

wyndhamcity



# Wyndham Urban Framework Plan

Emerging Options Paper | Summary Document | May 2019

Creating a long-term plan for Wyndham's future

*More time for life*

# Summary

The Wyndham Urban Framework Plan (WUFP) is a comprehensive approach to the urban planning of Wyndham that will set a clear and aspirational framework for the future development of the city within the Urban Growth Boundary. It is founded upon the Wyndham 2040 Vision of creating Places for People.

The Wyndham 2040 Vision identifies very clearly that Wyndham needs to focus on creating Places for People:

- Places that are vibrant and have a human scale, where people can meet, connect with each other or just relax and enjoy.
- Places of varied and plentiful local employment options, as a location of choice for businesses of all sizes.
- Places with a good mix of shops and shopping destinations, local education opportunities, and social services and medical facilities all connected and easily accessible through an efficient and extensive transport system.

It is about creating an Urban Future for Wyndham to be co-designed with the Wyndham community that will identify where and when new employment, infrastructure and housing should be delivered to maximise the opportunities of Wyndham's people.

Every person has a story and every place has a story, the Wyndham Urban Framework Plan is seeking to create a story about the future of Wyndham's urban development that is co-designed by the Wyndham community. A story that aspires to a physical environment that creates a community of opportunity, capacity and choice, a positive story about the future of Wyndham, created by the people of Wyndham.

## The Emerging Options Paper

The Emerging Options Paper presents the work that has been done to date in the preparation of the Wyndham Urban Framework Plan. This includes;

- Consideration of the history of urban development in Wyndham including a comprehensive Urban Design Analysis.
- Consideration of Wyndham's current and future context, including issues, challenges and opportunities that may impact future urban development in Wyndham.
- The creation of an emerging vision for the Wyndham Urban Framework Plan (WUFP) that aims to deliver on the Wyndham 2040 Vision of Creating Places for People, that can be tested with the Wyndham community.
- The formation of an emerging objectives framework to engage the future urban development of Wyndham in a way that delivers on the Wyndham 2040 Vision of Creating Places for People, that can be tested with the Wyndham community.
- The consideration and testing of Spatial Planning Options for Wyndham that aspire to a Spatial Planning Framework for Wyndham that responds to the emerging vision and objectives and that can be tested with the Wyndham community.
- The identification of emerging options and actions for the further growth of Wyndham's Urban areas.
- The identification of emerging infrastructure priority options to support the emerging Spatial Planning Options and the emerging options and actions for the further growth of Wyndham's Urban areas.

*Please note: The non-urban areas of Wyndham that lie outside the Urban Growth Boundary are known as green wedges. These are the subject of other planning processes and documents, namely Green Wedge Policy and Management Plans.*



*More time for life*



# More time for life



Everyone has the same 24 hours in their day. But the way we choose or are compelled to spend some of that time impacts upon how much we get out of life.

Time spent stuck in traffic and congestion reduces the amount of time which could be better spent with family and friends. Time is lost engaging with others in our community, time growing and developing ourselves, time engaged in sport and recreation, arts, time for growing a life.

Wyndham should be a place where people can live their lives with the capacity to use more of their time growing themselves, their capacities, their relationships and their community.



# Issues and challenges

A key part of the preparation of the emerging options paper has been identifying and understanding the problems and challenges we are trying to solve.



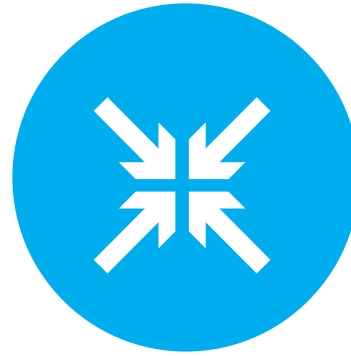
Traffic

Traffic congestion across the road network is a significant challenge in Wyndham. Significant time is wasted by people sitting in traffic congestion, with consequential liveability impacts, economic impacts, health impacts and social and wellbeing impacts.



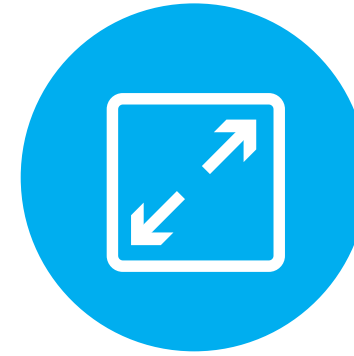
Local  
Employment

There is currently a mis-alignment of the employee skill base of Wyndham residents with the types of jobs that are available in Wyndham. This is evidenced by the 2016 census data which notes that approximately 62% of Wyndham's resident workforce is employed at a location outside the municipality.



Concentrated  
Development

Rapid population growth in Wyndham has not been matched by an appropriate level of infrastructure expenditure and there has been considerable dispersal of residential growth across numerous growth fronts in Wyndham. This dispersal of residential growth has also been matched by a dispersal of commercial activity into many of Wyndham's industrial areas and industrial estates.



Size of  
Wyndham

Wyndham is geographically large and spread out. Wyndham is comparable in size to an area that stretches roughly from Coburg to the north, Elwood to the south, Camberwell to the east and West Footscray to the west. Yet despite covering an expanse of comparable size Wyndham has very few centres of concentration and a limited transport network spread across a dispersed suburban landscape.



