wyndham, particularly from First Home Buyers and families. This market segment is expected to continue to underpin the overall residential market in Wyndham. Average house sizes increased significantly in the early 2000s, up to a peak of around 26 squares (led primarily by second home buyers seeking greater space). However, there is now a trend towards smaller dwellings in both established and growth areas, driven primarily by people looking to downsize from their existing homes. This trend has been fuelled by changing demographics (smaller household size, ageing population), and rising energy costs impacting on household budgets and large dwelling costs.

An emerging market segment is overseas buyers and investors. Whilst only a relatively small proportion of the overall market, some developers are seeing strong growth in the number of buyers from East Asia and India, often with children who have studied and/or now live permanently in Melbourne.

Commercial developers in the area generally benefit from greater dwelling density around activity centres to generate sufficient foot traffic and passing trade required to support local businesses and retailers. **Activity centres (especially in growth areas) are often less successful and have lower amenity where the surrounding residential densities are low.**

A key opportunity exists to provide more **home-employment opportunities** as part of the Wyndham dwelling stock. Improvements to technology are supporting more home businesses, and interest is increasing from one member of families to work from home, either full or part time.

**Demand for apartments is low in Wyndham.** Due to high apartment construction costs, this dwelling type is more expensive to deliver to the market and less attractive to the target market compared with detached dwellings. Whilst some developments have been undertaken in established areas, sales rates have been relatively slow and there is relatively low interest for this dwelling type in general.

### 4.4.2 BARRIERS AND ISSUES

Despite identified demand, there are a number of significant barriers to the delivery of townhouse and medium density dwellings, including:

- **Construction costs** – costs per square metre to build a townhouse are significantly higher than for detached dwellings. As a result, there is rarely a noticeable price advantage to the market for medium density dwellings. It was noted that the cost of adding a third bedroom to a house is currently around $7,000 – this very low cost often provides an incentive for larger homes to be built;
Design and holding costs - There is no incentive for innovation in medium density dwelling design. The Small Lot Housing Code assists in streamlining planning approval for certain types of smaller dwellings, however builders now have new preferred models which do not align with the models that can be assessed under the code. Any complications in design approval and subsequent additional time and costs associated with a particular dwelling type generally lead to that dwelling type not being pursued. In many cases, developers have successfully applied to amend development plans to deliver standard density housing in areas previously designated for medium density, purely due to the greater time and cost efficiency of delivering detached dwellings and larger lots. Land holding costs make up a significant component of development costs – any time delays on a project adds significant pressure and risk to a development;

Finance and valuation – obtaining bank loans to build semi-detached and medium density dwellings is generally restricted until the construction of the dwelling(s) is complete. Whilst this does not necessarily deter investors, owner-occupiers are typically deterred from buying townhouses and medium density dwellings ‘off the plan’ due to concerns that the ultimate valuation of the property will not meet their purchase price. Changes to valuation regulations have impacted on values for smaller dwellings. In general, dwellings with a smaller number of bedrooms receive lower valuations, and there is a potential disconnect between value and the cost of delivering smaller dwellings.

Planning – Clause 56 is a significant barrier to expedient planning approval, and often results in significant delays for development (and subsequent cost increases). The required car parking rates in Wyndham are prohibitive and discourage development and higher densities – in many cases, the required parking cannot be provided on site or on street adjacent to dwellings, making the policy impractical to implement. Car parking policy was described by a number of attendees as a ‘tax’ on development. Suggested revision of policy to 1 space per 5 dwellings for visitors, rather than the current requirement for 1 space per dwelling.

Planning permit assessments are perceived to be inconsistent between responsible officers, for example treatment of rear loaded lots is often inconsistent. Some participants identified the need for separate growth area and established area planning units, as is the case in Whittlesea. However, it was also noted that this segregation can result in greater inconsistencies across the two planning teams.

‘As of right’ dual occupancy development is considered a key change that could be made to planning regulations. This would improve timelines for increased density and encourage this housing type.

Adjustments are needed to the Small Lot Housing Code. For example, where one component of the code is not met, a review of that component only should be required, rather than triggering a full review of the entire proposal. Also, introduction of new preferred medium density housing types into the housing typologies that qualify for assessment under the code is needed.

A multi-unit housing code could assist in providing certainty to the industry regarding this dwelling type.
- **Covenants** – a significant number of single dwelling covenants exist across the City. These are useful in setting up a new estate, however covenants must have a sunset clause to enable flexibility and intensification in the future.

- **Demand** – demand for detached dwellings is still the major driver of the market, and is expected to continue as such. The market continues to require back yards, car spaces and larger dwellings, and the delivery of smaller housing types is not perceived to meet this need.

- **Marketing** – medium density dwellings and townhouses are typically now marketed as part of new developments, and rarely included as display homes. An opportunity exists to include these dwelling types in marketing material.

### 4.4.3 OPPORTUNITIES

As a result of the consultation discussion, the following opportunities or challenges were identified by attendees to assist in addressing barriers and aligning the delivery of housing in Wyndham to the market trends:

- Streamline the subdivision process by increasing flexibility. A fast track approval should be made available where overall density targets are met. Less prescription about where density variations are to occur will support this objective;

- Encourage greater street frontage (and reduced lot depth) for smaller lots to improve perception of non-detached dwellings from the street and to the market. This can lead to more substantial street presence and being more attractive to buyers deciding between houses and semi-detached housing;

- Encourage integration of home employment opportunities into housing design;

- Provide an incentive for medium density dwelling development in preferred locations, taking affordability into account;

- Address visitor car parking ratios to remove disincentives for development at medium densities;

- Include sunset clauses on all single dwelling covenants to allow future intensification;

- Consider the development of a multi-unit housing code for infill and greenfield development;

- Consider making dual occupancies ‘as of right’ under the planning scheme.
4.5 FUTURE HOUSING NEEDS

Dwelling growth in Wyndham is projected to be in the order of 60,000 to 80,000 dwellings over the next 20 years, equating to an average increase of between 3,000 and 4,000 additional dwellings per annum.

Broad dwelling growth scenarios have been established as follows:

- **Growth Scenario 1: High Growth** – 4,000 dwellings per annum, total of 80,000 dwellings over 20 years. This rate is slightly higher than the highest projection included in Victoria in Future (3,800 dwellings per annum) to allow for unforeseen increases in growth rates;

- **Growth Scenario 2: Medium Growth** – 3,500 dwellings per annum, total of 70,000 dwellings over 20 years. This rate is the mid-point between the high and low scenarios, and is considered to reflect the most likely rate of growth having regard to historical building activity and population forecasts;

- **Growth Scenario 3: Low Growth** – 3,000 dwellings per annum, total of 60,000 dwellings over 20 years. This rate is slightly lower than the lower demand projection from Forecast ID (3,200 dwellings per annum) to allow for unforeseen downturns in demand rates and macro-economic influences.

Both Scenario 1 (high growth) and Scenario 2 (medium growth) are in excess of what Council believes to be sustainable from an infrastructure delivery perspective. It should also be noted that development will always be volatile – peaks and troughs. The growth scenarios are a longer term indication of scale.

Based on the projected household type changes as included in Victoria in Future, the type of dwellings required can be aligned to the dwelling and population projection scenarios.

