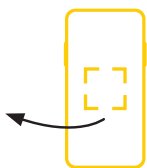


Draft Wyndham Housing and Neighbourhood Character Strategy 2023 Community Summary



Community consultation open from
14 August to 10 September 2023

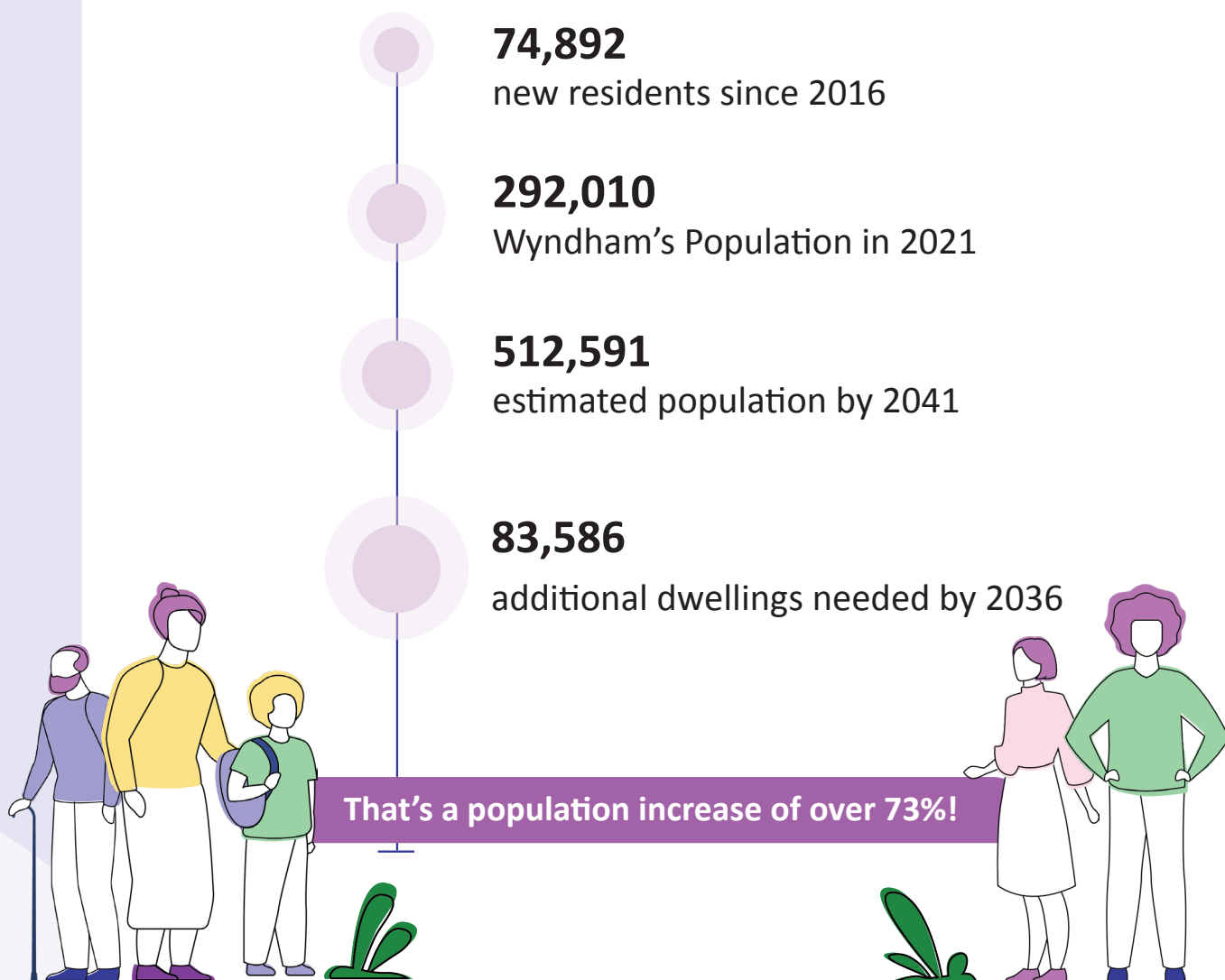
Planning for change

Wyndham is one of the fastest growing municipalities in Australia.

The draft Housing and Neighbourhood Character Strategy 2023 is a plan to help manage growth and change across our municipality. The strategy will influence the location and design of new housing, to ensure that new homes are well located and enhance the character of our neighbourhoods.