Growth

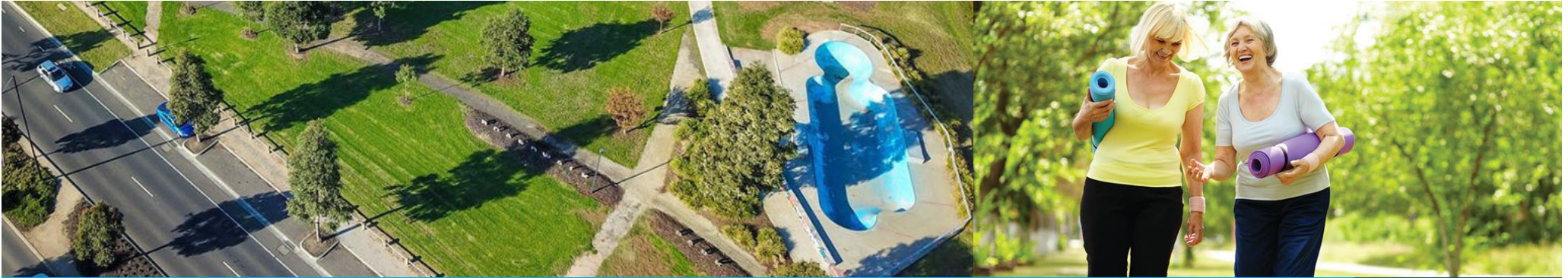
Wyndham's rapid population growth and the lack of infrastructure to support it over recent decades is compounded for local people by a range of factors. Creating urban areas closer to where people live will increase the availability of local employment over time. Providing more public spaces, green spaces and conservation of natural habitat will improve urban amenity.





# Emerging vision

Wyndham has an opportunity to create its future and put its destiny in its own hands.



Consistent with the Wyndham 2040 Vision it will evolve as a preferred place to live, learn, work and play and be an easy place to get around and where the people of Wyndham can easily gain access to the services, facilities and opportunities they require to maximise their potential.

## Wyndham will achieve this by:

Creating unique urban areas that serve the suburbs and rural areas of Wyndham that are highly valued by the community. These unique urban areas will be concentrated on key activity centres within Wyndham and will be places that are co-designed with community engagement and input, that are well designed, easy to use, connected, concentrated and provide the people of Wyndham with capacity and choice in shaping their lives.

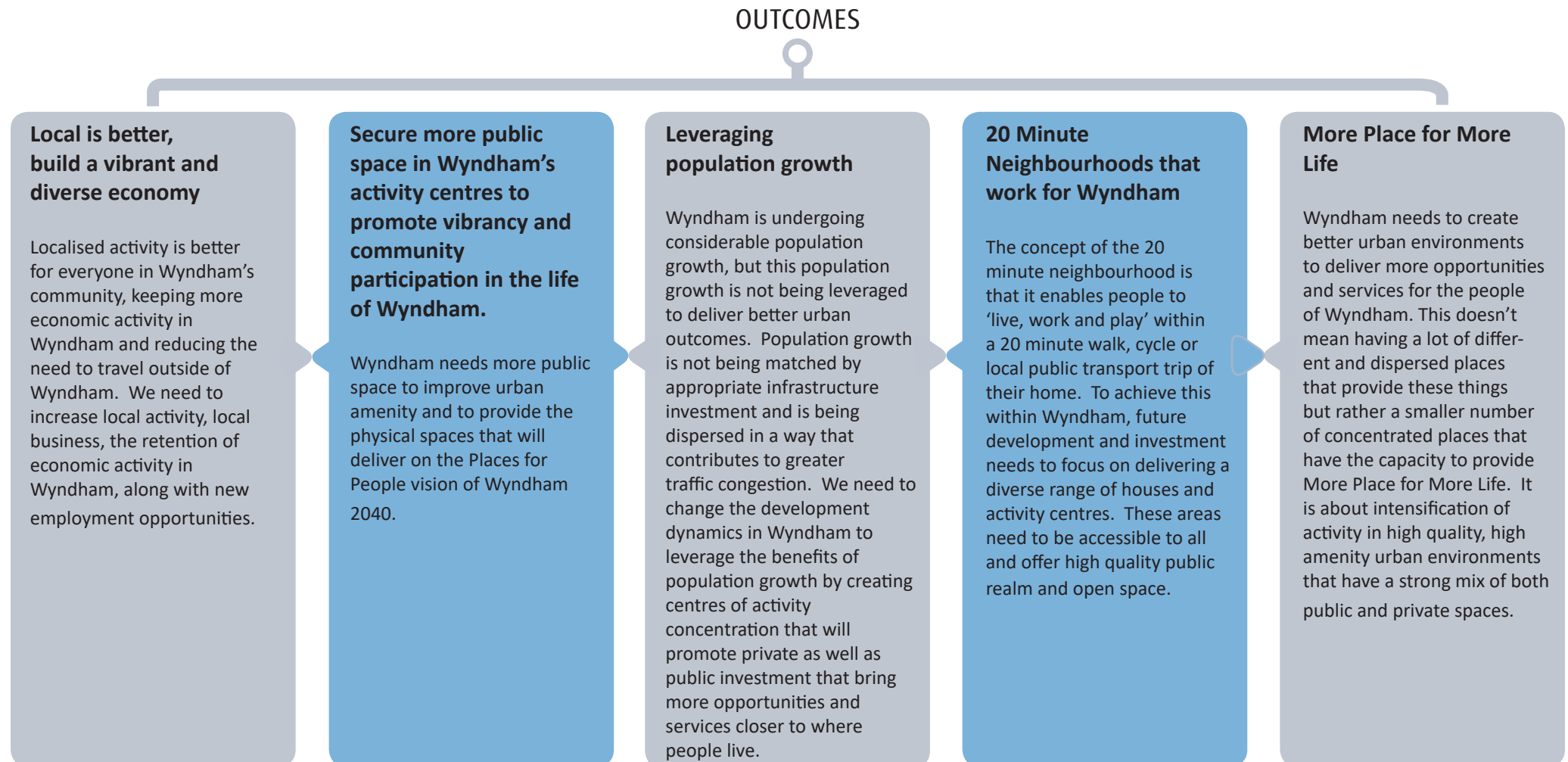
Wyndham's key activity centres will:

