

Wyndham Housing Density Review

How housing density is calculated

The total number of dwellings in an area divided by the area of subject site, and the adjoining land including 50% of area of the road reserve surrounding the development, 100% of the area of rear laneways and frontage paths (if there is a path/paper road at the front), and 100% of the area of any body corporate open space.

VPA Definitions of NDA and Housing Density

- **Net Developable Area:** Land within a precinct available for development. This excludes encumbered land, arterial roads, railway corridors, significant heritage, schools and community facilities and public open space. It includes lots, local streets and connector streets.
- **Housing density:** The number of dwellings in an urban area divided by the area of the residential land they occupy, expressed as dwellings per hectare.

Previous Definitions from PSP Guideline 2009

Lower Density Housing: Housing with an average density of less than 10 dwellings per net developable hectare.

Conventional Density Housing: Housing with an average density of 10 to 15 dwellings per net developable hectare.

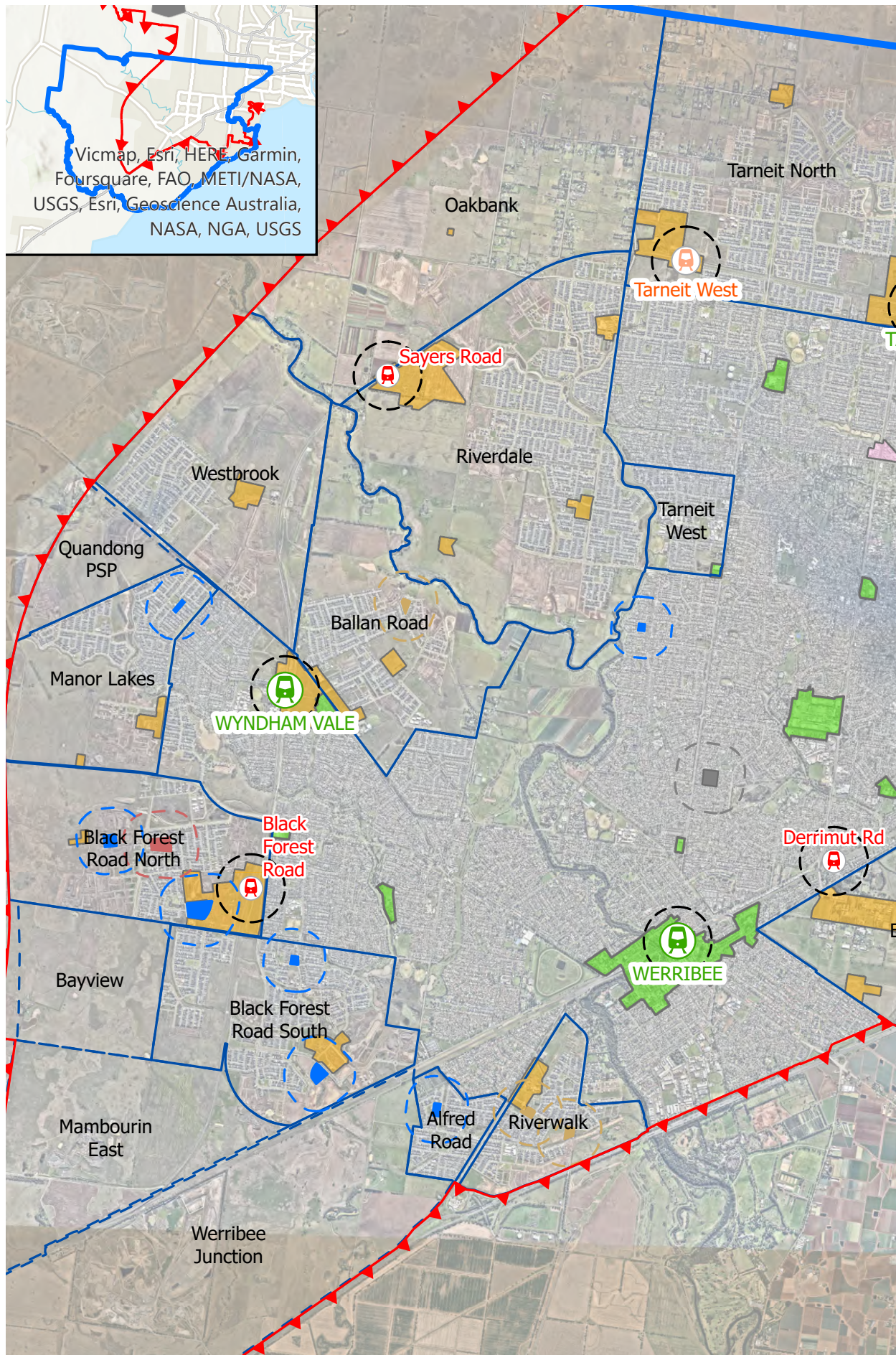
Medium Density Housing: Housing with an average density of 16 to 30 dwellings per net developable hectare.