Census data shows the types of dwellings occupied by each household type by area in 2011. For example, in 2011 90% of the ‘couple family with children’ household type were housed in ‘separate dwellings’ in Wyndham, with 6% in semi-detached dwellings and 4% in units and apartments. Using these breakdowns as a base, the future change in household structure can be translated into a dwelling requirement over time. This base assessment assumes that the current housing types are meeting the needs of households in the municipality. However, a number of factors are likely to influence the housing needs as discussed in this report, including:

- The Grattan Institute research which indicates that there is a shortage of semi-detached dwellings and apartments in Melbourne’s outer suburbs compared with demand;

- Consultation with real estate agents and developers which identified underlying demand for more townhouse and unit dwellings; and

- The existing lack of diversity in housing types in Wyndham.

In order to take this into account, alternative scenarios have been prepared which assume either:

- Change Scenario A – no change to the existing proportion of dwelling types;
- Change Scenario B - a moderate level of change so that future proportion of dwelling types align with the current proportion of dwelling type by household type in the broader Western Melbourne SA4 region, with a greater proportion of semi-detached and apartment dwellings than Wyndham; or

- Change Scenario C - a moderate level of change so that underlying local demand for semi-detached dwellings in particular are provided for in the market alongside the ongoing delivery of detached dwellings and a moderate increase in the proportion of apartments and units.

The table below provides a matrix of the types of growth scenarios projected in this report. The ‘High’, ‘Medium’ and ‘Low’ scenarios project the scale of dwelling growth. The ‘No Change’, ‘Moderate Change – Western Melbourne SA4’ and ‘Moderate Change – Underlying Demand’ scenarios project the scale of change in dwelling types within each dwelling growth scenario. Therefore, the types of housing growth scenarios included in this report are:

- 1A – High dwelling growth & no change in dwelling types;
- 1B – High dwelling growth & moderate change in dwelling types (Western Melbourne SA4);
- 1C – High dwelling growth & moderate change in dwelling types (underlying demand);
- 2A – Medium dwelling growth & no change in dwelling types;
- 2B – Medium dwelling growth & moderate change in dwelling types (Western Melbourne SA4);
- 2C – Medium dwelling growth & moderate change in dwelling types (underlying demand);
- 3A – Low dwelling growth & no change in dwelling types;
- 3B – Low dwelling growth & moderate change in dwelling types (Western Melbourne SA4); and
- 3C – Low dwelling growth & moderate change in dwelling types (underlying demand).

**TABLE 233 - GROWTH SCENARIOS MATRIX**

<table>
<thead>
<tr>
<th>Scale of Growth</th>
<th>Scale of Change (breakdown of dwelling type)</th>
<th>Moderate Change - Western Melbourne SA4</th>
<th>Moderate Change - Underlying Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>No Change</td>
<td>1A</td>
<td>1B</td>
</tr>
<tr>
<td>High</td>
<td></td>
<td></td>
<td>1C</td>
</tr>
<tr>
<td>Medium</td>
<td></td>
<td>2A</td>
<td>2B</td>
</tr>
<tr>
<td>Low</td>
<td></td>
<td>3A</td>
<td>3B</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>3C</td>
</tr>
</tbody>
</table>
In each scenario, detached dwellings are expected to constitute the majority of new dwellings.

The results of the various scenarios are shown in Table 24. The medium growth scenario and moderate change to reflect underlying demand results in a dwelling requirement of 56,000 additional detached dwellings, 7,000 additional semi-detached dwellings and 7,000 additional units and apartments over the next 20 years.

**TABLE 24 - DWELLING TYPE SCENARIOS**

<table>
<thead>
<tr>
<th>HIGH GROWTH</th>
<th>MODERATE CHANGE to DWELLING TYPES - WESTERN MELBOURNE SA4</th>
<th>MODERATE CHANGE to DWELLING TYPES - UNDERLYING LOCAL DEMAND</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>% OF TOTAL</td>
<td>% OF TOTAL</td>
</tr>
<tr>
<td>High Growth</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Separate house</td>
<td>72000</td>
<td>90%</td>
</tr>
<tr>
<td>Semi-detached, row or terrace house,</td>
<td>5000</td>
<td>6%</td>
</tr>
<tr>
<td>Flat, unit or apartment:</td>
<td>4000</td>
<td>5%</td>
</tr>
<tr>
<td>Total</td>
<td>80000</td>
<td>100%</td>
</tr>
<tr>
<td>Medium growth</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Separate house</td>
<td>63000</td>
<td>90%</td>
</tr>
<tr>
<td>Semi-detached, row or terrace house,</td>
<td>4000</td>
<td>6%</td>
</tr>
<tr>
<td>Flat, unit or apartment:</td>
<td>3000</td>
<td>4%</td>
</tr>
<tr>
<td>Total</td>
<td>70000</td>
<td>100%</td>
</tr>
<tr>
<td>Low Growth</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Separate house</td>
<td>54000</td>
<td>90%</td>
</tr>
<tr>
<td>Semi-detached, row or terrace house,</td>
<td>3000</td>
<td>5%</td>
</tr>
<tr>
<td>Flat, unit or apartment:</td>
<td>2000</td>
<td>3%</td>
</tr>
<tr>
<td>Total</td>
<td>60000</td>
<td>100%</td>
</tr>
</tbody>
</table>

*Source: Urban Enterprise, 2014.*

*Note: this broad model is based on data for 2011 including dwelling type by household, and VIF projections of household type changes over the period 2011 – 2031. Estimates are rounded to the nearest 1,000 dwellings, and should be considered as a guide only as to the indicative scale of dwelling type needs over the next 20 years under various scenarios.*
4.5.2 HOUSING NEEDS BY DEVELOPMENT SETTING

The section provides estimates of housing needs in Wyndham over a 10 and 20 year period. The section also provides the context for the likely distribution of housing needs across growth areas (i.e. greenfield subdivision) and established areas (i.e. minor subdivisions of larger lots in older suburbs, construction of dwellings of subdivision of vacant lots in older suburbs, re-subdivision of lots previously containing one dwelling, multi-unit/apartment developments in established areas, etc.).

DWELLING PROJECTIONS

- 10 years: 35,000 dwellings; 20 years: 70,000 dwellings;
- Average Rate: 3,500 dwellings per annum;

EVIDENCE OF HISTORICAL LOCATION OF DWELLING GROWTH

- Building permits 2009 – 14: 92% in “Estates”, remaining 8% in established areas;

INDICATORS OF FUTURE LOCATION OF DWELLING GROWTH

BROADHECTARE LAND SUPPLY, DEMAND AND DELIVERY

- Broadhectare land to be developed in the next 10 years: 24,172 lots (UDP, 2014)
- Major Redevelopments in the next 10 years: 2,600 dwellings (UDP, 2014)
- Total new lots/dwellings available in growth areas: 26,772 dwellings (UDP, 2014)
- Current base demand for growth area lots: 2,508 per annum (NLSP, 2014), equates to 25,080 over 10 years
- Lots released to market June 11 – June 13: 864 per quarter = 3,456 per annum (Residential Land Monitor)
- Between March 2011 and June 2012, 85% of lots released were in subdivisions of 5 or more lots (mostly growth areas), with 15% smaller than 5 lots (likely to be mostly established areas) (Residential Land Monitor)
- MPA estimates that land within approved and proposed PSPs in Wyndham has capacity for 58,000 lots, with 43,000 in approved PSPs;
- Council estimates there to be 66,000 lots in approved Development Plans and approved PSP areas.