- be comprised of memorable urban places that are destinations and attract people from beyond the local area
- have multiple employment choices that match people's qualifications and interests and increase prosperity
- have a variety of housing densities that provide a mix of detached dwellings, townhouses and apartments that meet people's changing needs over time
- have a mixture of uses and provide for recreation, social and cultural opportunities that improve people's well-being and health

Wyndham will be a well-connected place in terms of both physical infrastructure and technology, it will have a quality road network that is supported in its transportation task by alternative transport options such as walking, cycling and innovative public transport. Wyndham will be an attractive place where the built environment is designed to maximise its natural environmental assets and feature a growing tree canopy providing more shade and natural habitat.

# Outcomes

Early versions of the Emerging Options Paper have been considered by the Urban Futures Portfolio Committee that recommended the key outcomes being sought by the WUFP should be identified. The Committee also suggested consideration of the use of Key Performance Indicators (KPI's) for the WUFP. The outcomes identified are:



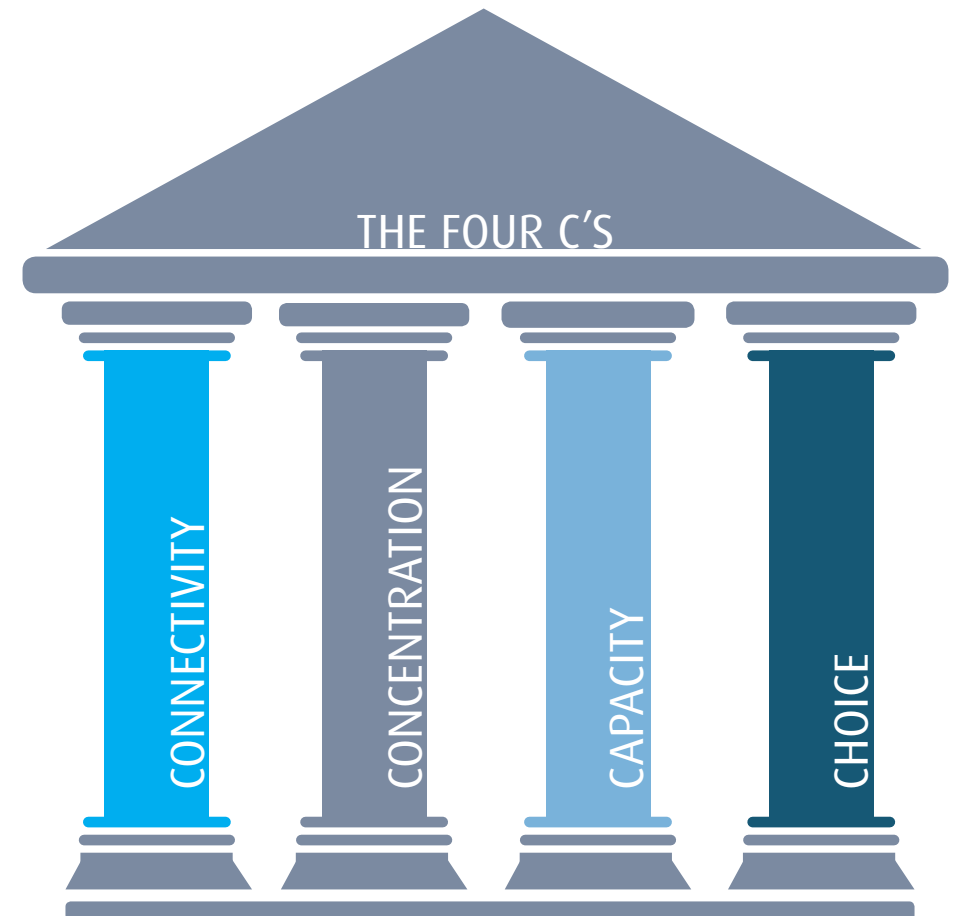


# Principles

In examining Wyndham's past and considering its future it was thought important to have a spatial and conceptual frame of reference through which to approach the task of preparing emerging options for Wyndham's future. This led to the development of the idea of there being 4 Pillars or ideas through which to primarily consider Wyndham's future from a spatial planning and conceptual perspective.