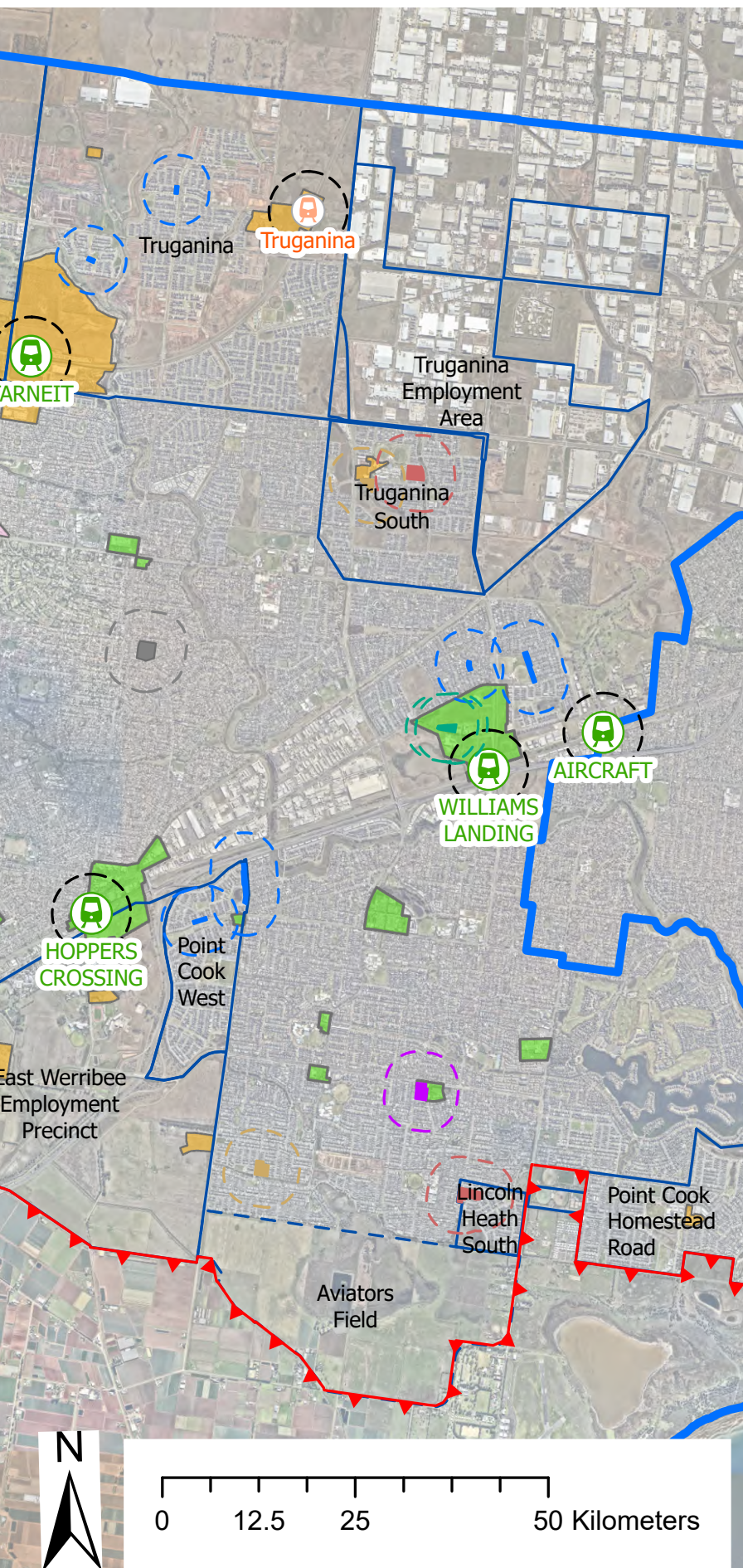
High Density Housing: Housing with an average density of more than 30 dwellings per net developable hectare.