CAPACITY OF ESTABLISHED URBAN AREAS

- Rates database shows 560 vacant house lots in established areas (outside UDP defined ‘estates’)
- Council estimates capacity of established areas in the order of 1,200 lots (Wyndham Vale, Hoppers Crossing and Tarneit);
- A further study of housing capacity is being undertaken by Planisphere as part of the Housing Strategy.
SUMMARY OF INFLUENCES

- High greenfield land supply and significant pipeline of future lots;
- The rate of consumption will be closely related to the rate of delivery of these lots to the market;
- Historic reliance on greenfield development to support population growth;
- 10 year development projections are for 27,000 greenfield and strategic development lots to be made available, leaving the remaining 8,000 lots to be delivered in established areas. This would result in a split of 77% greenfield and 23% established. However, historical trends are in the order of 10% of additional dwellings in established areas and 90% in growth areas.
- The growth area development industry has significant capacity and expertise in Wyndham, compared with much lower capacity and scale industry in infill areas of the municipality.

Given that the existing proportion of dwellings constructed in established areas is very low, it is likely that any changes to the existing proportions would be minor and would only take place over a long period of time, driven by policy support for infill development, increasing land values in established areas, increasing acceptance of medium density housing in Wyndham, demographic changes underpinning demand for smaller dwellings, and increased capacity and interest of the infill development industry. Due to the long term nature of these factors, this process is likely to take a significant amount of time, especially given that the existing available greenfield land supply is extensive and provides a long term pipeline of lots, and the relatively low level of dwelling capacity in established areas.

It is considered that Council should plan for the proportion of housing delivered in established areas to increase from 10% of all dwellings to 15% over the next 10 years.

This would result in 4,000 – 5,000 dwellings being required in the established area over 10 years, with 29,000 – 30,000 dwellings being delivered in the growth areas, with established area dwellings making up between 12% and 14% of all new dwellings delivered in the municipality.

This proportion could continue to increase in the period 10 to 20 years, due to increasing land values, opportunities to re-subdivide lots within former growth areas and urban consolidation opportunities around existing train stations and activity centres. An indicative proportion would be in the order of 18% of all dwellings.

However, the ultimate location of dwelling growth will be a function of the relative property market segments in Wyndham, driven by price, land supply, capacity of established areas and the speed of delivery of new lots to the market. Table 1 shows an indicative proportion of dwelling required in each development setting over the next 20 years.
<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Total dwellings p.a.</td>
<td>3500</td>
<td>3500</td>
<td>3500</td>
<td>3500</td>
<td>3500</td>
<td>3500</td>
<td>3500</td>
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<td>3500</td>
<td>3500</td>
<td>3500</td>
<td>3500</td>
</tr>
<tr>
<td>Established Area % of total</td>
<td>10%</td>
<td>11%</td>
<td>11%</td>
<td>12%</td>
<td>12%</td>
<td>13%</td>
<td>13%</td>
<td>14%</td>
<td>15%</td>
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<td>17%</td>
<td>17%</td>
<td>18%</td>
<td>18%</td>
</tr>
<tr>
<td>Growth Areas % of total</td>
<td>90%</td>
<td>89%</td>
<td>89%</td>
<td>88%</td>
<td>87%</td>
<td>87%</td>
<td>86%</td>
<td>85%</td>
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<td>82%</td>
<td>82%</td>
<td>82%</td>
<td>82%</td>
<td>82%</td>
</tr>
<tr>
<td>Established Area Dwellings</td>
<td>350</td>
<td>385</td>
<td>385</td>
<td>420</td>
<td>420</td>
<td>455</td>
<td>455</td>
<td>490</td>
<td>525</td>
<td>525</td>
<td>560</td>
<td>560</td>
<td>560</td>
<td>595</td>
<td>595</td>
<td>595</td>
<td>630</td>
<td>630</td>
<td>630</td>
<td>630</td>
</tr>
<tr>
<td>Growth Area Dwellings</td>
<td>3150</td>
<td>3115</td>
<td>3115</td>
<td>3080</td>
<td>3080</td>
<td>3045</td>
<td>3045</td>
<td>3010</td>
<td>2975</td>
<td>2975</td>
<td>2940</td>
<td>2940</td>
<td>2940</td>
<td>2905</td>
<td>2905</td>
<td>2905</td>
<td>2870</td>
<td>2870</td>
<td>2870</td>
<td>2870</td>
</tr>
</tbody>
</table>
5
BUILT FORM
5.1 KEY FINDINGS

Community feedback repeatedly raised the importance of private and public realm landscaping. In particular, many value areas with mature street planting. Residents expressed concern regarding satisfied with the construction of narrow roads, the traffic congestion and the sense that the transport network is not keeping pace with the fast growing residential areas.

In terms of built form and neighbourhood character, there were mixed views in the consulted community regarding the design and diversity of housing in the municipality. Many participants were critical of new developments where houses looked the same. There was also concern regarding medium and higher density housing, key issues include setbacks, building spacing and perceived overdevelopment of allotments.

The Neighbourhood Character Scoping Study (2012) identified five broad Neighbourhood Character Types across the established areas of Wyndham. These areas have been incorporated in the updated Municipal Strategic Statement, currently on public exhibition.

The study also identified 21 further investigation areas that warrant more detailed analysis as they present design considerations that may not be adequately addressed through the existing planning controls. These areas will be assessed as part of this study.

There is a tension in planning policy between encouraging housing growth and diversity, and ensuring new development respects and responds to neighbourhood character.

There is a changing built form character in the established areas of the municipality, where contemporary multi unit developments are being developed in areas traditionally characterised by single storey detached dwellings.

The neighbourhood character in growth area suburbs is evolving.

Policy direction regarding the appropriate form and density of new housing is needed in the established areas where restrictive covenants have expired, or are close to expiry.

There are five types of covenants that apply extensively across the municipality, particularly in the growth area suburbs. These covenants impact the type, density and design and lot size of future housing.

A number of established areas in the City in which restrictive covenants have been recently removed have been the subject of applications for medium density residential subdivisions. These examples indicate that covenants may be restricting residential infill at present, and that there is underlying demand for medium density development in Wyndham.
5.2 NEIGHBOURHOOD CHARACTER

The concept of neighbourhood character is something that can have a range of meanings for different people or situations, and can be difficult to define. The following definition of neighbourhood character used the former Department of Infrastructure working party into neighbourhood character, forms the basis of our understanding and approach to character studies:

*Neighbourhood character is the qualitative interplay of built form, vegetation and topographic characteristics, in both the private and public domains that make one place different from another.*

The key component of this definition is the understanding that character derives from the relationship between the various elements, not simply a catalogue of features.

5.2.1 WHAT WE HEARD

Community consultation branded “My Place” occurred for three weeks, from 26 November to 19 December 2014 and involved the following components:

- Representation at the Wyndham Neighbourhood Listening Posts held in Tarneit and Werribee on 6 December and 13 December 2014 respectively.
- Bulletin and Feedback Form distributed via Council’s website, Facebook page and the Listening Posts

LISTENING POSTS

The Neighbourhood Listening Posts were a whole-of-Council initiative, which sought to provide an opportunity for residents to:

- Be informed about Council’s activities
- Input into new plans and
- Meet with Councillors and Council officers.

Members of the Project Team provided information regarding the purpose and timeframes of the Wyndham Housing and Neighbourhood Character Strategy, and discussed housing issues in Wyndham with residents.

Residents were encouraged to fill out the feedback form and participate in a housing aspirations photographic exercise.

FEEDBACK FORM & SURVEY

The form and survey included open-ended and closed questions about housing in Wyndham.

A total of 62 responses were received to Council’s feedback form and online survey distributed to residents.
KEY FINDINGS
The following provides an overview of the key themes and issues raised by community members. Refer to the Consultation Summary Report for a detailed analysis of community feedback.