Key matters identified that led to the creation of the 4 Pillars of Connectivity, Concentration, Capacity and Choice included:

- The importance of **connectivity** to the people of Wyndham as identified in annual community surveys and Wyndham 2040.
- The dispersal of activity across Wyndham and the need for greater **concentration** of activity or moving from suburban to urban forms of development.
- The desire of Wyndham's community to grow the **capacity** of the City both in the physical built form sense and in terms of the capacity of individual people and the community to take control of their own destinies as articulated in the Wyndham 2040 vision.
- The desire of Wyndham's community to have access to greater **choice** and opportunity in their lives in terms of housing and accessibility to services and facilities and the opportunity to live, learn and thrive as articulated in the Wyndham 2040 vision.



# Objectives

12 Emerging Objectives have been developed, which seek to guide future strategy and policy to maximise the role of future growth and development in Wyndham.

## Connectivity 1.

Ensure that Wyndham is well connected internally and well connected with the surrounding region, Victoria, Australia and the world by technology and transport.

## Connectivity 2.

Wyndham's activity centres must be well connected in every sense, this includes technological connectivity as well as planning specifically for the First Kilometre/Last Kilometre of travel both to and from these activity centres, ensuring connectivity by all transport modes including active modes.

## Connectivity 3.

Infrastructure must be delivered in a way that matches growth demands and focuses on improving access to activity centres to ensure that Wyndham's people have the highest quality connections to the services, facilities and opportunities they need.

## Concentration 4.

Ensure that Wyndham creates concentrated, vibrant, attractive, high amenity urban places that can attract investment and are places where people can come together, meet, connect with each other or just relax and enjoy.

## Concentration 5.

Ensure that development is concentrated into urban environments, primarily activity centres serviced by train stations in the form of increased intensity of housing, commercial and business activity, arts and cultural activity commensurate with the size and purpose of each activity centre.

## Concentration 6.

Wyndham's activity centres as centres of concentrated activity will form part of a network of activity centres that will complement and support one another, where certain centres are identified for focused commercial investment and intensification and other centres are identified for other types of intensification such as housing.



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## Capacity

7.

Grow jobs capacity in Wyndham, in particular the number and diversity of jobs within Wyndham with a particular focus on Wyndham's resident workforces potential.

## Capacity

8.

Ensure that the people of Wyndham have more time to grow their capacity to live, learn, grow and thrive, by reducing travel times, increasing diversity of employment, health, wellbeing and cultural opportunity closer to where people live. Less time traveling, more time living.

## Capacity

9.

Wyndham's urban places must be places where there is a capacity for the people of Wyndham to come together as a community to live, learn, grow and thrive.

## Choice

10.

Increase the choices for all the people of Wyndham to access their desired, housing, employment, educational, health, leisure, and cultural needs within Wyndham so that they can better live, learn, grow and thrive locally.

## Choice

11.

Ensure that sufficient and well targeted land and development potential is made available for the people of Wyndham to have genuine choices to access their desired, housing, employment, educational, health, leisure, and cultural needs within Wyndham.

