

Wyndham Housing & Neighbourhood Character Strategy

COMMUNITY ENGAGEMENT REPORT



October 2023

EXECUTIVE SUMMARY

Overview of engagement

The draft Wyndham Housing and Neighbourhood Character Strategy 2023 (The draft Strategy) provides a 15-year plan to manage housing growth and change across the municipality to ensure that new homes are well-located and enhance the character of Wyndham's unique neighbourhoods. The draft Strategy updates and builds on previous versions of the document that were exhibited for community consultation in 2015 and 2018. It also aligns with the strategic directions in the Draft Wyndham Plan as well as other contemporary strategic plans and policies.

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

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

Summary statistics of the engagement activities include:

- 126 online and hardcopy surveys completed.
- 767 website visits to the online project page, and 481 visits to the PolicyScape tool page.
- 253 downloads of the draft Strategy, and 252 downloads of the Community Summary
- 33 attendees to the drop-in engagement sessions
- Online Survey 126 contributions

Feedback on the overall strategy (key topics)

Trees and greenery are highly valued amongst participants

The provision of trees, green spaces and landscaping featured highly as a key community priority across all forms of feedback.

New housing must be well-located and connected to service and infrastructure

There was general support and agreement amongst participants that the provision of new housing should be in locations that are in close proximity to public transport, shops, community facilities and other local services.

Connectivity and movement networks

Participants shared their concern regarding roads, traffic and congestion featured across all engagement channels.

The size of lots, housing and density is a key concern

There was general concern expressed by participants regarding increases in density, associated with new housing growth and future development.

Feedback on the draft vision and principles

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

The majority of participants also felt that the draft principles were 'about right'. It is noted however that respondents to Principle 3, relating to promoting an 'increase in housing diversity for all', expressed a high variance of sentiment. Here, some participants expressed concern with the increase in density associated with smaller housing types.

Feedback on the housing change areas

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

Feedback on neighbourhood character

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

PROJECT BACKGROUND

The draft Wyndham Housing and Neighbourhood Character Strategy 2023 (The draft Strategy) provides a 15-year plan to manage housing growth and change across the municipality to ensure that new homes are well-located and enhance the character of Wyndham's unique neighbourhoods. The draft Strategy updates and builds on previous versions of the document that were exhibited for community consultation in 2015 and 2018. It also aligns with the strategic directions in the Draft Wyndham Plan as well as other contemporary strategic plans and policies.

Since 2015 and the development of the first iteration of the draft Strategy, an extensive range of community consultation has taken place. The consultation undertaken for this round of engagement builds on feedback that has been provided to us by the community, as well as provides an opportunity for those who have not previously participated to have their say.

The draft Strategy was presented for community consultation for a period of 4 weeks, between 14 August – 10 September, 2023. The purpose of the consultation was to gather feedback from the community about the draft Strategy including:

- The proposed Vision for Housing in Wyndham
- The proposed housing principles that will guide future housing growth and change across Wyndham
- The proposed Housing Framework Plan
- The proposed Neighbourhood Character precincts and preferred character statements.

During the consultation period a range of engagement activities were undertaken including:

- 2 x community drop in sessions
- An online survey on The Loop page (this was also available in hard copy)
- PolicyScape mapping tool on The Loop
- A Community Summary Document, providing an overview of key aspects of the draft Strategy
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- A workshop with the Wyndham's People's Advisory Panel
- Internal and external engagement with Council Staff, DTP, Homes Victoria, Office of the Victorian Governments Architects, Victorian Planning Authority, Future Homes, and other agencies.
- A range of social media and print media promotional activities including Facebook, Instagram and Wyndham News.

This Report provides an overview of all feedback received during the general community consultation period. Please note the findings from separate and targeted engagement undertaken with Tarneit and Sayers Road residents is provided in a separate report.

METHODOLOGY:

The below table outlines the various methods and techniques used to engage with the community.

Table 1. A summary of community engagement activities and tools.

Community engagement activities / tools	
Method / technique	Stakeholders engaged
Project page on The Loop	2,145 page views 767 total visitors to the page 22 project 'followers'
Online Survey	126 contributions
PolicyScape Tool	481 page visits
Draft Strategy	253 downloads
Community Summary of Strategy	239 downloads
Drop-In Engagement Sessions	33 attendees
Submissions	12 submissions

Table 2. A summary of communication and marketing methods to promote the project and engagement activities

Communications / marketing activities	
Method / technique	Stakeholders engaged
Wyndham News	A short summary column with a QR code to the Loop Page was circulated to in the August edition of Wyndham News. Hard copy circulation to every household in Wyndham.
Posters	Static project posters were displayed in Community Hubs and Libraries around Wyndham.
Online promotion (Facebook - Ad)	Sponsored Facebook Post Link Clicks: 550 Engagements: 638 Reach: 21,100
Online promotion (Facebook – Organic x3 Posts)	Organic Facebook Posts Link Clicks: 41 Engagements: 131 Reach: 4422

Communications / marketing activities

Method / technique

Stakeholders engaged

Instagram
10 likes

WHO WE HEARD FROM:

The below tables and highlight who we heard from in our community via The Loop during our engagement process.

Table 3. Summary of respondents to the Wyndham Housing and Neighbourhood Character survey.

Demographic characteristic	Insight
Age	<ul style="list-style-type: none"> The predominant age group of survey respondents were people aged between 30 – 44. People aged 25 – 29 were the least under-represented aged group amongst respondents. People aged under 15 years or over 80 years did not participate in the survey
Gender	<ul style="list-style-type: none"> The majority of survey respondents identified as female (48%) compared with male (43%)
Language	<ul style="list-style-type: none"> The majority of survey respondents' (78%) predominant language at home was English
Location	<ul style="list-style-type: none"> The majority of survey respondents lived in either Werribee (25%) or Point Cook (24%)

Age Group (by no. of respondents)