Housing Types

The total number of dwellings in an area divided by the area of subject site, and the adjoining land including 50% of area of the road reserve surrounding the development, 100% of the area of rear laneways and frontage paths (if there is a path/paper road at the front), and 100% of the area of any body corporate open space.

	Housing Type
TYPE A	Detached house, Dual occupancies
TYPE B	Small lot housing – attached housing, semi-detached houses
TYPE C	Multi-unit housing site
TYPE D	Stacked housing/ Apartment





Examples of existing higher density housing in Wyndham

- Urban Growth Boundary
- Wyndham LGA Boundary

PSP Boundaries

- Complete & Approved
- Yet to be Completed

Railway stations

- Existing
- Future
- Proposed
- 400m catchment

Activity Centres

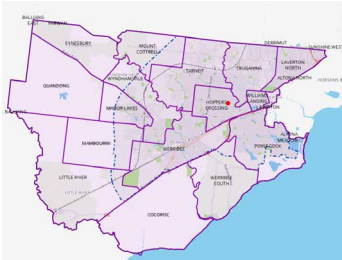
- Actual
- Planned
- Under investigation

Housing type / 400m catchment

- Historic
- Type A (Detached house/dual occupancies)
- Type B (Small lot housing - attached housing, semi-detached houses)
- Type C (Multi-housing unit site with internal streets)
- Type C and Type D
- Type D (Stacked housing/ Apartment)

TYPE A

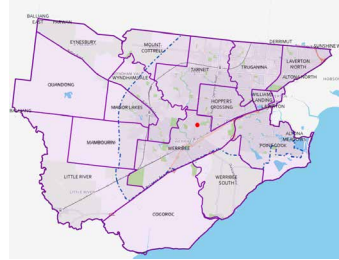
Detached house, Dual occupancies



Address	Wildflower Crescent
Suburb	Hoppers Crossing
Zoning	GRZ1
Site area (Ha)	3.04
Dwellings	33
Average lot size (sqm)	715
Storeys	1-2 (mostly 1)
Density (Dw/Ha)	10.9
Within 400m of existing or future train station?	✗
Within 400m of existing or future activity centre?	✗
Within 50m of existing or future open space?	✗
Within 50m of existing or future boulevard or PPTN?	✗

TYPE A

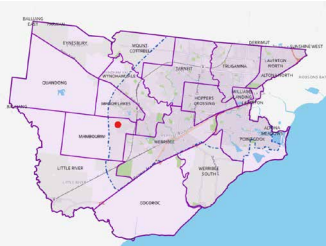
Detached house, Dual occupancies



Address	Bower Drive
Suburb	Werribee
Zoning	GRZ1
Site area (Ha)	3.1
Dwellings	44
Average lot size (sqm)	603
Storeys	1-2 (mostly 1)
Density (Dw/Ha)	14.2
Within 400m of existing or future train station?	✗
Within 400m of existing or future activity centre?	✗
Within 50m of existing or future open space?	✗
Within 50m of existing or future boulevard or PPTN?	✓