LANDSCAPING
Respondents repeatedly raised the importance of private and public realm landscaping during the My Place consultation. Many participants valued mature street planting, acknowledging that there were varying options regarding appropriate species. Other respondents were critical of the design of new garden areas, particularly the lack of canopy trees and use of bark and stones.
The maintenance of landscaped areas also emerged as a key issue.

INFRASTRUCTURE
Many submitters expressed concern that infrastructure provision, particularly the public transport network, is not keeping pace with residential growth. There was some optimism however from some residents with regard to the soon to open Regional Rail Link.

ACCESS TO SERVICES/FACILITIES/OPEN SPACE
Many residents indicated that access to services, facilities and open space was a key aspect that they valued of their local area. Participants also cited that they disliked it when such amenities are not located in proximity of their neighbourhood.
The need for better access to community infrastructure, particularly schools and recreational facilities, was also frequently cited by participants.

HOUSING DESIGN & DIVERSITY
There were mixed views regarding the design and diversity of housing in the municipality. Many participants were critical of new developments where houses looked the same.
There was also concern amongst many respondents regarding medium and high density housing. Some felt that there was too much, while other expressed concern with the design of such housing types in terms of setbacks, building spacing and perceived overdevelopment of allotments.
Many also cited the need for affordable larger allotments throughout the municipality.

A STRONG SENSE OF COMMUNITY
A recurrent message from residents related to the strong sense of community. Many community members highlighted that there was good community spirit and that the neighbourhood was friendly with a big mix of different cultures.
5.2.2 WYNDHAM NEIGHBOURHOOD CHARACTER SCOPING STUDY (2012)

In 2012 the City of Wyndham has appointed Planisphere to undertake a Neighbourhood Character Scoping Study for the established residential areas of the municipality. The study primarily focused on the suburbs of Hoppers Crossing and Werribee, and parts of Tarneit, Truganina and Wyndham Vale.

The purpose of this study was to provide an initial overview of the neighbourhood character patterns evident in established areas of the municipality, and to identify areas that warrant further investigation.

NEIGHBOURHOOD CHARACTER TYPES

Five broad Neighbourhood Character Types were identified across the study area. The areas of these Character Types are illustrated at Figure 6, with detailed descriptions provided below.

<table>
<thead>
<tr>
<th>CHARACTER TYPE</th>
<th>DESCRIPTION</th>
<th>EXAMPLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contemporary Garden</td>
<td>Comprising modern residential estates with establishing gardens. Further guidance is required in these areas to encourage landscaping and vegetation.</td>
<td></td>
</tr>
<tr>
<td>Garden Suburban</td>
<td>Comprising the formally established residential areas of Wyndham, with a mixture of older buildings located around linear street patterns and pockets of established vegetation.</td>
<td></td>
</tr>
<tr>
<td>Garden Court</td>
<td>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 in gardens and streets, as well as wide grass verges at the street edge, create a strong landscape character.</td>
<td></td>
</tr>
<tr>
<td>Bush Garden</td>
<td>Informal streets with strong landscape dominated settings. Built form is hidden in larger lots behind well-established gardens and canopy trees.</td>
<td></td>
</tr>
</tbody>
</table>
FURTHER INVESTIGATION AREAS

The Study identified a number of areas that warrant more detailed investigation as they present design considerations that may not be adequately addressed through the existing planning controls. These ‘investigation areas’ are shown at Figure 75.

Some of these areas were identified as they display a distinctive neighbourhood character that might require a different approach to their ongoing management (e.g. parts of the City with a rural or coastal character, larger lot sizes, a particularly high consistency of building siting or design, or the distinctive context of an interface with an open space or waterway).

Other areas were selected for investigation due to a high level of pressure for redevelopment which is impacting adversely upon the existing character. This includes areas where covenants have previously applied and have now expired, opening new options for development.

The neighbourhood character investigation component of this study will map, define and describe these areas in more detail and make specific recommendations for their ongoing management.
FIGURE 6 - NEIGHBOURHOOD CHARACTER TYPES (NEIGHBOURHOOD CHARACTER SCOPING STUDY, 2012)
FIGURE 75 - IDENTIFIED FURTHER INVESTIGATION AREAS (NEIGHBOURHOOD CHARACTER SCOPING STUDY, 2012)

Study Area
Municipal Boundary
Freeway
Main Roads
All other roads
Urban Growth Zone Boundary
Existing Railway Stations
Railway
Creeks, rivers & water areas
Port Phillip Bay
Areas outside study
Investigation Areas
Open Space Interface
Investigation Areas
1. Tarneit Creek Interface
2. Sayers Drain
3. Skeleton Creek Interface
4. Truganina
5. Sayers Road
6. Tarneit Road
7. Bindowen Drive
8. Kingston Boulevard Area
9. Derrimut Heath
10. Barber Drive Reserve Interface
11. Woodville Estate
12. Heathdale Glen Orden Wetlands
13. Werribee River Interface
14. Princess Highway
15. Werribee
16. Anne Street Area
17. Werribee Overland Flow Interface
18. Presidents Park Estate
19. Lotypop Creek Interface
20. Pedder Street Drain
21. Point Cook
22. Werribee South

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The following provides an analysis of built form and neighbourhood character issues based on the review of recent VCAT decisions. A more detailed and localised analysis of residential design will occur as part of the Neighbourhood Character Investigation, occurring in Stage 3 of this project.

- State and local planning policy encourage housing intensification in proximity of activity centres, public transport, services and facilities. Notwithstanding, greater policy direction regarding the preferred form and location of medium and higher density housing in Wyndham is needed in the Planning Scheme.

- There is a tension between planning policy between encouraging housing growth and diversity, and respecting and responding to neighbourhood character. As such more policy direction about what constitutes existing residential amenity and neighbourhood character is needed in the Planning Scheme.

- Policy direction regarding the appropriate form and density of new housing is needed in the established areas where restrictive covenants have expired, or are close to expiry.

- There is a changing built form character in the established areas of the municipality, where contemporary multi unit developments are being developed in areas traditionally characterised by single storey detached dwellings.

- The definition and management of neighbourhood character in growth areas can be problematic, "There is some elasticity in the concept of neighbourhood character in new areas as the character develops through the contribution of each new building. Vacant lots are rapidly being developed...and, presently, the only constant is change." [CE Building Design & Drafting v Wyndham CC; VCAT 138]

- Neighbourhood character is not simply limited to the streetscape - there are a number of Tribunal decisions which refer to the “backyard-scape” in the consideration of neighbourhood character.

Other issues frequently raised in the reviewed VCAT cases include:

- Responsiveness to site context
- Site layout and setbacks
- Visual bulk and building mass
- Overdevelopment of the site
- Amenity issues such as overlooking, overshadowing, solar access and internal building layout
- Vehicle access and car parking
- Extent of landscaping
- Extent and orientation of secluded open space
- Amenity impacts on neighbouring residential properties and streets, including traffic and agricultural land uses
- Building materials.
Refer to the Appendix C for a list of the VCAT decisions reviewed as part of this analysis.
5.4 COVENANTS

A Covenant Study Report was prepared by the City of Wyndham in 2012. Restrictive covenants are property rights that restrict the ways land may be used. Covenants start off as agreements between the developer and the purchaser of each lot; they are registered against titles, but can be enforced against all subsequent owners and occupiers for an unlimited period of time.