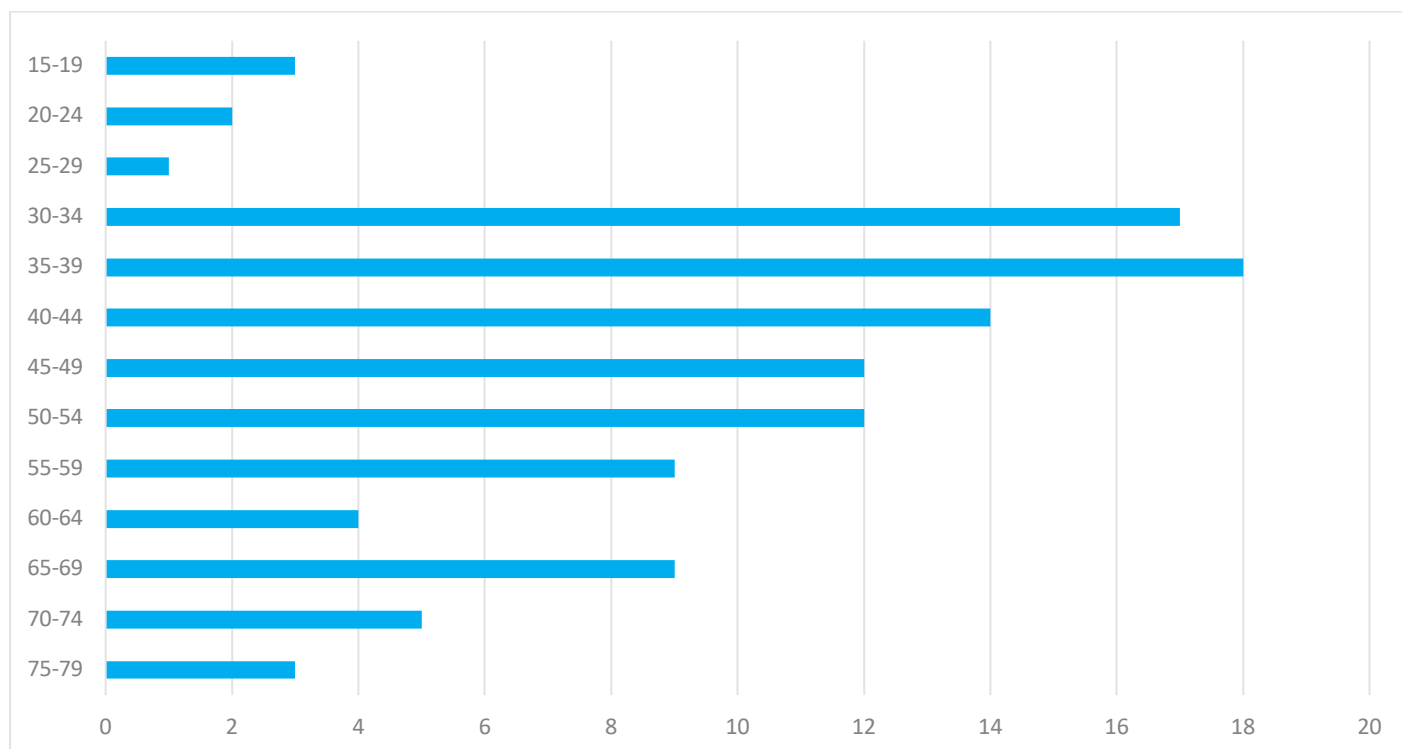


Figure 1 The number of survey respondents for each age group

Age Group (by percentage)

Table 4. The percentage of survey respondents for each age group.

Under 9	10-14	15-19	20-24	25-29
0	0%	3%	2%	1%
30-34	35-39	40-44	45-59	50-54
15%	16%	13%	11%	11%
55-59	60-64	65-69	70-74	75-79
8%	4%	8%	5%	3%
80-84	85+			
0%	0%			

Gender (by percentage)

Table 5. The gender of respondents.

Male	Female	Prefer not to say	I identify as...
43%	48%	9%	

Suburb (by no. of respondents)

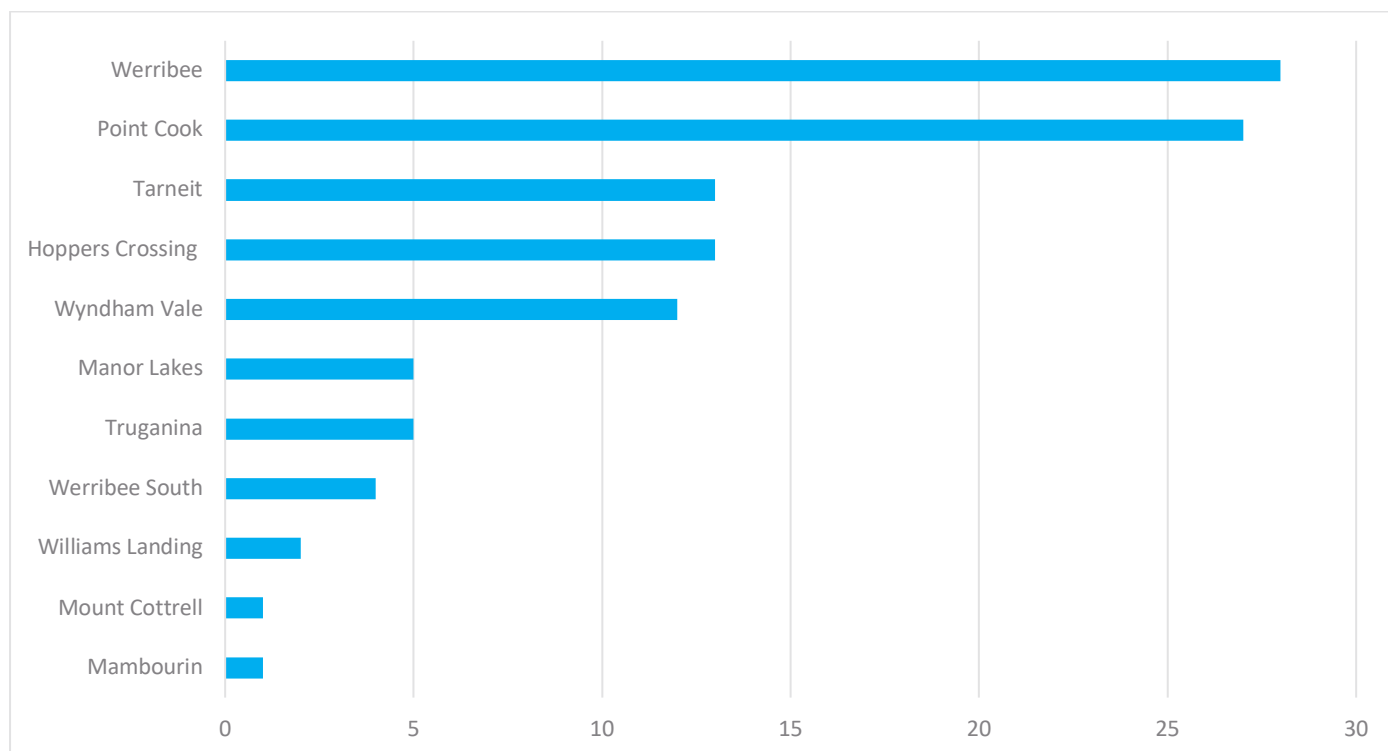


Figure 2 Number of suburbs where respondents live.

Suburb (by percentage)

Table 5 Percentage of suburbs where respondents live.

Cocoroc	Eynesbury	Hoppers Crossing	Laverton	Laverton North
0	0	12%	0	0
Little River	Mambourin	Manor Lakes	Mount Cottrell	Point Cook
0	1%	4%	1%	24%
Tarneit	Truganina	Werribee	Werribee South	Williams Landing
12%	4%	25%	4%	2%
Wyndham Vale	Outside of Wyndham			
11%	0			

Do you speak a language other than English at home?

Table 6 Percentage of respondents who speaks another language other than English at home.