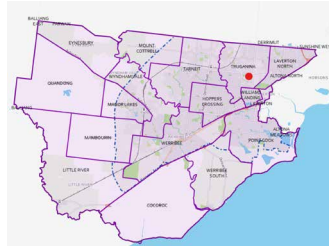


TYPE A Detached house, Dual occupancies

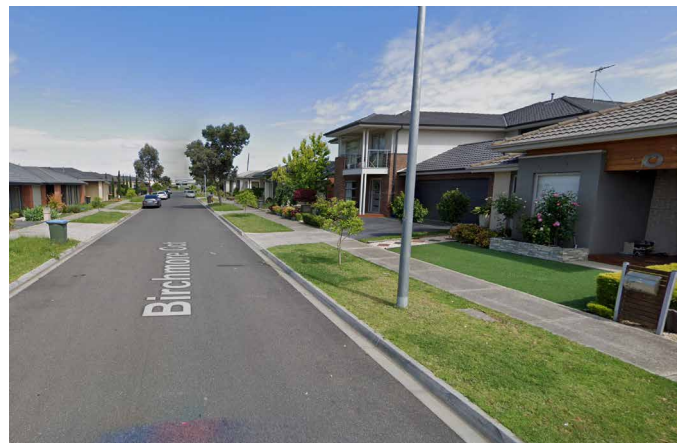


Address	Windermere Stage 10
Suburb	BFRN
Zoning	UGZ/RGZ
Site area (Ha)	3.49
Dwellings	63
Average lot size (sqm)	408
Storeys	1-2
Density (Dw/Ha)	18.1
Within 400m of existing or future train station?	✗
Within 400m of existing or future activity centre?	✓
Within 50m of existing or future open space?	✗
Within 50m of existing or future boulevard or PPTN?	✓

TYPE A Detached house, Dual occupancies



Address	Allura Stage 4
Suburb	Truganina South
Zoning	UGZ/RGZ
Site area (Ha)	2.28
Dwellings	44
Average lot size (sqm)	337
Storeys	1-2
Density (Dw/Ha)	19.3
Within 400m of existing or future train station?	✗
Within 400m of existing or future activity centre?	✓
Within 50m of existing or future open space?	✓
Within 50m of existing or future boulevard or PPTN?	✓



TYPE A

Detached house, Dual occupancies



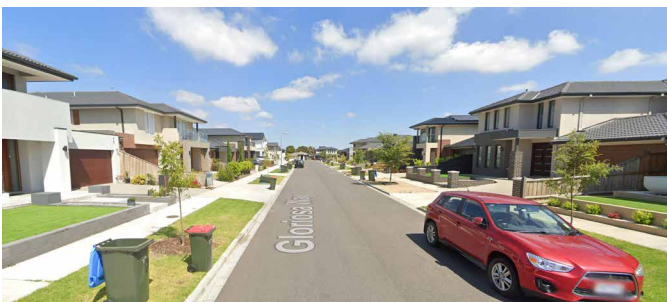
Address	Life Stage 8
Suburb	Lincoln Heath South
Zoning	UGZ/GRZ
Site area (Ha)	2.37
Dwellings	41
Average lot size (sqm)	410
Storeys	1-2 (mostly 2)
Density (Dw/Ha)	17.3
Within 400m of existing or future train station?	✗
Within 400m of existing or future activity centre?	✗
Within 50m of existing or future open space?	✗
Within 50m of existing or future boulevard or PPTN?	✗

TYPE B

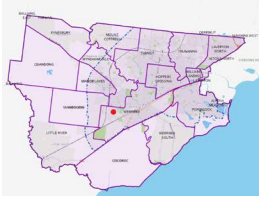
Small lot housing – attached housing, semi-detached houses



Address	Kings Leigh
Suburb	Alfred Road
Zoning	UGZ/GRZ
Site area (Ha)	1.32
Dwellings	32
Average lot size (sqm)	250
Storeys	1
Density (Dw/Ha)	24.2
Within 400m of existing or future train station?	✗
Within 400m of existing or future activity centre?	✗
Within 50m of existing or future open space?	✓
Within 50m of existing or future boulevard or PPTN?	✗