The study identifies five types of covenants that apply across the municipality, as summarised at Table 25. Maps illustrating the application of these covenants are provided at Appendix D.

The findings of the study indicate that future re-subdivision and multi-dwelling developments in growth areas will be limited by covenants, however it appears that a large proportion of established areas of the municipality are unaffected, meaning that further infill development and residential density increases in these areas may be possible.

It is understood that a number of established areas in the City in which restrictive covenants have been recently removed have been the subject of applications for medium density residential subdivisions, such as the Tarneit and Sayers Road area and the Westmeadows Lane area. These examples indicate that covenants may be restricting residential infill at present, and that there is underlying demand for medium density development in Wyndham.

**TABLE 25 - OVERVIEW OF COVENANTS IN CITY OF WYNDHAM**

<table>
<thead>
<tr>
<th>TYPE</th>
<th>DESCRIPTION &amp; APPLICATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Dwelling per Lot</td>
<td>Specifies that no more than one dwelling can be built on a property. This is the most widespread of all covenants in the municipality. The restriction was found in over half (58%) of all dwellings in the municipality, and the majority of dwellings (90%) of dwellings in growth areas and significant areas of established suburbs in Hoppers Crossing and Werribee. Approximately 40% of the one dwelling per lot covenants in the growth areas do not contain an expiry date and will never expire.</td>
</tr>
<tr>
<td>No Subdivision</td>
<td>Re-subdivision of a property is not permitted. The application of this restriction was more widespread in growth areas than in established areas. The restriction was found in a quarter (25%) of all dwellings in the municipality, and around half of dwellings (52%) of dwellings in growth areas. Approximately one third of the no subdivision covenants in the growth areas do not contain an expiry date and will never expire.</td>
</tr>
</tbody>
</table>
### Minimum Floor Area
Specifies the minimum size of a dwelling that may be built on a lot. The minimum size specified differs between estates and is frequently on a sliding scale that is tied to the size of the land.

The restriction was found in around 41% of all dwellings and 63% of dwellings in growth areas.

Over a third of these covenants do not have an expiry date and will never expire.

The minimum floor area restriction contained within covenants is not necessarily overly onerous for detached houses, but normally prohibitive for units up to 2, or modest 3 bedroom dwellings.

### Sustainable Building Features
This category includes all restrictions that could potentially have a negative impact on sustainability initiatives. Examples of which include preventing water tanks or solar panels being visible from the street.

The restriction was found in around 15% of all dwellings and 33% of dwellings in growth areas.

### Cost Implications
The cost implications restriction category contains restrictions that are inferred to add to the cost of constructing a house. Examples of these include covenants and design guidelines that place a restriction on the materials to be used in construction.

The restriction was found in over half (56%) of all dwellings in the municipality, and the majority of dwellings (78%) of dwellings in growth areas.

Approximately 56% of all of dwellings in Wyndham were affected and 66% of dwellings in the growth areas, that do not have an expiry date.
6

OPPORTUNITIES & CONSTRAINTS
6.1 HOUSING GROWTH AND CHANGE

This section provides an overview of broad opportunities and constraints, as identified in existing strategies and policies, which will inform the designation of housing change areas in the Housing and Neighbourhood Character Study.

Key findings from the analysis contained in the preceding chapters indicate that:

- Wyndham’s current housing stock is dominated by three bedroom detached dwellings and there is an underlying marked for smaller housing types in the municipality’s growth area and established suburbs;
- There are emerging housing affordability issues within the municipality;
- Over the next 10 years, around 13,000 new conventional density residential lots will be constructed (1,300 per annum), alongside 11,000 medium and high density lots (1,100 per annum);
- Policy direction regarding the neighbourhood character of residential areas and appropriate form and density of new housing is needed to strategically guide the provision and design of new housing.
6.2 OPPORTUNITIES ANALYSIS

This section and Figure 6 provides a preliminary analysis of opportunities to be explored throughout the course of this project.

RETAINING A VARIETY OF RESIDENTIAL ENVIRONMENTS

The City’s history and land use patterns provide a variety of residential environments, ranging from more compact development around public transport and activity areas to rural residential development. This makes Wyndham a unique place to live. It is important that Council continues to provide and reinforces a diversity of dwelling contexts.

DIVERSIFYING THE LOCAL HOUSING STOCK

The vast majority (90%) of dwellings in Wyndham are separate houses containing three or more bedrooms. As such there is an opportunity to diversity the local dwelling stock, both in terms of dwelling type and size. Underlying demand has been identified for semi-detached dwellings in both the established and growth area suburbs, despite only a marginal number of these types of dwellings being delivered to the market in recent years.

A HEALTHY SUPPLY OF BROADACRE LAND

This Report identifies that a significant volume of new lots are being delivered to the market in Wyndham, with 1,564 lots constructed in 2013/14, and a further 1,698 lots currently under construction. The future broadhectare land supply in Wyndham is estimated to include almost 30,000 lots with approved Precinct Structure Plans, and capacity for a further 53,832 lots in the Urban Growth Zone for which a PSP is yet to be prepared.

The Housing and Neighbourhood Character Study will ultimately provide guidance to Council regarding the location, form and design of new housing in the municipality.

HOUSING INTENSIFICATION AROUND KEY ACTIVITY CENTRES

The City contains a network of existing activity centres in its established suburbs. Werribee Town Centre is a Principal Activity Centre servicing a large regional catchment. Other key activity centres in the municipality include the Werribee Plaza, Hoppers Crossing Town Centre, Old Geelong Road Precinct, Point Cook Town Centre, Manor Lakes Town Centre and Williams Landing. It is highlighted that these centres, with the exception of the Werribee Town Centre, are primarily retail based centres.

New activity centres are also planned for the growth areas including Manor Lakes, Sanctuary Lakes, Rose Grange, East Werribee, Truganina, Tarneit North, Riverdale, Ballan and Westbrook.

State and local government policy support the development of medium and higher density housing around activity centres to maximise access to a retail, employment, services and facilities.
OPPORTUNITIES FOR GROWTH FROM THE REGIONAL RAIL LINK INITIATIVE

Regional Rail Link is a Federal and State Government funded initiative which will introduce passenger and freight train lines extending north from the Werribee-Geelong line through Wyndham’s outer suburbs and future growth areas, connecting to a new exclusively regional line at Deer Park. The project includes the construction of two new railway stations at Wyndham Vale and Tarneit. Four future stations are planned for Truganina, Tarneit West, Riverdale and Blackforest Road North. The project is scheduled for completion by 2016.

This initiative will provide significant opportunities for housing intensification in proximity of the new stations to maximise access for new residents to public transport, consistent with current State planning policy.

ENHANCING ROAD CONNECTIONS: PROPOSED OUTER METROPOLITAN RING ROAD

Plan Melbourne includes the proposed construction of the Outer Metropolitan Ring Road which will run north of the Princes Freeway and connect the outer growth area of Wyndham to Melton.

This road infrastructure project will enhance connectivity to the municipality’s current and future residents.

SUPPORTING LOCAL EMPLOYMENT: EAST WERRIBEE EMPLOYMENT PRECINCT

Analysis included in this report indicated that in 2011, 35% of employed Wyndham residents worked within the municipality. The next most common locations of work were Inner Melbourne (22%, including the Cities of Melbourne, Port Phillip and Yarra), and Inner West Melbourne (21%, including the Cities of Hobsons Bay, Brimbank and Maribyrnong).

The East Werribee Employment Precinct is a key initiative of Plan Melbourne, with the potential to create significant local job opportunities within the municipality and attract a range of residents, and support existing residents, which will in turn support Wyndham’s housing market.