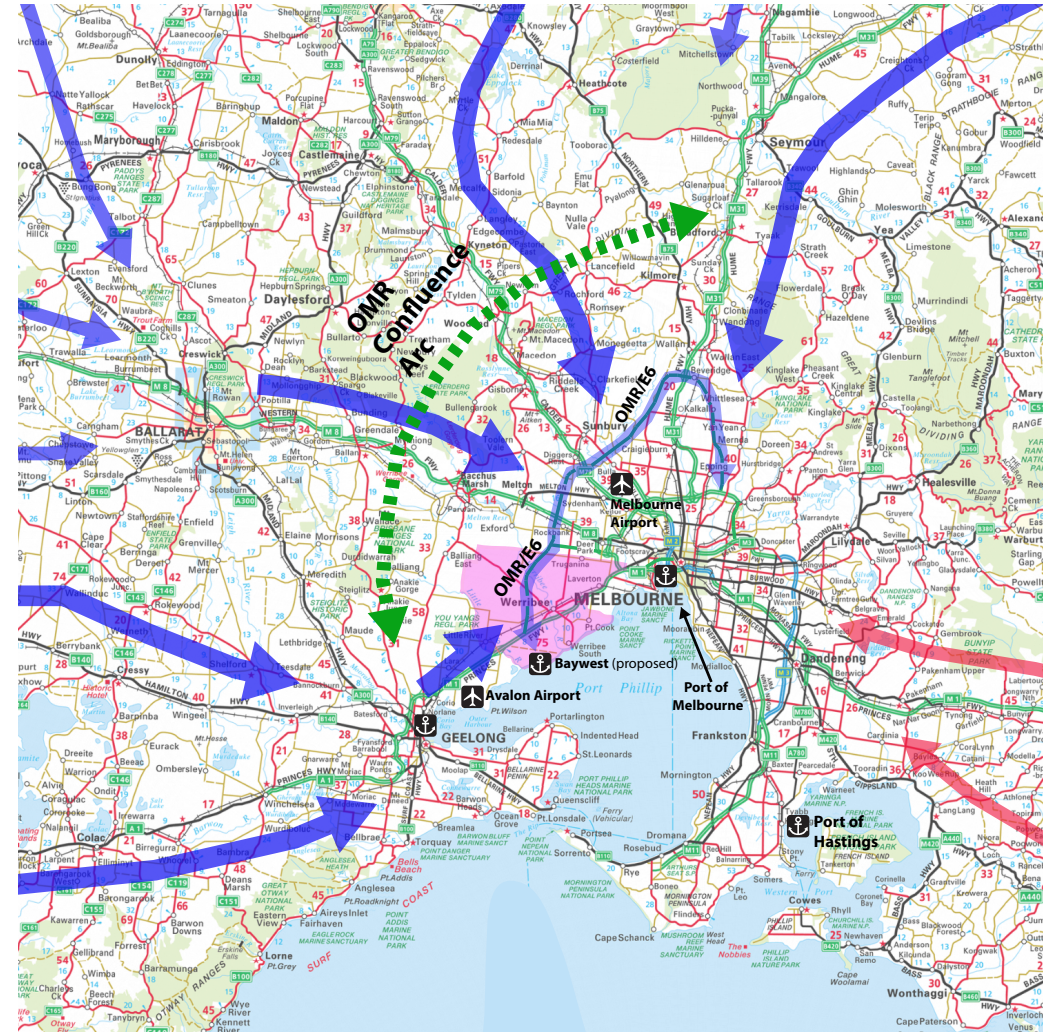
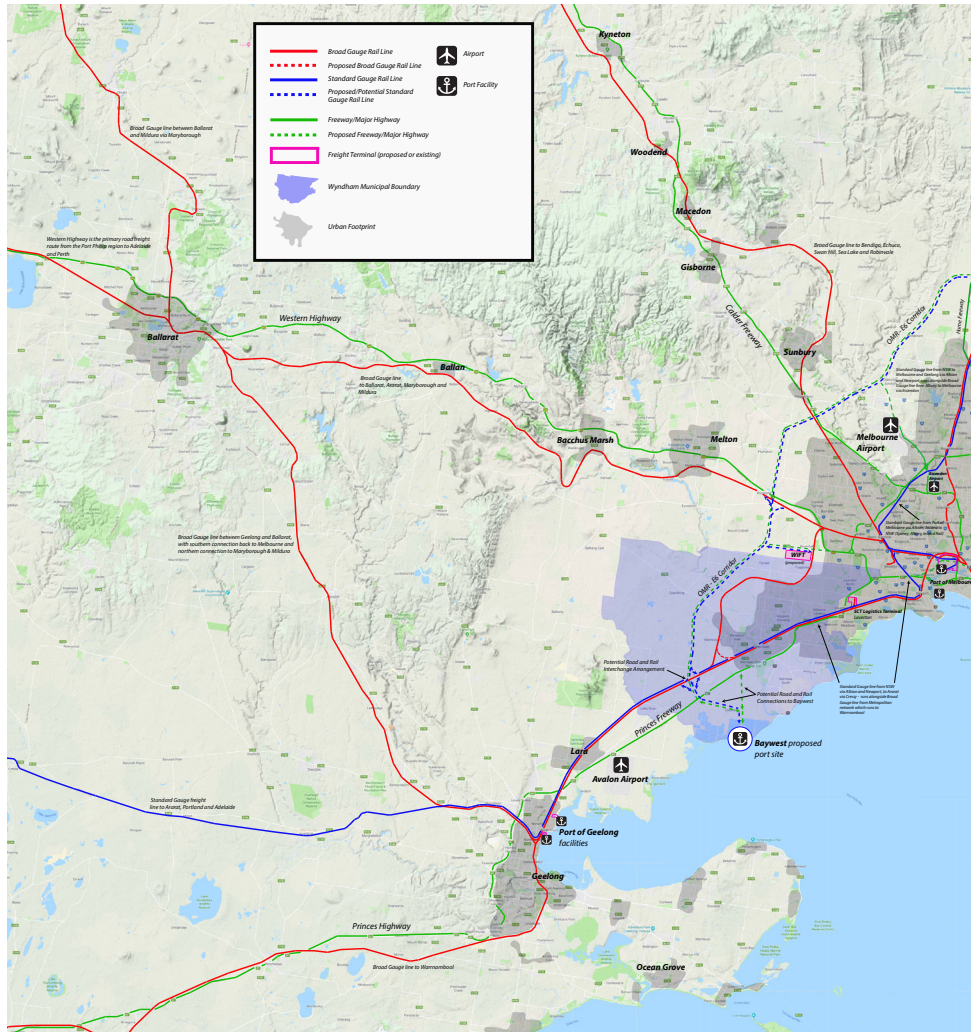
## Choice

12.

Ensure genuine choices in terms of transport options for the people of Wyndham, where the opportunity exists to access and effectively utilise different transport options.