Yes	No
22%	78%

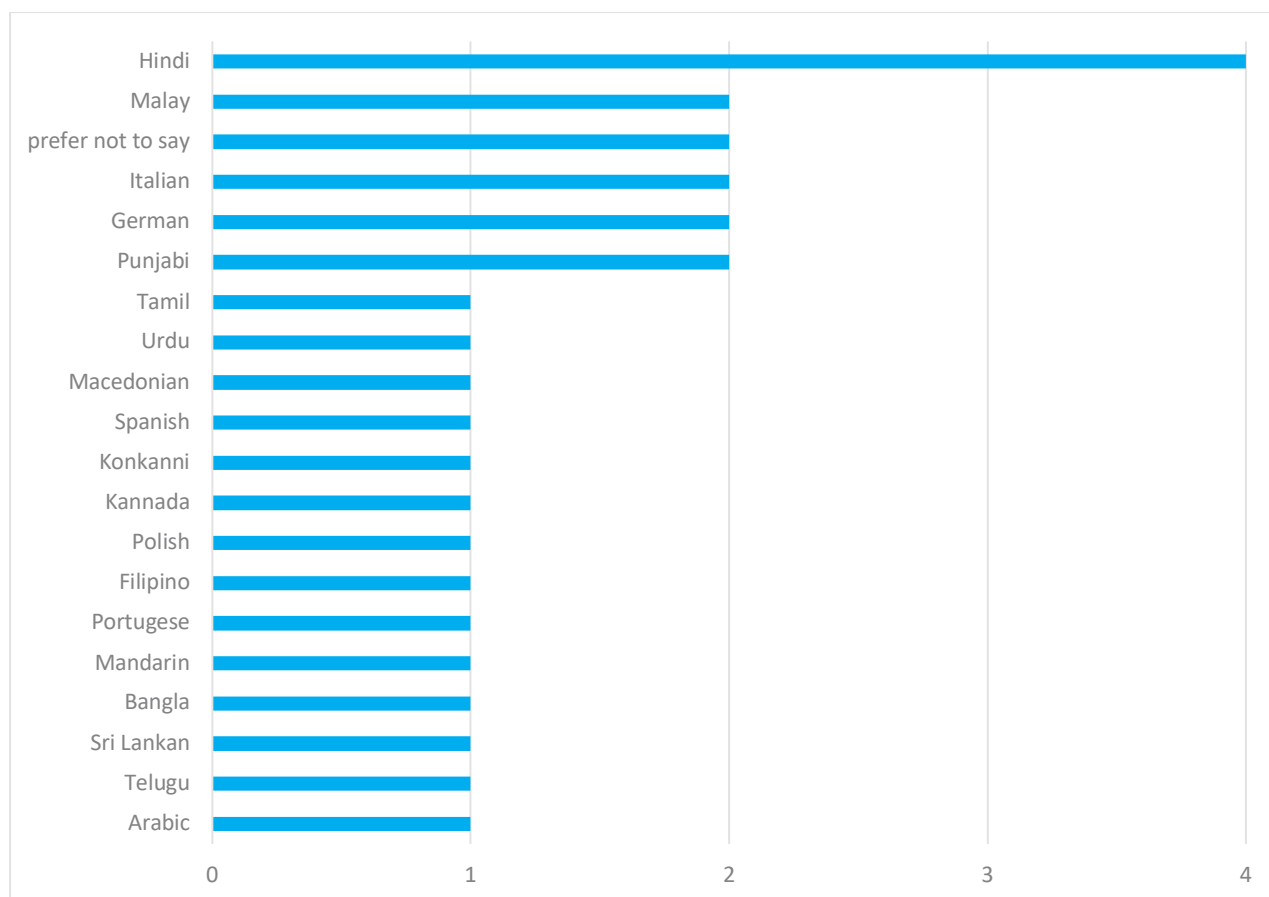


Figure 3 Number of respondents who speaks another language other than English at home, broken down by languages.

How long have you lived in Wyndham for?

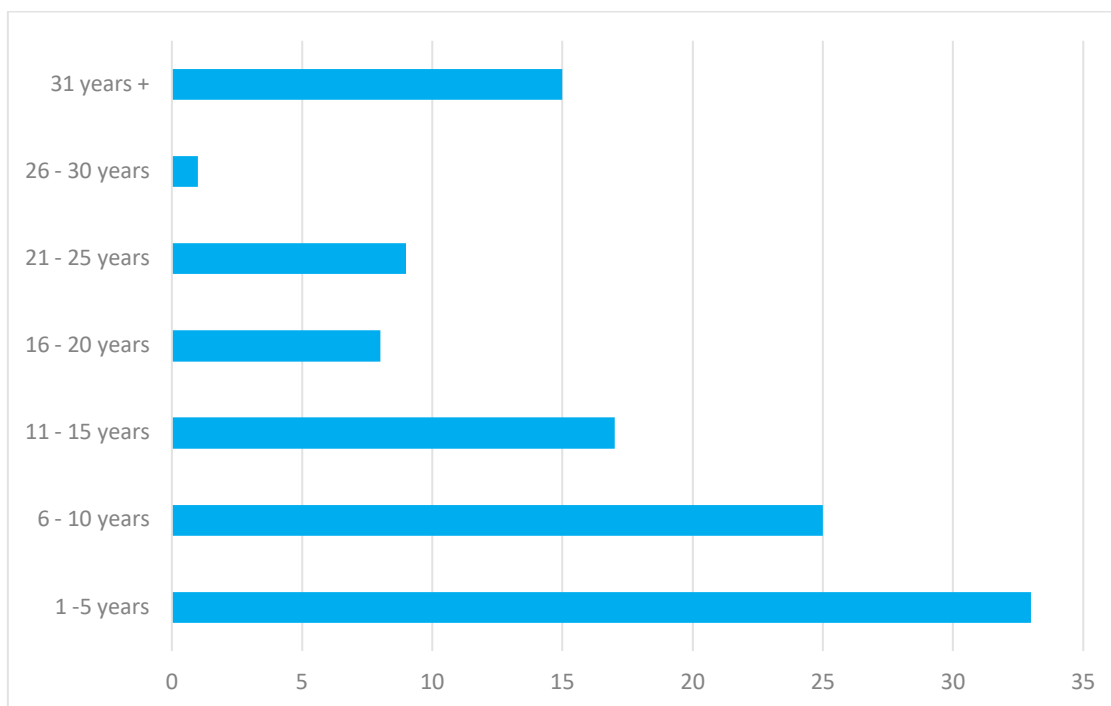


Figure 4. Graph showing how long the respondents have lived in Wyndham.

SUMMARY OF FEEDBACK:

This chapter provides a summary of feedback received across the consultation period, including the following engagement activities:

- Community survey on The Loop (111 responses)
- Feedback received at community drop-in events (15 post it notes)
- Feedback from the Wyndham's People Advisory Panel (11+ participants)
- Submissions (12 written submissions)

Key topics are summarised below and explained in the further detail on the following pages.

Feedback on the overall strategy (key topics)

Trees and greenery are highly valued amongst participants

The provision of trees, green spaces and landscaping featured highly as a key community priority across all forms of feedback. In the survey, participants expressed concern around the lack of space for trees and gardens, particularly within new housing developments. Providing stronger references to trees, greenery and the environment within the draft Vision and Principles was also suggested amongst some participants

New housing must be well-located and connected to service and infrastructure

There was general support and agreement amongst participants that the provision of new housing should be in locations that are in close proximity to public transport, shops, community facilities and other local services. The provision of infrastructure featured highly across all feedback, particularly in the context of roads, congestion, and traffic. General concern was expressed around the number of new homes and the lack of infrastructure available to support future development. Many participants felt that there were already significant constraints and impacts for existing residents.

Connectivity and movement networks

Concern regarding roads, traffic and congestion featured across all feedback channels. Some participants felt that the existing road and transport networks across Wyndham were not sufficient to accommodate future housing growth and change. Many participants associated the provision of more housing with increasing levels of congestion.

The size of lots, housing and density is a key concern

There was general concern expressed by participants regarding increases in density, associated with new housing growth and future development. Participants expressed a range of concerns associated with an increasing population such as the need for more community / social infrastructure, reduced open space and greenery, impact on the road network, and negative impacts on overall quality of life.

Feedback on the draft vision and principles

Participants were asked to provide feedback on the draft vision and principles that have been updated as part of the draft Strategy. Overall, the majority of participants felt that the draft vision was 'about right', with some suggestions for additions and refinements to elevate the importance of sustainability and liveability.