EXPIRY OF COVENANTS

There are a number of established areas in the City in which restrictive covenants have been recently removed have been the subject of applications for medium density residential subdivisions, such as the Tarneit and Sayers Road area and the Westmeadows Lane area.

There is a need to consider the appropriate form of future housing development in the areas where restrictive covenants are due to expire.
6.3 CONSTRAINTS ANALYSIS

This section and Figure 87 provides a preliminary analysis of constraints to be explored throughout the course of this project.

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 also is 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 a number of major environmental features include the Werribee River, Skeleton Creek, Lollypop Creek, Little River, Laverton Creek, Kororoit Creek and their tributaries as identifiable waterway corridors, the character of view sheds, vistas and views to natural features, the coastline of Port Phillip Bay and the internationally significant natural habitats and wetlands of Point Cook, the Western Treatment Complex and the Western Grassland Reserve.

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

PROTECTING HERITAGE VALUES

Wyndham contains several locations of heritage and indigenous heritage significance which provide connections and remnants to the beginnings and early settlement of the Western Plains.

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. Residential growth and change is significantly constrained in these affected areas.
NEXT STEPS
7.1 CONCLUSION & NEXT STEPS

This Issues and Opportunities Report contains an analysis of existing policy and relevant Council strategies, recent demographic and development trends, built form and neighbourhood character and identifies broad issues and opportunities affecting housing provision and design in the municipality. The content of this report provides the strategic basis for the development of the Wyndham Housing and Neighbourhood Character Strategy.

The next project stages include:

- Neighbourhood Character Assessment of established and growth area suburbs
- Development of strategic directions, in particular:
  - Vision
  - Principles
  - Preferred character statements
  - Identification of housing change areas and growth options.
- Consultation with key Council, State government and non-government sector stakeholders.
APPENDICES
APPENDIX A: STANDING RESIDENTIAL ADVISORY COMMITTEE PRINCIPLES

PRINCIPLE

GENERAL

P1 The Committee has adopted a cautious approach to the application of the zones, particularly the NRZ, because it has had to consider the amendments on a municipality by municipality basis, rather than on a metropolitan or sub-regional basis.

P2 The ‘translation’ of existing policy, overlay and zone provisions should occur with the use of the zone that is the closest fit to the status quo where there is no housing strategy, the strategy is not sufficiently robust to inform the application of the zones, or the strategy does not appear to directly link to the zones applied.

STATE PLANNING POLICY FRAMEWORK AND PLAN MELBOURNE

P3 The application of the new residential zones must support the directions and initiatives of the SPPF, Plan Melbourne and Regional Growth Plans (where relevant). This includes policy that promotes housing diversity and directs housing growth to nodes around activity centres and public transport stops.

HOUSING STRATEGIES

P4 The application of the residential zones should be based on a housing or similar strategy that specifically addresses where and how housing growth will be accommodated.

P5 Strategic work (other than housing strategies) can be used to inform the application of the new zones. For example, this includes structure plans and the use of the principles and criteria in PN/8 as a guide, with reference to the zone purpose to clarify any ambiguity.

P6 Municipal housing capacity analysis and targets for applying particular zones should not be the sole driver in implementing the new residential zones. However, capacity analysis should be undertaken to confirm that the strategy is workable and will meet projected future housing requirements.

APPLYING THE ZONES – NEIGHBOURHOOD RESIDENTIAL ZONE

P7 The NRZ should not be used as the ‘default’ residential zone.

P8 The application of the NRZ at the municipal level should not be driven by the 50 percent reference in Plan Melbourne or the percentages applied in other municipalities.

P9 The NRZ should not be applied in precincts where there is policy support for significant housing growth, including near PPTN stops and activity centres unless supported by sound strategic justification.
The use of the NRZ in response to identified character should be balanced with policies and strategies to provide housing choice and affordability, and efficient service infrastructure provision.

The use of the NRZ to limit residential development in areas subject to environmental hazards or values should have regard to whether the zone provisions are necessary in addition to the relevant overlay.

APPLYING THE ZONES – GENERAL RESIDENTIAL ZONE

The GRZ will typically be the ‘default’ zone for the R1Z.

The GRZ should not be used as a ‘default growth zone’ because it only provides for incremental change and there is an expectation that respecting neighbourhood character will influence the scale of built form.

The GRZ might be suitable for broader application in rural and regional centres in response to more moderate growth expectations.

The GRZ, rather than the NRZ, is preferred for broadacre land identified for residential development that is in the process of subdivision and development.

APPLYING THE ZONES – RESIDENTIAL GROWTH ZONE

The potential establishment of commercial uses, as permitted by the zone, is unlikely to adversely impact on existing activity centres, particularly in rural and regional centres.

The application of the RGZ or the GRZ is preferred over the NRZ for larger scale housing redevelopment sites (including those for social housing).

The RGZ (or a zone other than one of the three new residential zones) should be applied to nominated or potential urban renewal precincts unless an alternative residential zone is specifically justified.

The RGZ (or a zone other than one of the three new residential zones) is the primary zone for areas identified for significant housing change that are not constrained by ‘character’.

SCHEDULES

Zones should be selected having regard to local policy, overlays and other scheme provisions, and before developing local content in schedules.

Local content in a schedule must be justified in terms of the efficacy of the requirement and the implications for achieving policy objectives.

Schedules should be avoided where they apply new benchmarks for residential development without adequate justification.

Schedules should only be applied where there is a clearly defined need and it can be demonstrated that the provisions of Clause 54 and 55 are not adequate.

The use of local schedules should be minimised and schedules should preferably be applied on a broad scale rather than on a site specific basis.
| P25 | Existing overlays should be a factor when considering which zone to apply. The overarching consideration is whether the overlay should be accompanied by a restrictive zone or whether the overlay provisions should be allowed to operate with a less restrictive zone. In many instances this should result in translating the Residential 1 Zone to a GRZ. |
| P26 | The existence of the Heritage Overlay does not automatically justify applying the NRZ. |
| P27 | The principles and criteria contained in Tables 2 and 3 of PN78 need to be read together and with reference to the existing policy framework and the purposes of the zone. |
| P28 | The NRZ should not be applied solely on the basis of single dwelling covenants. The choice of zone should reflect the broader strategic direction for these areas. |
| P29 | The existence of 'character' does not automatically justify applying the NRZ. |
| P30 | Mandatory provisions should be strategically justified and should not be applied where the issues they seek to address are adequately dealt with by existing planning provisions. |
## APPENDIX B: BEST PRACTICE CASE STUDIES