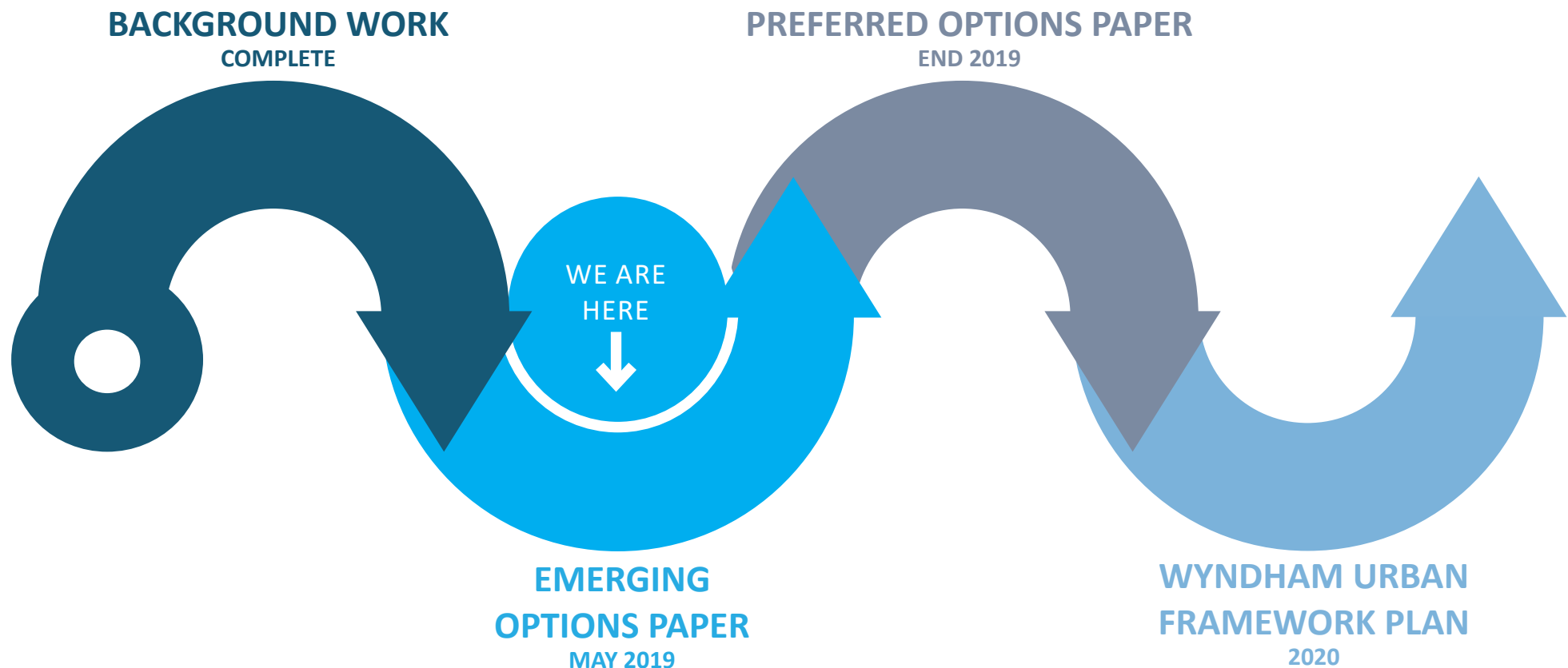
# Wyndham's context

Wyndham has a fantastic opportunity to leverage off its locational attributes and advantages as a growing area with great access to airports, ports, road and rail.



# Process

The Emerging Options Paper has been informed by a variety of technical background reports, including a detailed Wyndham Transport Modelling project utilising the Victorian Integrated Transport Model (VITM) and an Activity Centre Planning Framework project considering the future economic and design parameters relevant to the future growth of Wyndham's activity centres. It is intended for the project to follow the general program set out below:





# Opportunities

There are many opportunities for the future of Wyndham, these include:

1.

Growing Wyndham's Activity Centres into concentrated and connected centres.

5.

Growing housing capacity and choice in sensible and effective ways

9.

Better connecting Wyndham's urban environment to its natural environment and leveraging the strong green linkages that run north to south through the city.

2.

Connecting Wyndham's Activity Centres more effectively by focusing on the first and last kilometre of travel.

6.

Creating places that work for people under 5 and over 80.

10.

Acknowledging that Wyndham's greatest asset is its people and providing them with the opportunities to make more time for life.

3.

Leveraging Wyndham's locational attributes and advantages as a growing area with great access to airports and ports.

7.

Turning population growth into a positive rather than it being a negative.

11.

Understanding the timing and sequencing of development in the planning of Wyndham.

4.

Recognising the role of airports as the 21st century's gateways to the world and positioning Wyndham to take advantage of these gateways.

8.

Leveraging Wyndham's young and vibrant community and ensuring the educational opportunities they need to enhance their futures.

12.

Development of Wyndham's trail network to improve active transport connectivity and health and wellbeing.