The majority of participants also felt that the draft principles were 'about right'. It is noted however that respondents to Principle 3, relating to promoting an 'increase in housing diversity for all', expressed a high variance of sentiment. Here, some participants expressed concern with the increase in density associated with smaller housing types.

Feedback on the housing change areas

The majority of feedback regarding the proposed housing change areas was provided through formal submissions and site-specific feedback. A detailed summary of submissions is provided in this report. Feedback from the survey and other consultation activities on the draft housing change areas was generally supportive.

Feedback on neighbourhood character

The neighbourhood character elements that are most valued amongst participants are: trees; the size of lots, building height and scale; garages and car parking; and front setbacks. No specific feedback about the neighbourhood character precincts or preferred character statements was provided.

Table 7. A list of survey questions and their description along with relevant action.

We Asked	You Said	We did
How long have you lived in your area	<ul style="list-style-type: none"> The most common responses include 10 years, 5 years, and 20 years, which are mentioned multiple times. Some individuals have lived in their suburbs for an extended period, such as 30+ years or 40+ years. Several responses are in the single digits, indicating relatively short-term residency. One person mentioned they have lived in their suburb for 75 years, which is the longest duration mentioned. 	Noted.
What are your main concerns around housing growth and change in your neighbourhood?	<ul style="list-style-type: none"> Space for trees and greenery (56) That lot sizes will be too small (51) That housing will not be located in well-connected or well serviced locations (46) The quality of housing design (42) That housing will be too expensive to purchase (29) Other (27) The environmental sustainability of housing (26) That housing will be too expensive to rent (19) That housing won't support multigenerational living (16) That housing won't suit people of all abilities (12) 	<p>These concerns are noted.</p> <p>The draft Strategy will provide directions on these key topic areas including landscaping, housing diversity, and design.</p>
What do you think about the draft Vision?	<p>This was asked as a sliding scale 0 – 5 question. 0 being 'it's not quite right' to 5 being we've got it right.</p> <p>Breakdown of results below:</p> <ul style="list-style-type: none"> 0 – 15 responses 1 – 18 responses 2 – 16 responses 3- 7 responses 4 – 22 responses 5 – 8 responses <p>In summary:</p> <ul style="list-style-type: none"> 56% feel positively about the draft vision and think it's about right 44% think that further work is needed 	Update wording of the draft Vision based on feedback provided.

<p>Rate your agreement with the draft housing principles</p>	<p>This was a sliding scale 0 – 5 question. 0 being ‘it’s not quite right’ to 5 being we’ve got it right.</p> <p>Principle 1: New homes should be prioritised in key centres, close to services and infrastructure, so residents can access most of their daily needs close to home.</p> <p>Breakdown of results below:</p> <ul style="list-style-type: none"> • 0 – 5 responses • 1 – 9 responses • 2 – 9 responses • 3 - 9 responses • 4 – 31 responses • 5 – 32 responses <p>Principle 2: New homes should contribute to and enhance Wyndham’s neighbourhood and landscape characters.</p> <p>Breakdown of results below:</p> <ul style="list-style-type: none"> • 0 – 4 responses • 1 – 3 responses • 2 – 3 responses • 3 - 6 responses • 4 – 40 responses • 5 – 36 responses <p>Principle 3: There should be an increase in housing diversity, including 1- and 2- bedroom dwellings, to provide housing choice for all.</p> <p>Breakdown of results below:</p> <ul style="list-style-type: none"> • 0 – 15 responses • 1 – 13 responses • 2 – 9 responses • 3 - 7 responses • 4 – 23 responses • 5 – 24 responses 	<p>Update the wording of the draft principles based on feedback provided.</p>
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<p>What are the most important considerations for neighbourhood character in your area</p>	<p>A ranking of most selected features is provided below:</p> <ul style="list-style-type: none"> • Trees (84 selections) • Lot size (63 selections) • Building height and scale (55 selections) • Front garden (52 selections) • Garages and car-parking (52 selections) • Front setbacks (32 selections) • Building materials (28 selections) • Back garden (26 selections) • Front fencing (18 selections) • Site coverage (17 selections) • Side setbacks (15 selections) • Other (13 selections) • Roof materials (7 selections) • Roof shape (2 selections) 	<p>The project team will review preferred neighbourhood character precincts for each typology as part of the finalisation of the draft Strategy.</p> <p>The project team will also consider actions based on the considerations listed.</p>
<p>Do you have any other feedback on the draft Wyndham Housing and Neighbourhood Character Strategy 2023?</p>	<p>Most commonly cited topics:</p> <ul style="list-style-type: none"> • Neighbourhood character • Roads, traffic and parking • Community infrastructure and facilities • Governance • Density and location 	<p>As above.</p>

Areas of concern regarding housing growth and change

The graph below shows the key areas of concern amongst participants regarding housing growth and change in Wyndham. The top four topics selected the most by participants were:

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

With regard to 'other responses' a total of 27 participants listed other topics areas of concern. Reoccurring topics included:

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

The graph below shows the number of selections made by topic.

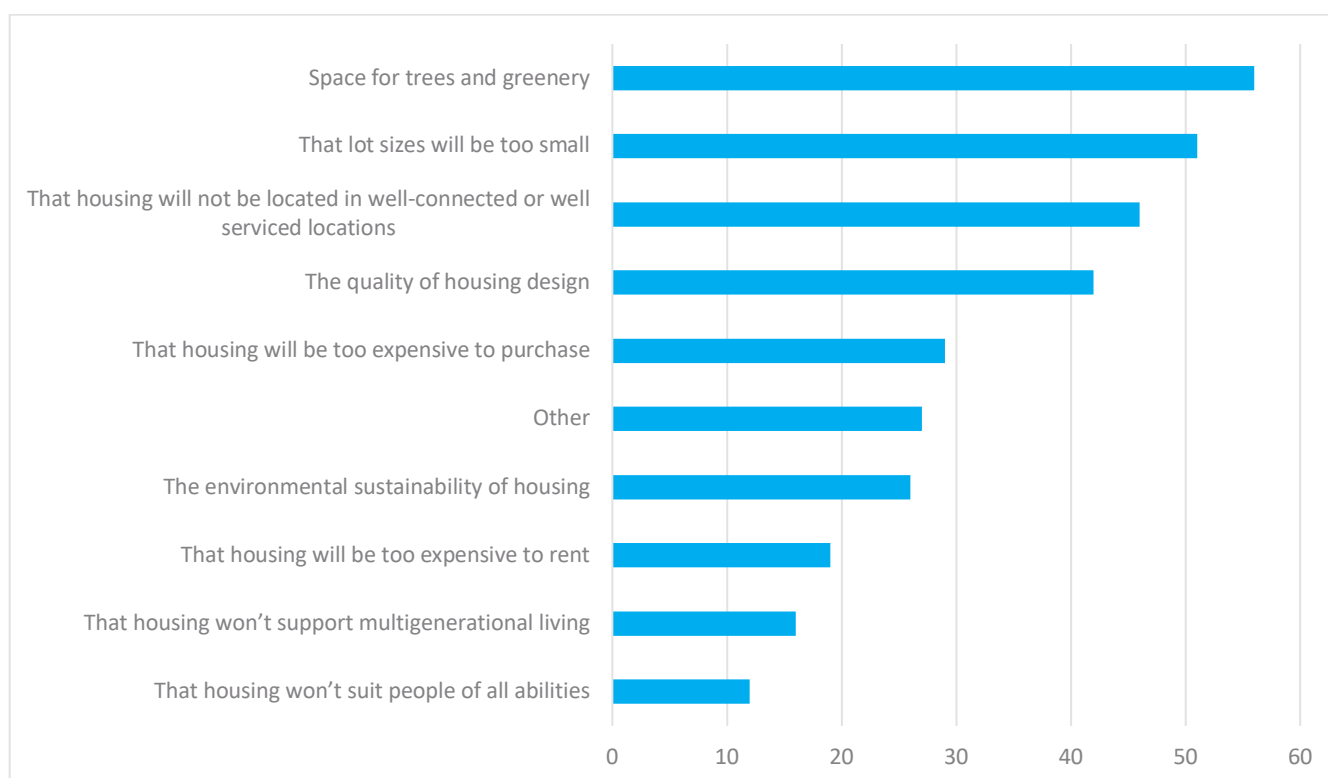


Figure 5 Graph showing the areas and levels of concern for residents around housing growth and change in their neighbourhood.