### HOUSING STRATEGIES

<table>
<thead>
<tr>
<th>COUNCIL</th>
<th>DOCUMENT</th>
<th>OVERVIEW</th>
</tr>
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<tbody>
<tr>
<td>Whittlesea City Council (GA)</td>
<td>Housing Diversity Strategy 2013-2023</td>
<td>This strategy provides a holistic framework for managing housing growth until 2023. The Strategy addresses housing diversity, determines capacity of established suburbs, and identifies preferred locations for housing growth. It also identifies areas where housing change will be supported and areas of preferred housing types and design. A housing capacity assessment was conducted to identify the areas which have limited, moderate and high potential for residential development. Assessment was based on locational criteria, site characteristics, existing planning provisions, land ownership and subdivision patterns. Housing change areas were classified in six categories: urban renewal, neighbourhood renewal, neighbourhood interface, suburban residential, Whittlesea township diversity, Whittlesea township residential.</td>
</tr>
<tr>
<td>Melton City Council (GA)</td>
<td>House Smart Housing Diversity Strategy – May 2014</td>
<td>This strategy provides a framework to identify the number and types of housing needed to house future population growth capacity. It also identifies the suitability of different residential locations to accommodate rates of housing change. The housing change areas of limited, incremental and substantial change are based on a thorough capacity analysis. It identifies a number of actions in its implementation plan that can be implemented between the short and long term or on-going actions. One of these actions was to adopt and implement the new residential zones. The zones were implemented through Amendment C157 on 24th July, 2014. The strategy is now referred as House Smart.</td>
</tr>
<tr>
<td>COUNCIL</td>
<td>DOCUMENT</td>
<td>OVERVIEW</td>
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<tr>
<td>Cardinia Shire Council (GA)</td>
<td>Housing Strategy 2013-2018</td>
<td>The primary objectives of this strategy are to deliver on housing diversity, sustainability, amenity, accessibility and affordability. Each of these directions feed into Council's vision for managing growth, encouraging innovation and integrating planning. Regional self-containment and equity in housing opportunity are also priorities embedded throughout the strategy. Each of these directions are underpinned by policy statements and key actions. No specific discussion about the new residential zones or application of various growth scenarios (limited, incremental or substantial change areas) are discussed in this report.</td>
</tr>
<tr>
<td>Dandenong City Council</td>
<td>Draft Greater Dandenong Housing Strategy 2014-24</td>
<td>Council’s housing vision is based around four themes of growth and liveability, design and diversity, revitalisation and investment and housing affordability. A variety of local, state and federal strategies have informed this Draft Strategy and feed directly into Councils housing themes. The Draft Strategy was developed with a strong community focus, with emphasis placed on community consultation with residents, key stakeholders, reference groups and across Council departments. Within each of the four themes, key challenges are identified along with responses as to how these challenges can be addressed. 10 year goals are also set along with objectives and strategies to implement the goals.</td>
</tr>
<tr>
<td>Whitehorse City Council</td>
<td>Whitehorse Housing &amp; Neighbourhood Character Review 2014</td>
<td>This strategy discusses a variety of housing issues relating to diversity, affordability and design. It was written in conjunction with the Neighbourhood Character Study Report (2014) and the Neighbourhood Activity Centre Urban Design Guidelines. The Strategy identified areas for limited, natural and substantial change, largely influenced by existing sensitive heritage and vegetated areas and priority development areas. It sets objectives and actions for each of the key areas and also outlines measures for implementation, monitoring and review.</td>
</tr>
<tr>
<td>Council</td>
<td>Document</td>
<td>Overview</td>
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<tr>
<td>Darebin Housing Strategy</td>
<td><em>Darebin Housing Strategy 2013-2033</em></td>
<td>This strategy establishes six key goals focused around planning for population growth, addressing changing demographics, housing affordability, acknowledging a changing economy, environmental constraints and respecting heritage and character. It identifies key issues associated around each of these goals and sets the context for future growth. The strategy underpins the application of the new residential zones and introduces the new residential framework which identifies housing areas for minimal, incremental and substantial change. The strategy also outlines a housing action plan framework to implement the objectives and policy directions outlined in the strategy.</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Council</th>
<th>Document</th>
<th>Overview</th>
</tr>
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<tbody>
<tr>
<td>Boroondara City Council</td>
<td><em>Neighbourhood Character Study 2013</em></td>
<td>This study incorporates 75 neighbourhood character precincts and associated precinct statements. The study has not produced one report document; it has instead developed 75 statements as separate documents, accessible via a separate website. For each precinct the study provides a neighbourhood character description, preferred character statement and detailed design guidelines around vegetation, siting, building height and form, building materials and design details, front boundary treatment and car parking structures.</td>
</tr>
<tr>
<td>COUNCIL</td>
<td>DOCUMENT</td>
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<tr>
<td>Whitehorse City Council</td>
<td>Whitehorse Housing &amp; Neighbourhood Character Review 2014</td>
<td>Recently adopted by Council, this Character Study was written in conjunction with the Housing Strategy. It identifies three character types within the municipality: garden suburban, bush suburban and bush environment. These areas were translated into limited, natural and substantial change areas which have been directly informed the application of the three new residential zones which have mostly been implemented through Amendment C104. Design guidelines for each of the character type precincts were published with the Study which provide specific guidance on a number of site coverage, landscaping, siting and building form provisions. These provisions were translated into the various zone schedules.</td>
</tr>
<tr>
<td>Moonee Valley City Council</td>
<td>Neighbourhood Character Study 2012</td>
<td>This Character Study updates the previous study of 1997. It identifies five character precincts; inner urban, urban contemporary, garden suburban, garden court and central residential. The study also recognises a number of significant character areas, providing further guidance on design guidelines. Precinct profiles for each of the character areas describe the key characteristics, community values and recognise issues and threats associated with the precinct. A preferred character statement for each precinct describes the desired built form and character outcomes for the future.</td>
</tr>
<tr>
<td>Banyule City Council</td>
<td>Neighbourhood Character Study 2012</td>
<td>This Study identifies five character area types: bush garden, bush woodland, garden court, garden suburban and semi-bush. The character areas were prepared with consideration to Councils existing Housing Framework which identifies six housing areas: diversity, accessible, incremental, limited incremental, limited and low density residential. The Strategy outlines a vision for each of the housing framework areas which sits in conjunction with the defined character precincts. Banyule is presently reviewing its application of new zones, particularly the NRZ, in line with the findings from this study.</td>
</tr>
</tbody>
</table>
Greater Dandenong City Council  Neighbourhood Character Study 2007

This study identified 15 neighbourhood character precincts throughout the municipality. A character statement and detailed description of each precinct is outlined. The Study provides the strategic justification for implementation and translation of the new residential zones and various schedule variations.

Council are in the process of finalising their residential planning controls and design guidelines which will update built form provisions within RGZ and GRZ areas.
## APPENDIX C: REVIEW OF VCAT DECISIONS

<table>
<thead>
<tr>
<th>VCAT DECISION</th>
<th>LOCATION</th>
<th>RELEVANT POINTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Achieve Design Group v Wyndham CC &amp; Ors [2013] VCAT 190</td>
<td>Werribee South</td>
<td>Council decision not to support multi development is upheld by the Tribunal on neighbourhood character grounds:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- &quot;The subject site and its surrounds are unique. As you drive into Werribee South you pass agricultural land and then come to the Werribee beach and foreshore. This residential area is like a hidden 'gem', you do not know it is there until you reach it.&quot;</td>
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<tr>
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<td>- Proposed development does not respond to the character of the area</td>
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<td></td>
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<td>- Provides lack of spacing between dwellings</td>
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<td></td>
<td>- Lack of landscaping</td>
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<td>- Overdevelopment of the lot without regard to the modest open feeling character of the area.</td>
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<td></td>
<td>- Neighbourhood character is not restricted to what is visible to the street, in this context. Character extends to the rear yards.</td>
</tr>
<tr>
<td>CE Building Design &amp; Drafting v Wyndham CC [2013] VCAT 238</td>
<td>Truganina</td>
<td>VCAT did not support Council decision, approved permit for 10 dwelling development:</td>
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<tr>
<td></td>
<td></td>
<td>- Development provides housing diversity in municipality</td>
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<tr>
<td></td>
<td></td>
<td>- Site is located in reasonable access to schools, shops and open space</td>
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<td>- &quot;There is some elasticity in the concept of neighbourhood character in new areas as the character develops through the contribution of each new building. Vacant lots are rapidly being developed in this part of Truganina and, presently, the only constant is change.&quot;</td>
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<tr>
<td></td>
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<td>- Design is site responsive and impacts to adjoining properties are appropriately managed.</td>
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<tr>
<td></td>
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<td>- Design is appropriate in terms of rhythm, articulation, site layout and roof form.</td>
</tr>
<tr>
<td>Liden Design Group v Wyndham CC &amp; Ors [2013] VCAT 626</td>
<td>Hoppers Crossing</td>
<td>Council decision not to support multi development is upheld by the Tribunal on neighbourhood character and amenity grounds:</td>
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<tr>
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<td></td>
<td>- The appropriate balance between planning objectives to provide a more diverse range of dwellings in established suburbs and those objectives that encourage new developments to comfortably fit into their neighbourhood.</td>
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<tr>
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<td></td>
<td>- Subject site is located proximate to public transport or an activity centre.</td>
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<tr>
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<td>- Key features of local neighbourhood character — open space, landscaping, setbacks, height and bulk and site coverage.</td>
</tr>
</tbody>
</table>
Proposed development would provide poor amenity for future residents, particularly in terms of parking, access to natural sunlight, lack of internal surveillance and sense of address.