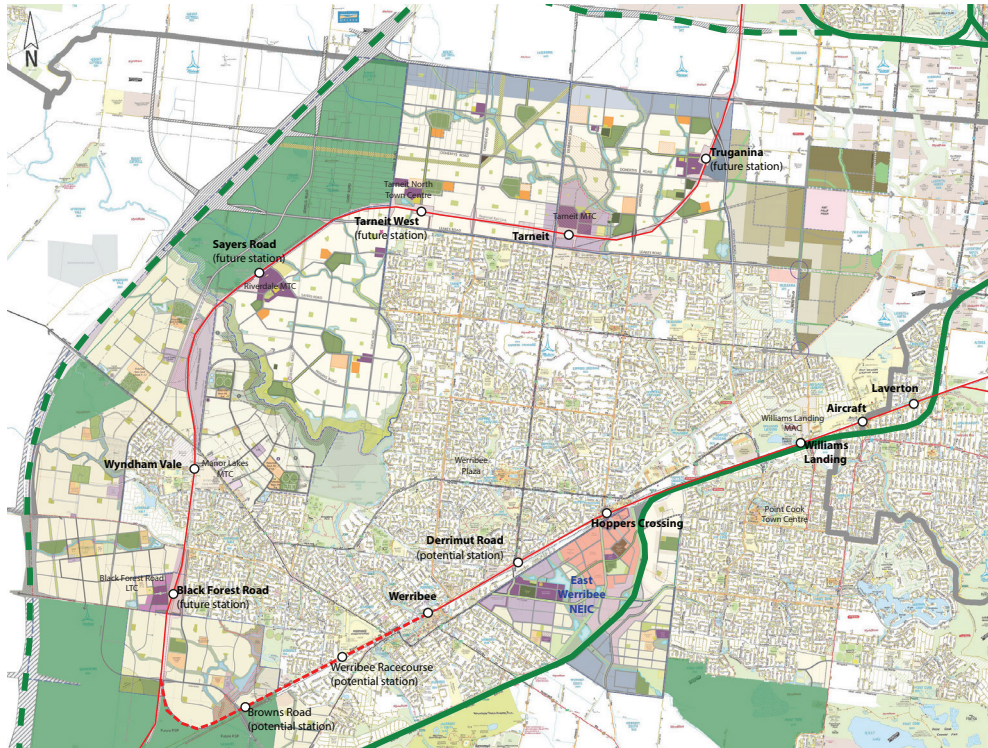


*More time for life*



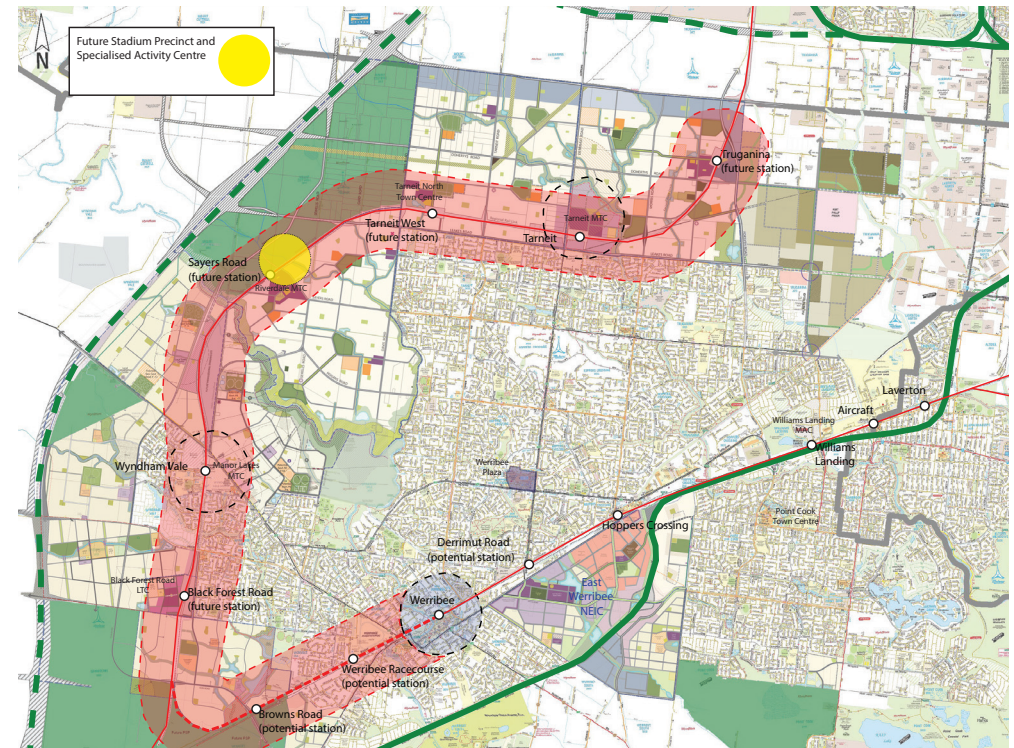
# Spatial plans

The Emerging Options paper has considered a range of factors and sets out six emerging spatial plans:



## 1. THE STATUS QUO

Continue to let Wyndham grow based on its current development patterns and planning framework.