Participants were asked to qualify their selections by providing further feedback about their concerns. A total of 93 responses were recorded. The key topics raised were:

- **Green space and trees (25):** Impact of housing growth on natural environment and biodiversity.
- **Size of lots (20):** Concern around the size of houses and lots becoming smaller. This is linked to other concerns regarding density, character, design and congestion.
- **Traffic, roads and congestion (19):** The need for improved road network including concern around traffic congestion, connectivity and access.
- **Density (16):** Concern around the impact of higher density housing on neighbourhood character, loss of landscaping, trees, congestion and liveability.
- **Infrastructure and services (13):** Concern regarding the lack of public and community infrastructure to support a growing population, for example schools, shops and services.
- **Affordability / cost of living (6):** Concern with cost of living and affordability
- **Design and character (5):** Concern regarding the design of new homes.

Feedback on the draft Vision

The graph below shows the level of support for the draft vision. Participants were asked to rank their agreement / support for the draft vision using a sliding scale, where 5 = it's about right, to 0 = it needs some work.

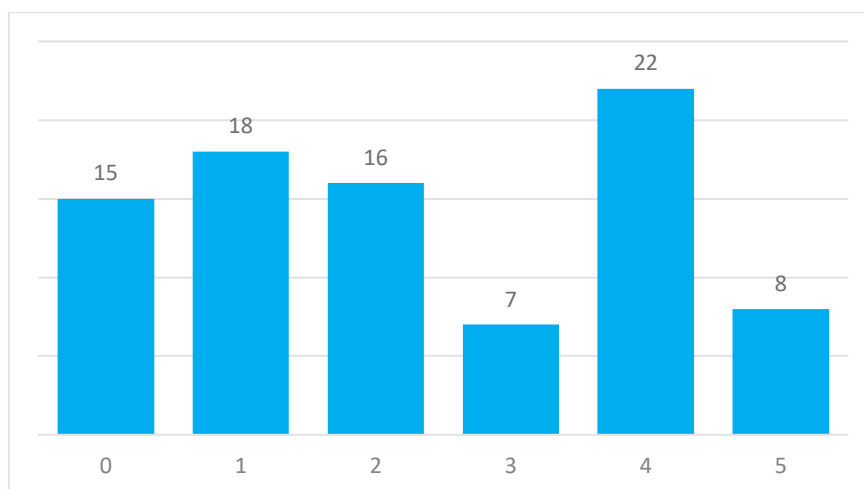


Figure 6 Graph showing the level of support (horizontal axis) for the draft vision and the number of respondents who chose that level of support.

A total of 68 additional pieces of feedback were provided regarding the housing vision. Areas of support and improvement are summarised below. It is noted that many of the suggestions about improvements to the Strategy relate to broader concerns or issues about housing growth and change.

Areas of support

- Support for dwelling diversity for different people at various life stages.
- Some participants supported the vision as drafted, however noted that implementation of the vision was an important consideration.

Areas to improve

- Participants expressed specific preferences for the type and location of housing, such as a desire for more family homes. Participants shared concerns about high-density housing, and preferences for certain areas to remain low-rise.
- Participants raised concerns about the adequacy of public transport, road infrastructure, and the need for better planning regarding roads and infrastructure to support population growth.
- Several participants emphasised environmental sustainability, including sustainable housing design, green spaces, biodiversity, and mitigating heat islands.
- Participants mentioned concerns about overcrowding, the impact on existing amenities, and the need for more open spaces, parks, and recreational facilities.
- Some participants emphasised the importance of preserving the character of existing neighbourhoods and protecting historical areas.
- Participants raised concerns about the affordability of housing, especially in high-density areas.

Feedback on the draft housing principles

Overall, participants supported the proposed housing principles as drafted. There was strong support for Principles 1 and 2 relating to location of new homes and neighbourhood character. Principle 3 regarding housing diversity received the most mixed response. While there was still overall support for this principle, there were also a proportion of participants who felt that this principle needed further review. Feedback about housing diversity and housing choice was recorded in open ended responses (refer to next section).

Principle 1

New homes should be prioritised in key centres, close to services and infrastructure, so residents can access most of their daily needs close to home.

There was majority support for this principle, which seeks to locate new housing in close proximity to key centres, services and infrastructure.

The feedback sentiment shows majority positive support for this principle.

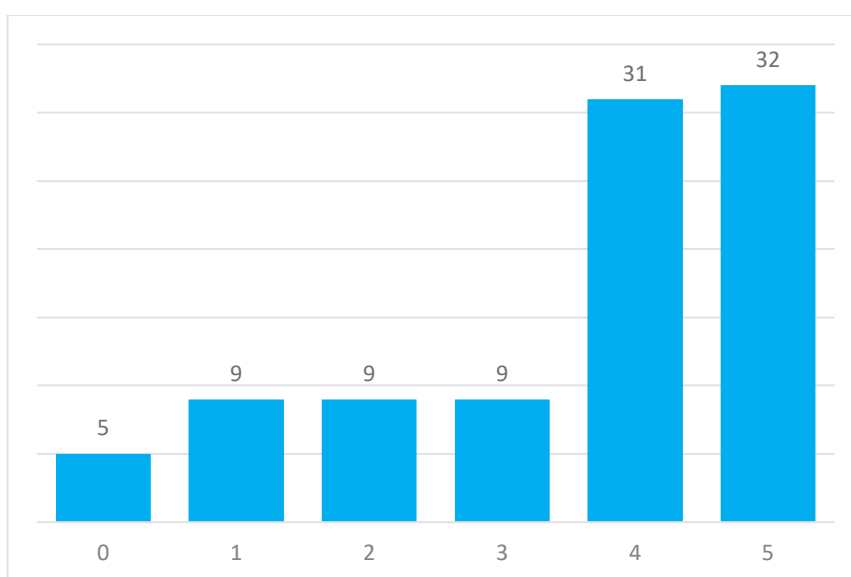


Figure 7 Graph showing the level and amount of support for Principle 1.

Principle 2

New homes should contribute to and enhance Wyndham's neighbourhood and landscape characters.

There was majority support for this principle, which seeks to ensure that new housing should positively contribute to Wyndham's existing neighbourhood and landscape character.

The feedback sentiment shows majority positive support for this principle.