Uzunovski v Wyndham CC [2014] VCAT 494

VCAT supported Council's decision not to lift a restrictive covenant and allow dual occupancy development on neighbourhood character grounds:

- Covenant stipulates the number of dwellings that can be constructed, the type of building materials to be used, and the minimum size of the dwellings. This defines the existing and preferred neighbourhood character.
- Inappropriate dwelling design, in terms of rhythm, bulk and massing.
- "It is important that respecting character is not taken too literally, as a new character will emerge in response to these new social and economic conditions. In simple terms, respect for the character of a neighbourhood means that the development should try to ‘fit in’.”

Davies v Wyndham CC [2013] VCAT 242

VCAT did not support Council decision, approved permit for dual occupancy development:

- Neighbourhood Scoping Study has not been incorporated or referenced in the Planning Scheme and I give it no weight.
- Although there are no two-storey buildings in the locality, this is not an appropriate reason to reject a two storey proposal.
- Setbacks of proposed are appropriate and relatively modest – therefore development in rear yard is appropriate.

Liden Design Group v Wyndham CC [2013] VCAT 671

VCAT did not support Council decision, approved permit for a 6 dwelling multi-unit development:

- "Growth needs to be managed in a way that achieves the most cost-effective outcomes and social benefits. In Wyndham’s case, this means an emphasis on incremental growth to ensure maximum connectivity with existing urban areas, and limitation of development to specific growth fronts, where new development can be most efficiently serviced”
- "As an area in which young families predominate, Wyndham’s housing provision has tended to be relatively uniform. As the municipality matures and accommodates an older population, greater diversity in housing will be required. Diversity will be expressed in both functional and aesthetic terms and is important to developing a coherent sense of community in the municipality.”

Richard Mabin & Wyndham

VCAT varied Council’s decision, allowing a restrictive
Vale covenant to be lifted but no permit was issued for 10 dwellings:
- Proposal still requires considerable refinement to ensure that the Garden Court values, identified in the Neighbourhood Scoping Study, are maintained
- "Whilst the subject site is ripe for medium density development, the correct balance in terms of the expectations of the Wyndham Planning Scheme expectations for neighbourhood character and internal and off-site amenity, must be met before a planning permit can be granted."

VCAT set aside Council’s decision, allowing a 17 unit development:
- Key issue in this case is the status of DDO9 and the weight to be placed on the planning controls now found in DDO9, which were not in existence when the permit was first granted

Council decision not to support construction of 26 dwellings in a three storey apartment building, is upheld by the Tribunal on neighbourhood character and proposal’s noncompliance with DDO9:
- Single dwelling covenant had been removed from title to the land
- “There is strategic support in the planning scheme for a multi-dwelling development on this site but conversely, the site does not have the attributes of a strategic redevelopment site”
- Require policy which sets the strategic framework for housing in the municipality, particularly areas where residential intensification is encouraged.
- “Concentration of more intense residential development in growth areas with lesser access to a wide variety of services and facilities including access to jobs, public transport and community facilities runs counter to the direction sought by other policy objectives that promote equity and social inclusiveness”.
- Cites high dependency on car based travel, neighbourhood scale of activity centre, lack of public transport options, proximity to employment corridor, community and educational facilities.
- Neighbourhood character is not just limited to the streetscape but also includes the backyard realm

Council decision not to support construction of a five dwelling multi-unit development, is upheld by the Tribunal on neighbourhood character grounds:
- The applicant has made three unsuccessful attempts to gain Council approval for the construction of dwellings on this site and on each occasion, the Tribunal has been requested to determine the planning application due to the Council having failed
to decide the matter within the prescribed time.

- ‘tightness’ of the proposed design
- GRZ places greater emphasis than R1Z on neighbourhood character policy and adopted neighbourhood character guidelines and suitable locations for “moderate housing growth”, particularly the need for access to services
- Unacceptable response to the ‘open’ streetscape character of existing development along Diggers Road
- Amenity impacts from nearby market garden
- The surrounding Green Wedge Zone is resilient to incursion by non-agricultural activities and the local planning policy supports only minimal urban development within a defined township area
- Compliance with the ResCode requirements does not necessarily represent an appropriate design response
APPENDIX D: COVENANT STUDY MAPS

ASSUMPTIONS
Note: Unless otherwise indicated, restrictions are assumed across whole estates

Restrictions of One Dwelling Per Lot
Wyndham City

Legend
- Expired
- Future Expire
- Urban Growth Boundary
- Never Expire
- Growth Foci

Expired: 3,839 (6.1%) of Total
Future Expire: 3,782 (5.9%) of Total
Never Expire: 18,214 (28.7%) of Total
Restrictions Evant: 25,835 (40.7%) of Total
Dwelling Count: 63,470 (Total)

5724 (19.3%) of GA
11,810 (39.9%) of GA
26,559 (89.8%) of GA
29,589 (GA)

Note: GA = Growth Areas

© planisfer 2014
Restrictions with Minimum Floor Areas

Wyndham City

Legend
- Green: Expired
- Blue: Urban Growth Boundary
- Yellow: Future Expiry
- Red: Renew Expiry
- White: Growth Fronts

Note: Otherwise indicated, restrictions are assumed across entire estates.

Exempt: 2,813 (3.6%) of Total
Future Expiry: 4,810 (7.6%) of Total
Near Expiry: 18,609 (29.9%) of Total
Restrictions Evident: 25,318 (40.9%) of Total
Dwelling Count: 63,470 (Total)

Note: AO = Growth Areas

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Restrictions with Impacts on Sustainability Initiatives

Wyndham City
PRELIMINARY DRAFT
Note: Unless otherwise known, restrictions are assumed to apply to the entire estate
## APPENDIX E: COUNCIL DWELLING APPROVALS 2001 – 2015

<table>
<thead>
<tr>
<th>YEAR</th>
<th>3.6 and 12 MONTH RUNNING TOTALS</th>
<th>NUMBER OF DWELLINGS ALLOWED BY PERMITS (By Month)</th>
<th>YEARLY TOTAL</th>
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Number of Dwellings Granted by Building Permits
1, 3, 6 & 12 Month Running Totals: January 2002 - February 2015

Source: Wyndham City Building Permit Statistics