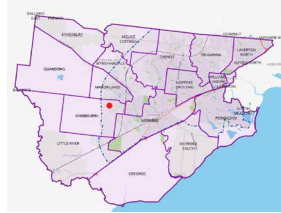


TYPE B Small lot housing – attached housing, semi-detached houses

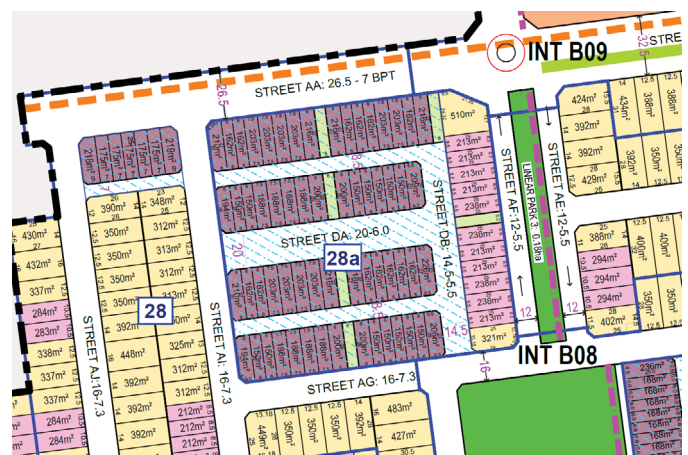


Address	Hapley 270 Bulban Road
Suburb	BFRS
Zoning	UGZ/RGZ
Site area (Ha)	2.89
Dwellings	73 (excluding superlot)
Average lot size (sqm)	153
Storeys	2+
Density (Dw/Ha)	35.0
Within 400m of existing or future train station?	✗
Within 400m of existing or future activity centre?	✓
Within 50m of existing or future open space?	✓
Within 50m of existing or future boulevard or PPTN?	✓

TYPE B Small lot housing – attached housing, semi-detached houses



Address	Windermere Stage 28A
Suburb	BFRN
Zoning	UGZ/RGZ
Site area (Ha)	2.1
Dwellings	74
Average lot size (sqm)	213 (approx)
Storeys	unknown
Density (Dw/Ha)	35.2
Within 400m of existing or future train station?	✗
Within 400m of existing or future activity centre?	✓
Within 50m of existing or future open space?	✓
Within 50m of existing or future boulevard or PPTN?	✓



TYPE B Small lot housing – attached housing, semi-detached houses



Address	Hacketts Road
Suburb	Point Cook West
Zoning	UGZ5
Site area (Ha)	1.5
Dwellings	48
Average lot size (sqm)	188
Storeys	2
Density (Dw/Ha)	32.0
Within 400m of existing or future train station?	✗
Within 400m of existing or future activity centre?	✗
Within 50m of existing or future open space?	✓
Within 50m of existing or future boulevard or PPTN?	✗

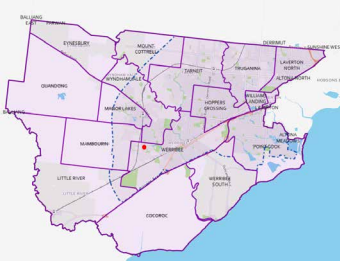
TYPE B Small lot housing – attached housing, semi-detached houses



Address	Bensonhurst Parade
Suburb	Point Cook West
Zoning	UGZ5
Site area (Ha)	0.48
Dwellings	18
Average lot size (sqm)	167
Storeys	2
Density (Dw/Ha)	37.5
Within 400m of existing or future train station?	✗
Within 400m of existing or future activity centre?	✗
Within 50m of existing or future open space?	✗
Within 50m of existing or future boulevard or PPTN?	✗