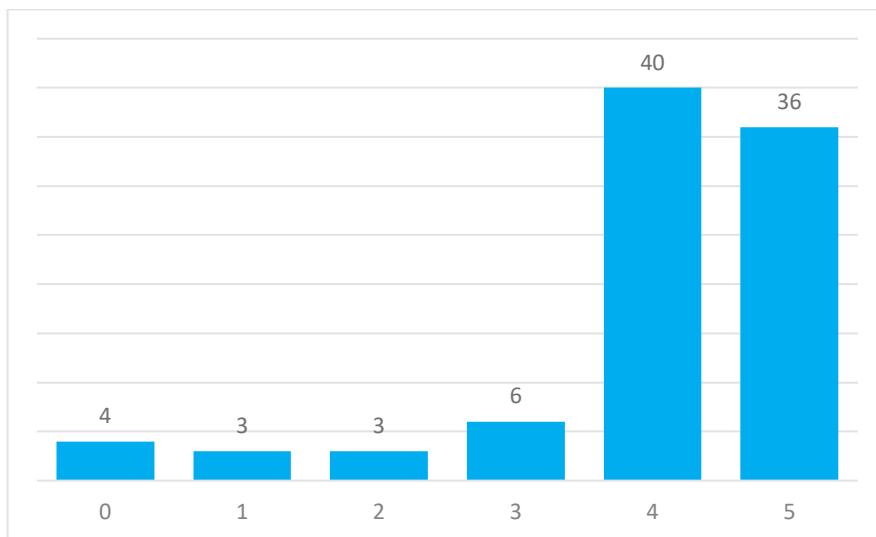


Figure 8 Graph showing the level and amount of support for Principle 2.

Principle 3

There should be an increase in housing diversity, including 1- and 2- bedroom dwellings, to provide housing choice for all.

There was majority support for this principle, which seeks to ensure that new housing is diverse and provides greater housing choice for everyone.

The feedback sentiment shows general positive support for this principle, however it is noted that there were still a notable number of participants who felt that this principle 'wasn't quite right'.

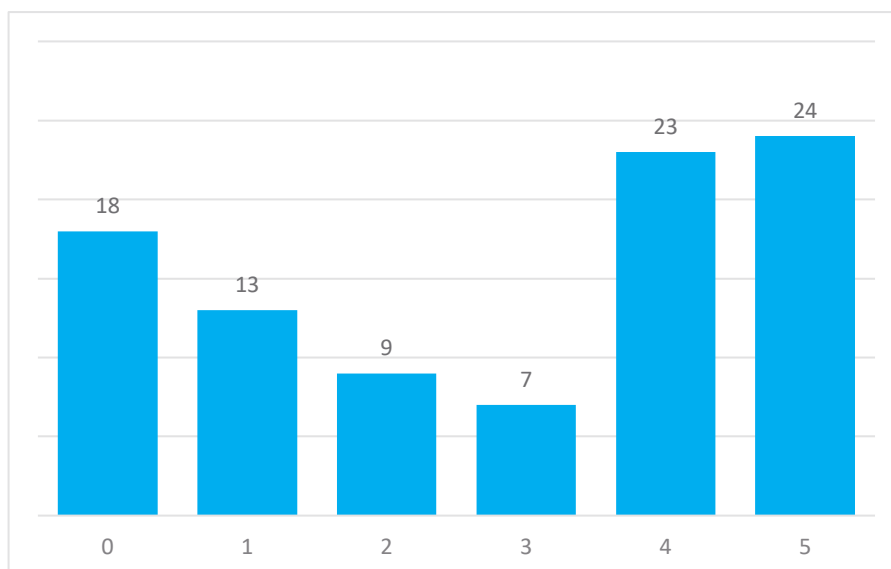


Figure 9 Graph showing the level and amount of support for Principle 3

Feedback on neighbourhood character

Participants were asked to select what were the most important considerations for future housing when it comes to neighbourhood character.

The key topics selected were:

- Trees (84)
- Lot size (63)
- Building height and scale (55)
- Front garden (52)
- Garages and car parking (52)

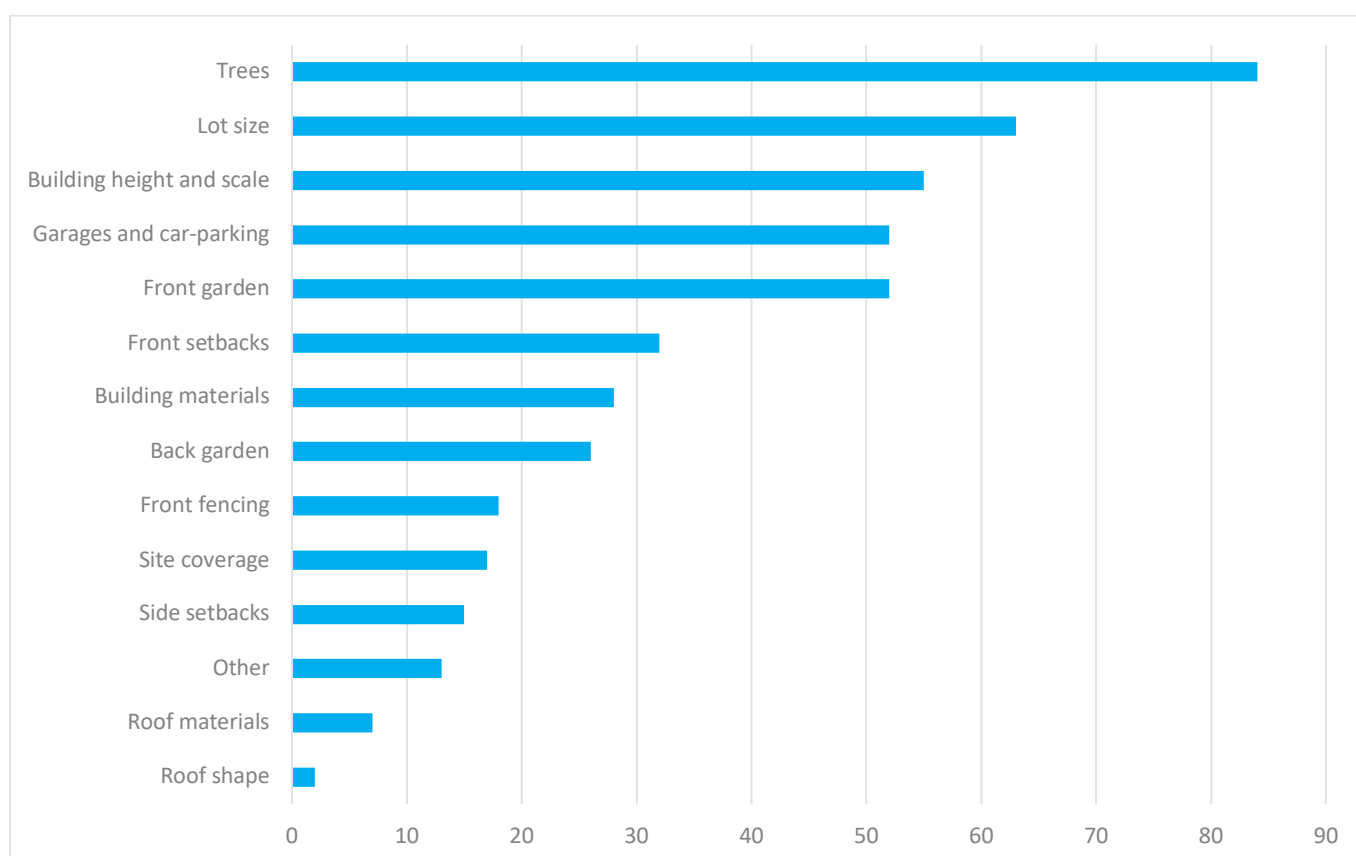


Figure 10 Graph showing the topics which respondents thought as 'most important' for neighbourhood character in future housing.

'Other' comments cited included:

- Retention of historical character.
- Road access / parking.
- Use of public open space.
- Footpaths and paved walking tracks
- Climate resilience.