A growing Wyndham

Planning for housing growth is important to ensure that there is a diversity of well located and affordable housing for everyone to call home.

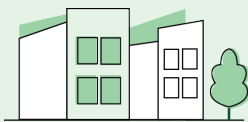


Our vision for housing

Wyndham will contain a variety of dwelling types, designs and lot sizes, to provide for the diverse needs of current and future residents. New housing will be well designed and contribute to the area's preferred neighbourhood character. Residential areas will be leafy and green, with landscaping in the public and private spaces. Medium and higher-density housing will be located within a comfortable walk from public transport and activity centres.

Housing principles

The Strategy sets out a Vision that guides how we plan for the future of housing. Four Principles underpin this Vision that will help us decide which areas in Wyndham are best located to accommodate growth. This approach makes sure our planning is consistent and equitable across our municipality.



Principle 1

Enhancing our neighbourhood and landscape character

New homes will contribute to and enhance Wyndham's unique landscape and neighbourhood character values.



Principle 2

Locating new homes in key centres, close to services and infrastructure

New homes will be prioritised around Wyndham's key activity centres, maximising access to public transport, services, jobs and infrastructure and enabling residents to access most of their daily needs close to home.



Principle 3

Housing choice for all

New homes will provide diverse housing choices, including an increase in 1 and 2-bedroom dwellings, that meet the needs of our diverse community across different demographic cohorts and life stages.



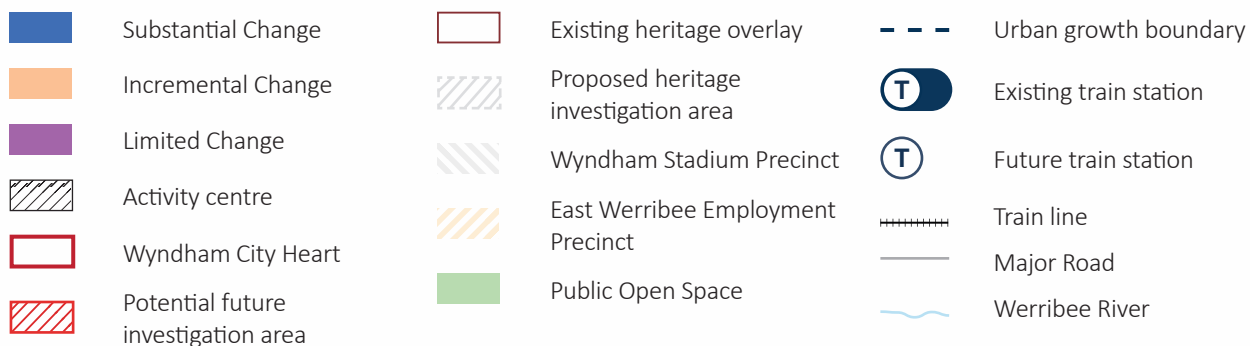
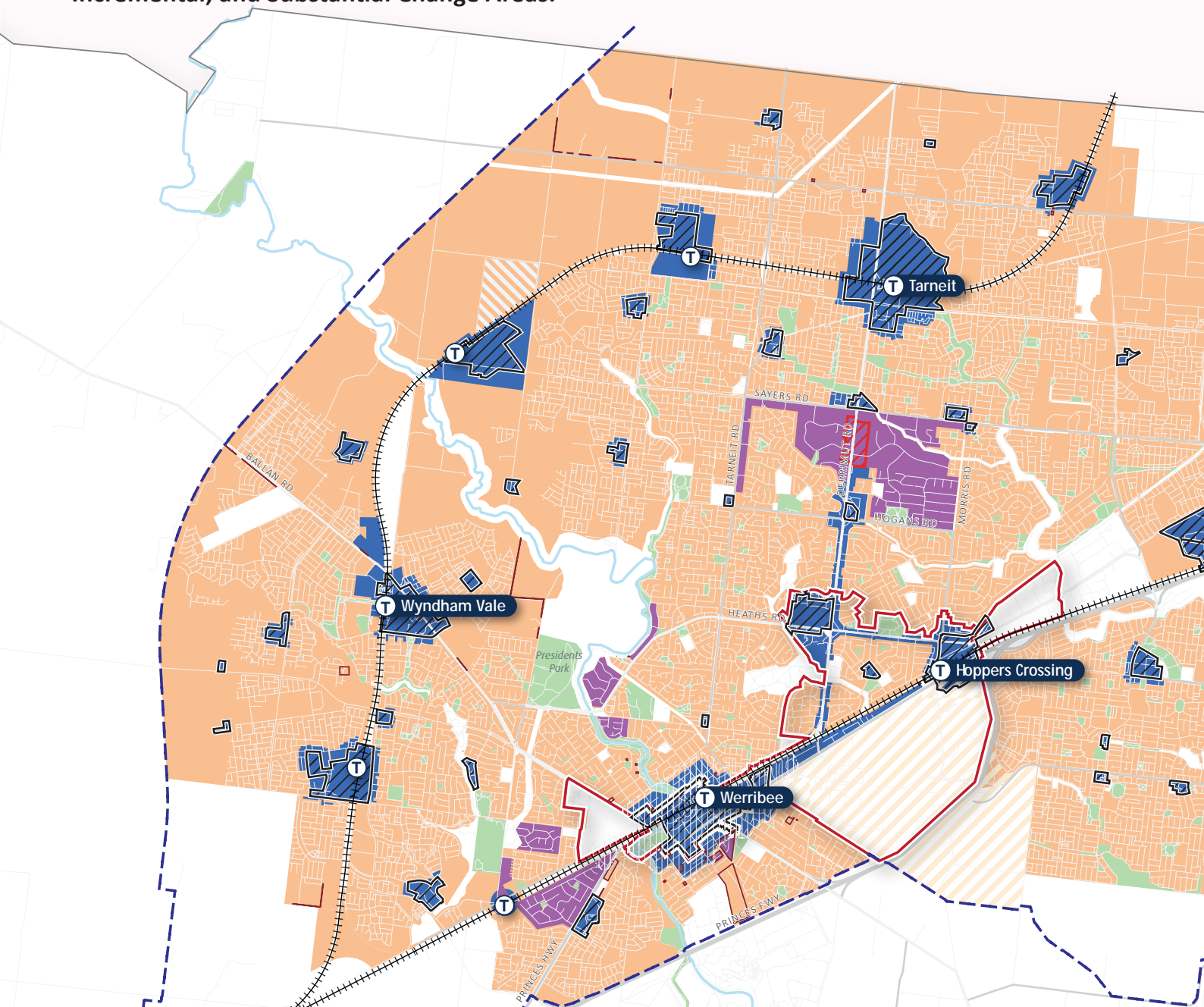
Principle 4