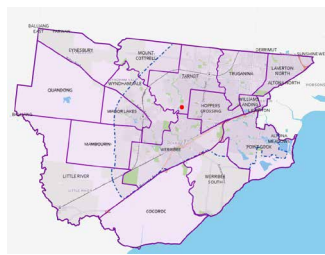


TYPE B Small lot housing – attached housing, semi-detached houses

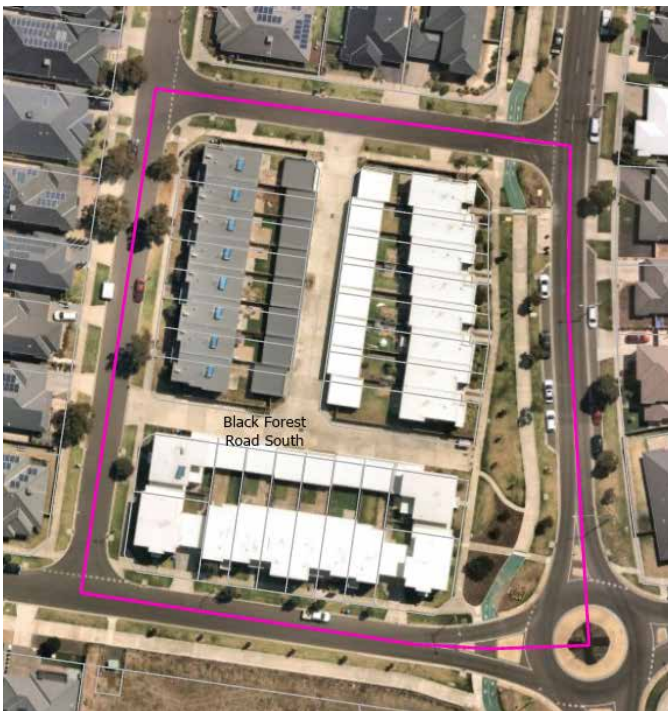


Address	Illabunda Drive
Suburb	BFRS
Zoning	UGZ6
Site area (Ha)	0.96
Dwellings	26
Average lot size (sqm)	185
Storeys	2
Density (Dw/Ha)	27.1
Within 400m of existing or future train station?	✗
Within 400m of existing or future activity centre?	✗
Within 50m of existing or future open space?	✗
Within 50m of existing or future boulevard or PPTN?	✓

TYPE B Small lot housing – attached housing, semi-detached houses



Address	Prominence Boulevard
Suburb	Tarneit
Zoning	GRZ1
Site area (Ha)	0.71
Dwellings	20
Average lot size (sqm)	179
Storeys	2
Density (Dw/Ha)	28.2
Within 400m of existing or future train station?	✗
Within 400m of existing or future activity centre?	✗
Within 50m of existing or future open space?	✗
Within 50m of existing or future boulevard or PPTN?	✗



TYPE C Multi-unit housing site



Address	Timbarra Drive
Suburb	Riverwalk
Zoning	GRZ1
Site area (Ha)	1.15
Dwellings	46
Average lot size (sqm)	134
Storeys	2
Density (Dw/Ha)	40.0
Within 400m of existing or future train station?	✗
Within 400m of existing or future activity centre?	✓
Within 50m of existing or future open space?	✓
Within 50m of existing or future boulevard or PPTN?	✓

TYPE C Multi-unit housing site

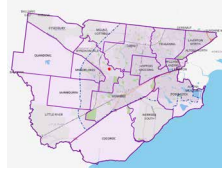


Address	Featherbrook Boulevard
Suburb	Point Cook
Zoning	GRZ1
Site area (Ha)	1.78
Dwellings	55
Average lot size (sqm)	138
Storeys	2-3
Density (Dw/Ha)	30.9
Within 400m of existing or future train station?	✗
Within 400m of existing or future activity centre?	✗
Within 50m of existing or future open space?	✓
Within 50m of existing or future boulevard or PPTN?	✗