It is noted that there was no specific feedback recorded in the survey regarding specific neighbourhood character boundaries, character descriptions, or preferred character statements.

General feedback

A total of 71 pieces of feedback was recorded as 'Other general feedback on the draft Strategy. These have been thematically reviewed in alignment with the topics from previous questions. The most common topics raised were:

- Neighbourhood character (20 comments)
- Roads, traffic and parking (17 comments)
- Community infrastructure and facilities (16 comments)
- Density and location (10 comments)

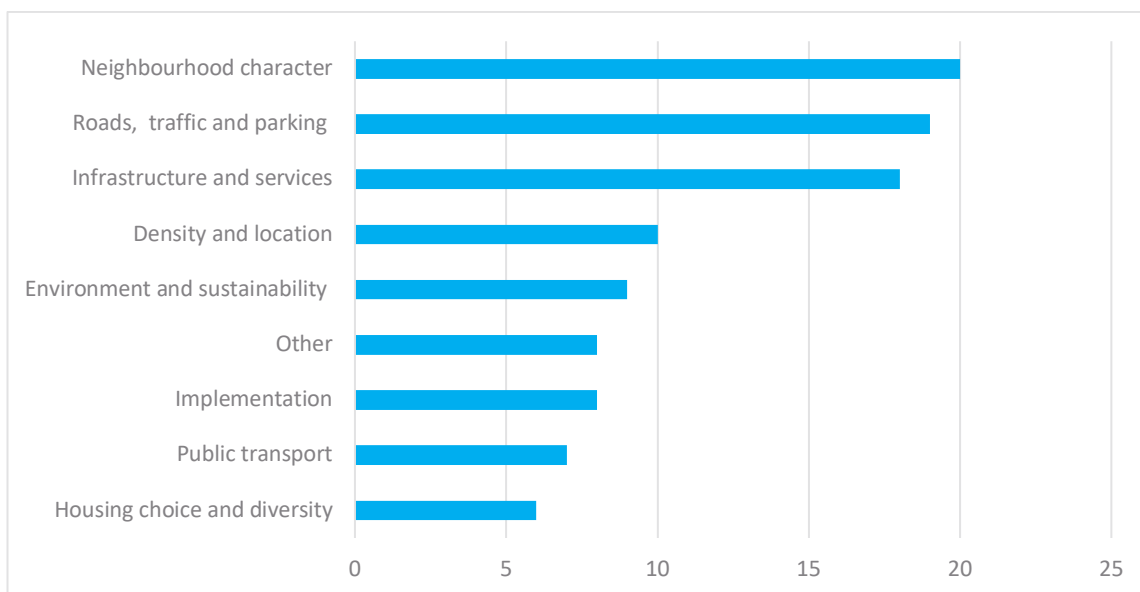


Figure 11 Graph showing 'other' feedback received on the Draft Housing and Neighbourhood Character Strategy

The wordcloud below shows the frequency of the top 50 most commonly occurring words that were written amongst the open-ended responses.

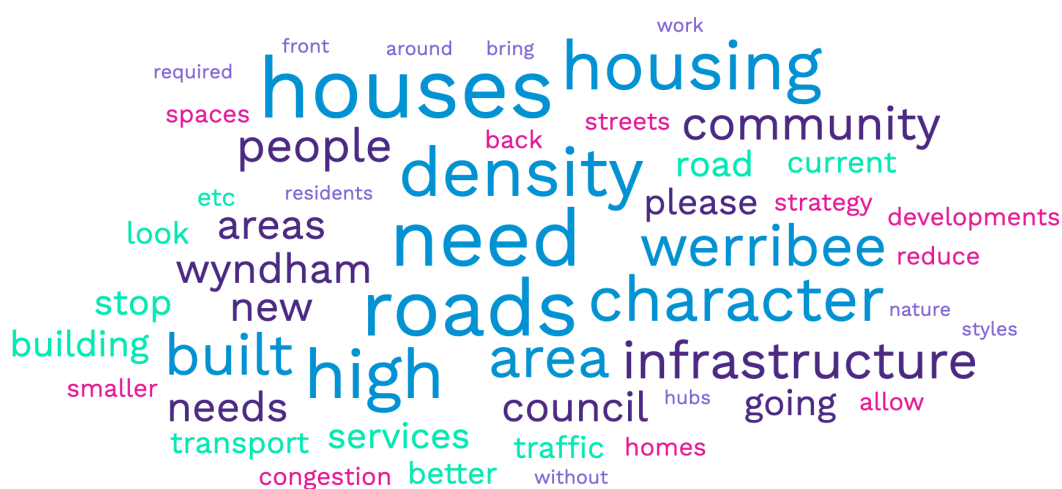


Figure 12 wordcloud that illustrates the most commonly occurring words from open-ended responses.

Wyndham People's Advisory Panel

The Wyndham People's Advisory Panel (PAP) is a self-nominated group of interested community members who are passionate about helping to shape the Wyndham Community. The Panel is open to everyone and is often engaged to provide feedback about key Council plans, policies, and programs.

As part of the engagement program, a special PAP Housing Workshop was held online on 18 September, 2023. There was attendance from 11 people initially with another 5 people joining throughout the workshop. Workshop participants were from the following suburbs:

- Hoppers Crossing (3 participants)
- Point Cook (2 participants)
- Wyndham Vale (2 participants)
- Tarneit (2 participants)
- Truganina (1 participant)
- Werribee (1 participant)

The format of the PAP workshop involved:


- A short presentation on the proposed draft Strategy
- Q&A on the draft Strategy
- A group exercise called 'Hot or Not' – to discuss different types of housing and what participants liked or didn't like about them
- A group discussion around the emerging findings from the general community engagement and a polling activity to confirm participant's sentiment

Housing types and diversity

To understand workshop participant's perceptions around different types of housing, six different housing types were displayed on the screen. With the exception of two, most examples of housing were not located within Wyndham.

The findings of this exercise are shown below:

Table 8. Findings from participants' responses on the different housing types.

House type	What participants liked	What participants didn't like
 <p>A single detached house with 4 bedrooms and a large backyard</p>	<ul style="list-style-type: none"> Like having a back and front yard. Solid established nature. Can be built upon. 	<ul style="list-style-type: none"> Hard to maintain garden/yard. Poorly design. Expensive to maintain.
 <p>A contemporary, single detached house with 3 bedrooms, a garage and compact backyard</p>	<ul style="list-style-type: none"> Contemporary, modern home. 	<ul style="list-style-type: none"> Not enough parking space House / building footprint is too small Difficult to sell (value) Yards and gardens are too small. Footpath being used as a carpark . No room for prams or wheelchairs. These types of houses are built in bulk. A short lifespan.
 <p>A row of townhouses, each with 3 bedrooms and a small courtyard.</p>	<ul style="list-style-type: none"> This type of housing is great if it's in the right location (near train station, shops). It discourages car users. Smaller homes are needed to accommodate population growth Great for the older people or those who can't look after a big house. 	<ul style="list-style-type: none"> Not great for people with more than one car. Lack of privacy / fencing. There is no buffer to neighbours (attached).