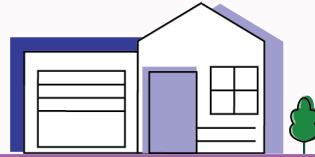
Protecting our natural environment

Wyndham's valuable and significant ecological habitats and environments will be protected and maintained for future generations.

Wyndham's Housing Framework Plan

The draft Housing Framework Plan is a principle-based way of understanding which locations are best suited to accommodate future growth. The Strategy's principles are applied to Change Areas, and will guide future development. These are known as **Limited, Incremental, and Substantial Change Areas**.





Limited Change

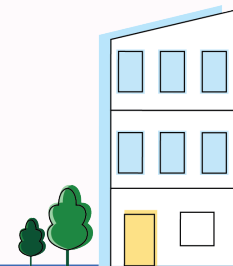
These areas will provide a mix of low-scale housing types including detached and semi-detached homes. Limited change areas will apply to locations that have significant and established neighbourhood character, heritage, environmental values or significant development constraints.



Incremental Change

These areas will cover the majority of residential land across Wyndham's established and growth areas. Incremental change areas will allow for modest housing growth and provide a variety of detached homes, units, duplexes and townhouses.

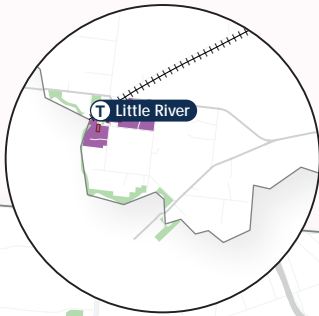
In locations that are close to public transport and activity areas, these areas will allow for greater housing diversity to provide a mixture of house sizes, designs, and tenures.