TYPE C Multi-unit housing site

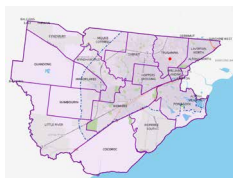
Address	Kimzy Circuit
Suburb	Riverwalk
Zoning	GRZ1
Site area (Ha)	1.31
Dwellings	51
Average lot size (sqm)	174
Storeys	2
Density (Dw/Ha)	38.9
Within 400m of existing or future train station?	✗
Within 400m of existing or future activity centre?	✓
Within 50m of existing or future open space?	✓
Within 50m of existing or future boulevard or PPTN?	✓

**TYPE C** Multi-unit housing site

Address	Gallaxus Avenue
Suburb	Ballan Road
Zoning	UGZ8
Site area (Ha)	1.02
Dwellings	45
Average lot size (sqm)	145
Storeys	2
Density (Dw/Ha)	44.1
Within 400m of existing or future train station?	✗
Within 400m of existing or future activity centre?	✗
Within 50m of existing or future open space?	✗
Within 50m of existing or future boulevard or PPTN?	✗



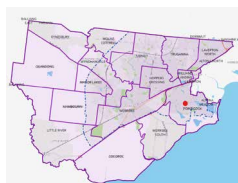
TYPE C Multi-unit housing site



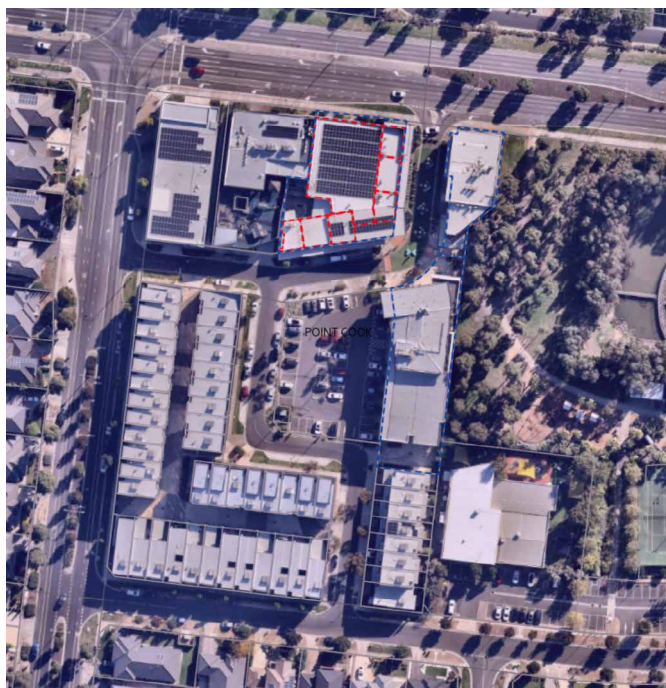
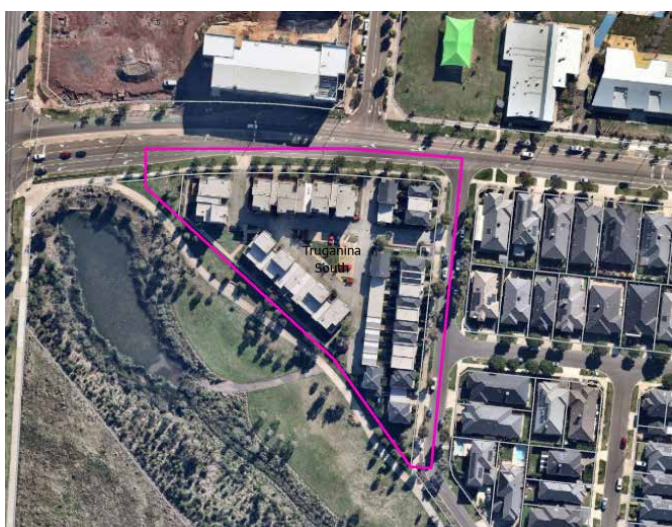
Address	Rockgarden Drive
Suburb	Truganina South
Zoning	UGZ1
Site area (Ha)	0.93
Dwellings	27
Average lot size (sqm)	156
Storeys	2
Density (Dw/Ha)	29.0
Within 400m of existing or future train station?	✗
Within 400m of existing or future activity centre?	✓
Within 50m of existing or future open space?	✓
Within 50m of existing or future boulevard or PPTN?	✓