	<ul style="list-style-type: none"> • Communal shared spaces and amenities are great. • Internal courtyards and spaces with gardens, are great spaces for kids. • A great approach to achieving medium-high density. • Accommodates for a diversity of housing. • Accommodates for a diversity of people. 	<ul style="list-style-type: none"> • Not suitable for everyone.
<p>Medium density townhouse units offering 1, 2 and 3 bedrooms with balconies and shared communal spaces.</p>		
	<ul style="list-style-type: none"> • This type of housing is great if the location is close to transport and amenities. • This type of housing is an essential consideration when planning for future growth. • Apartments give people choice. 	<ul style="list-style-type: none"> • There are no yards for children to play, for pets or for gardens. • Limited shared space. • Can be very isolating. • Everyone needs to pay for the maintenance to the amenities. • Forced to use clothes dryers - more energy use.
<p>An 11-storey apartment building with 1-3 bedrooms and commercial uses on ground floor. Shared amenities for residents.</p>		
	<ul style="list-style-type: none"> • Location of any higher density apartments is a key consideration. • Provides a more even 'playing field' for different income earners. • Great if mixed with private tenure so there is no judgement / stigma. 	<ul style="list-style-type: none"> • Too high for Werribee • Would need to fit into the local context. • Quality of the building could be a concern. • Concern that rooms / layout is too small. • Hard to bring big items / furniture in.
<p>A mixed tenure apartment building including social and affordable housing, build to rent apartments and private homes.</p>		

Wyndham is projected to be a city of 500,000 by 2040. How can housing help create a more liveable, connected place in the future?

Participants were asked to consider how housing can help to create a more liveable, connected place in the future. Direct quotes from participants are provided below.

- “Inclusive for everyone”
- “With a well thought out design overlay”
- “Provide affordable social housing”
- “A diversity of housing types can accommodate a range of people with no ‘ghetto’ type areas for the vulnerable”
- “Parks with new designs / playgrounds”
- “Attract diverse range of cohort”
- “Infrastructure should come first”
- “Housing creates a character of the community. Diversity is key”
- “It’s all about political control, so it not up the private developers”
- “The plan for a number of mini-town centres where the increased density can be accommodated”
- “One key consideration I didn’t notice being discussed was main roads for entry and exit to thus area. The roads like Ballan Road, Heaths Road are all clogged well before / after peak hours – nightmare”

Housing principles

Workshop participants were asked to rate their agreement with each draft housing principle.

The findings of this activity are summarised below, where 1 = do not support, 5 = strongly support. The average score (out of five) is shown for each principle.

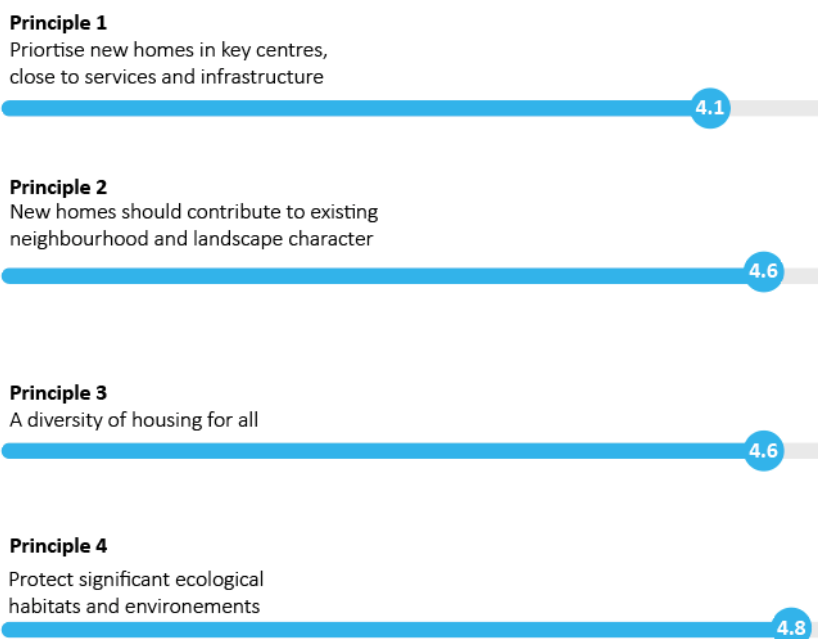


Figure 13 Graph showing participants' level of agreement with each draft housing principle.

General feedback and discussion around these topics reflected earlier conversations with the group, and is captured below:

- New homes must have access to services and amenities.
- A general agreement that everyone has different needs.
- A need for 'balanced' growth is important.
- Some participants felt that new homes should be located everywhere, not just in priority / substantial change areas.
- Some participants felt that there are enough small homes and townhouses in Wyndham already.
- Several also noted that much of Wyndham's population is made up of families.
- A suggestion to consider refining the language around Principle 4 to make it clear how the strategy would address environmental preservation.

Community Drop-In Sessions

Wyndham's residents were invited to attend two general community drop-in sessions to provide feedback on the Draft Housing and Neighbourhood Character Strategy, as well as have their concerns heard by Council staff and team members.

Method

The two drop-in sessions were held at the Tarneit Community Learning Centre (26th of August 2023, 12:00pm-14:00pm) and the Wyndham Civic Centre (4th of September 2023, 17:30pm-19:30pm).

Residents could provide feedback through the following methods:

- Using post-it notes to leave comments on the important aspects of future housing or housing in general.
- Voting on the draft vision and principles to indicate their level of support for them.
- General discussion and Q & A with Council staff and team members.

These sessions were open to all of Wyndham's residents. In total, there were 33 residents who were engaged throughout both drop-in sessions.

The findings from both drop-in sessions are summarised below:

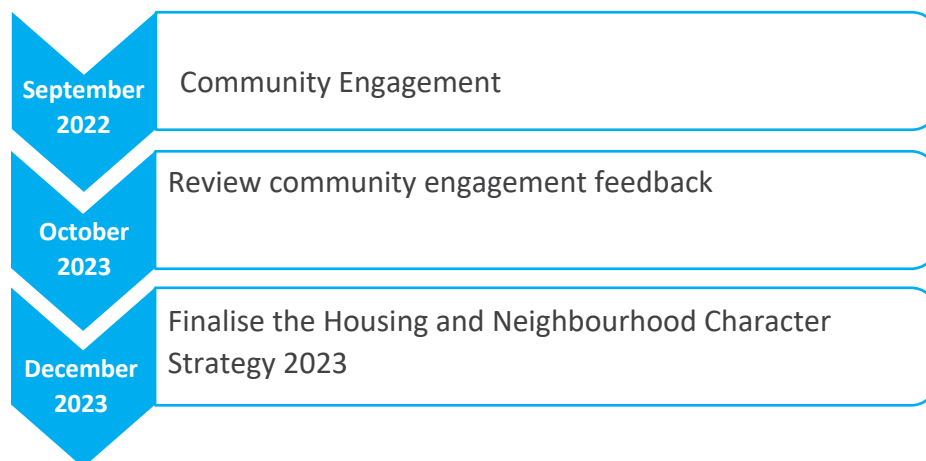
- General agreement that the vision for housing and draft principles were 'about right'.
- Attendees mentioned that they highly regard sustainable practices in and around their homes and neighbourhood. This includes water sensitive urban design (WSUD), green frontages, canopy trees, lighter coloured roofs, and energy efficient homes.
- Attendees would like to see diverse housing supply that can cater to different family sizes and needs.
- Community facilities and infrastructure is needed to support the growth in housing.



Figure 14 Wyndham resident interacting with a team member during one of the drop-in session.

NEXT STEPS

NEXT STAGES OF THE PROJECT



HOW CAN PARTICIPANTS STAY INVOLVED/INFORMED?

Participants can stay informed by visiting the Loop page and selecting to “Follow” the project. Updates will be posted on The Loop and the project timeline will be updated to reflect project status.