Substantial Change

These areas are well-placed to accommodate higher levels of growth and housing change as they are located close to public transport, shops, schools, jobs, and community services. Substantial change areas will provide a mix of lower and higher scale apartments, townhouses, and multi-unit homes. These areas will also be located around future activity centres in Wyndham's growth areas.

Little River



Werribee South

Our unique neighbourhoods

A key consideration of the Strategy is that new housing will contribute to the area's preferred neighbourhood character. Neighbourhood character can be understood as the relationship of buildings, greenery and the land, coming together to make our neighbourhoods unique. The draft Strategy identifies five Neighbourhood Character Areas to guide how new housing can contribute these characters.



Coastal Garden

Areas with informal streets, coastal landscaping, coastal views and market gardens.



Garden Suburban

Areas with a mix of simple post-war and newer buildings, linear streets, and established landscaping.



Garden Court

Areas with winding roads and cul-de-sacs and landscaped surrounds.



Contemporary Garden

Areas with one and two storey houses, compact lots and formal gardens.



Rural Garden

Areas with large, informal lots. Canopy trees and well-established gardens.



What's your Neighbourhood Character?

Find out what neighbourhood character area your property is in by using our interactive online mapping tool.

Housing choice for everyone

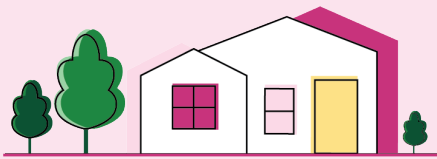
As our population grows over the next 15 years, we need to ensure that there are different housing options that cater for our diverse community.

Today, the majority of our population live in single detached homes, however we know that a range of

dual occupancies, townhouses, units and apartments are needed.

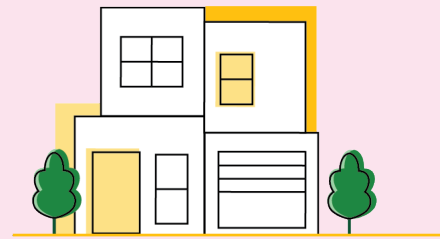
Providing greater housing choice means that housing will be more affordable, accessible, and inclusive for future generations.

A mix of housing provides different choices for everyone



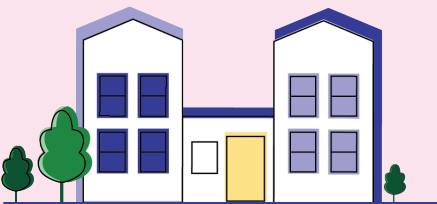
Detached housing

This includes single houses, normally 1 or 2 storeys tall.



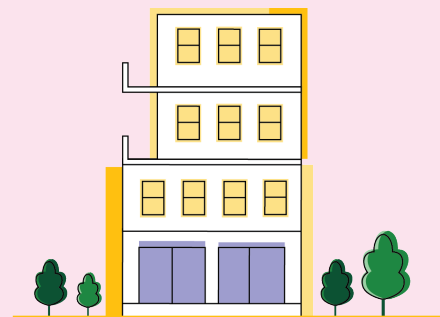
Dual Occupancies

Lots with granny flats, duplexes, and other models with two houses on one block of land.



Townhouses and units

A mixture of housing types that range from 1 - 3 storeys and cater for diverse needs.



Multi-units, apartments and shop-tops

Higher density and mixed use housing close to jobs, shops, schools and local services.

Have your say

We want to understand what's important to you about your neighbourhood. You can get involved by reading the draft Strategy and sharing your thoughts.



Join us at a drop-in event

Share your thoughts and ask questions to Council staff on the draft Strategy at one of our community drop-in events. For up-to-date details of the events, please visit The Loop page, or scan the QR code on this page.



PolicyScape

Wondering how these changes might impact you? You can find out what Housing Change Area or Neighbourhood Character Area your property is in by searching on PolicyScape - our online mapping tool.



Complete a survey

We want to hear your feedback on the draft Strategy. You can view the draft Strategy in full and complete a short survey on The Loop page via the QR code.

You can scan the QR code to get started, or visit our webpage on the The Loop, at theloop.wyndham.gov.au/wyndham-housing-neighbourhood-character-strategy



Get in Touch

If you have any questions about the project, you can contact the project team via email at strategicplanning@wyndham.vic.gov.au or via phone **1300 023 411**. You can also write a submission to 'Draft Housing and Neighbourhood Character Strategy 2023', Wyndham City Council PO Box 197 Werribee, VIC 3030