TYPE C Multi-unit housing site

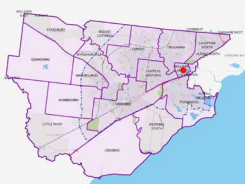
TYPE D Stacked housing/ Apartment



Address	SOHO Village
Suburb	Point Cook
Zoning	MUZ
Site area (Ha)	0.94
Dwellings	49
Average lot size (sqm)	80-140 (approx)
Storeys	2-3
Density (Dw/Ha)	78.5
Within 400m of existing or future train station?	✗
Within 400m of existing or future activity centre?	✓
Within 50m of existing or future open space?	✓
Within 50m of existing or future boulevard or PPTN?	✗



TYPE D Stacked housing/ Apartment



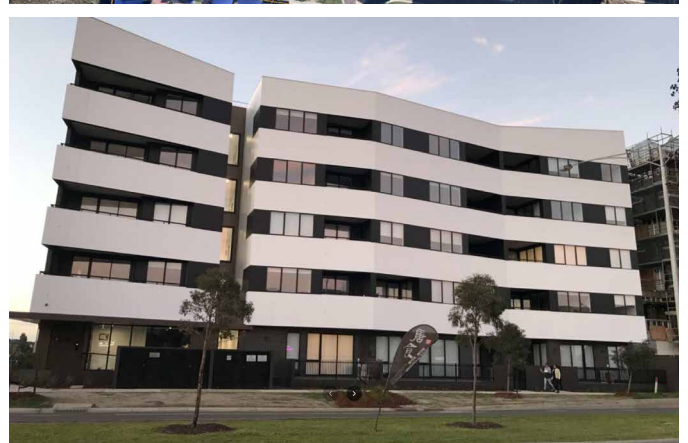
Address	Newton Apartment
Suburb	Williams Landing
Zoning	PDZ1
Site area (Ha)	0.45
Dwellings	57
Average lot size (sqm)	51-79
Storeys	4
Density (Dw/Ha)	126.7
Within 400m of existing or future train station?	✓
Within 400m of existing or future activity centre?	✓
Within 50m of existing or future open space?	✓
Within 50m of existing or future boulevard or PPTN?	✓



TYPE D Stacked housing/ Apartment



Address	Oxford Apartments
Suburb	Williams Landing
Zoning	PDZ1
Site area (Ha)	0.68
Dwellings	100
Average lot size (sqm)	50-86
Storeys	5
Density (Dw/Ha)	147.1
Within 400m of existing or future train station?	✓
Within 400m of existing or future activity centre?	✓
Within 50m of existing or future open space?	✓
Within 50m of existing or future boulevard or PPTN?	✓



Summary of Housing Types and Densities

	Housing Type	Lot Size	Preferred location	Zoning
A	Detached house, Dual occupancies	300 - 600m ²	anywhere	GRZ, RGZ
B	Small lot housing – attached housing, semi-detached houses	150 -300m ²	Major roads (corner lot), PT, Open space	GRZ, RGZ
C	Multi-unit housing site	< 200m ²	Reserved superlot – town centre, main roads, open space,	GRZ, RGZ
D	Stacked housing/ Apartment	?	Town centre	RGZ, C1Z, MUZ

Comparison

Density	TYPE A	TYPE B	TYPE C	TYPE D
PSP (Low/Conventional/ Medium/High)	10-15 Dw/NDHa	15-30 Dw/NDHa	15-30 Dw/NDHa	> 30 Dw/NDHa
ACTUAL (Built)	17-19 Dw/NDHa	24-36Dw/NDHa	30-56 Dw/NDHa	> 100 Dw/NDHa
TWP TARGET		25-30 Dw/NDHa	30-60 Dw/NDHa	60-90 Dw/NDHa