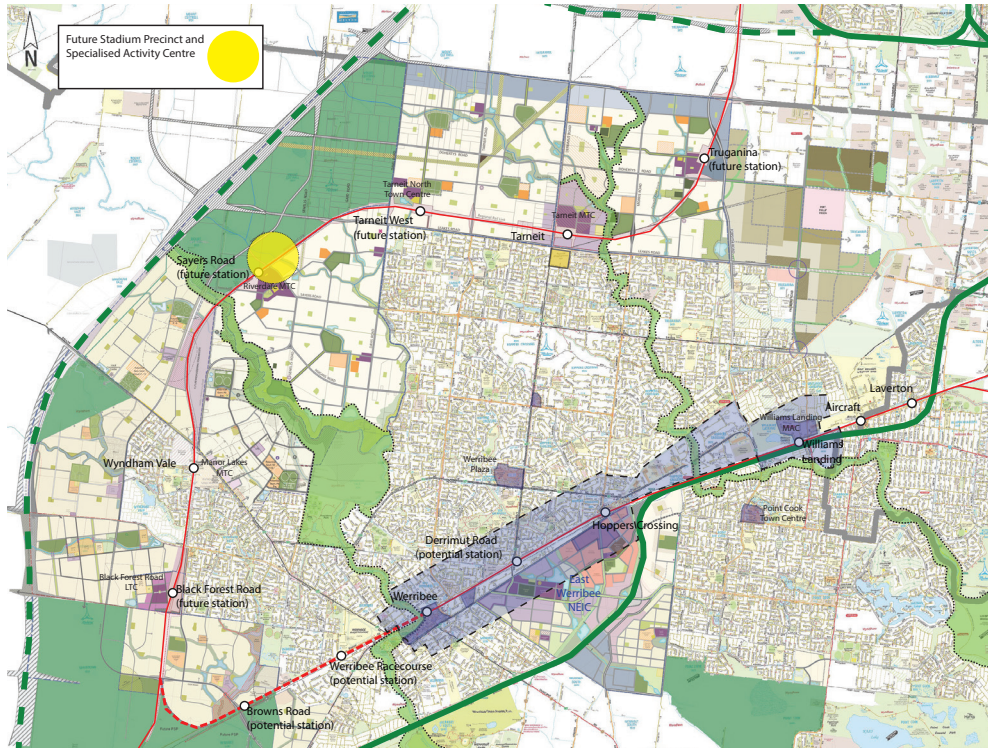
## 2. GROW WYNDHAMS SUBURBAN CENTRES

Focus attention on rapidly growing Wyndham's suburban activity centres along the Regional Rail Link Corridor.



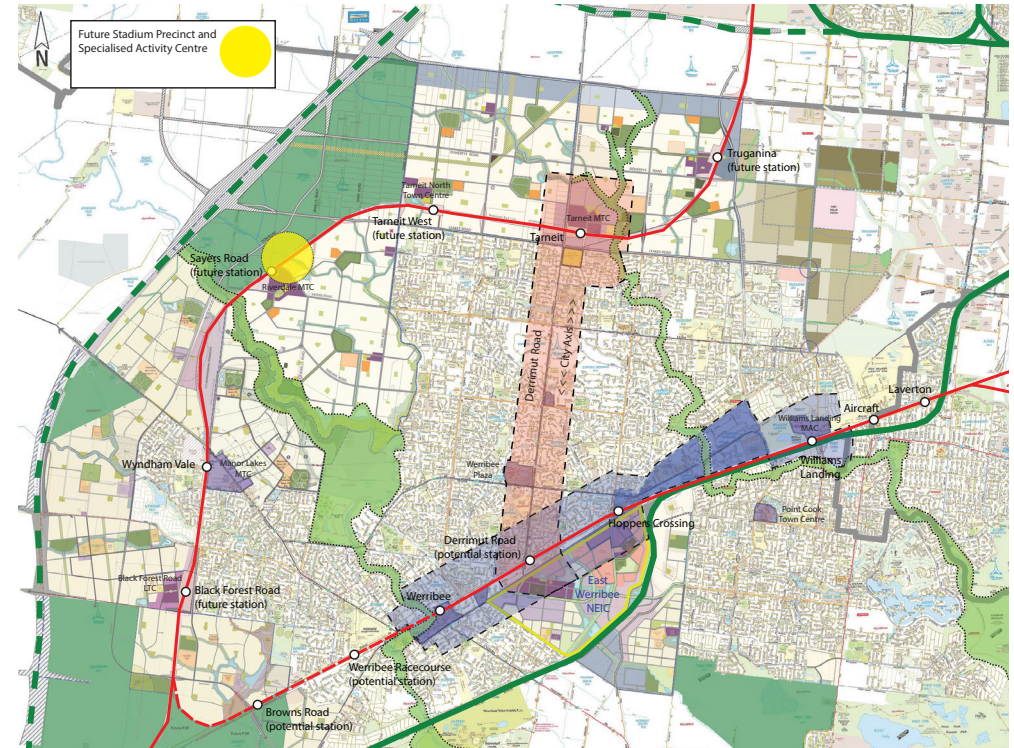
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## 3. FUTURE URBAN SPINE

Grow the spine of activity that runs between Werribee and Hoppers Crossing onto Williams Landing as the key urban area in Wyndham.



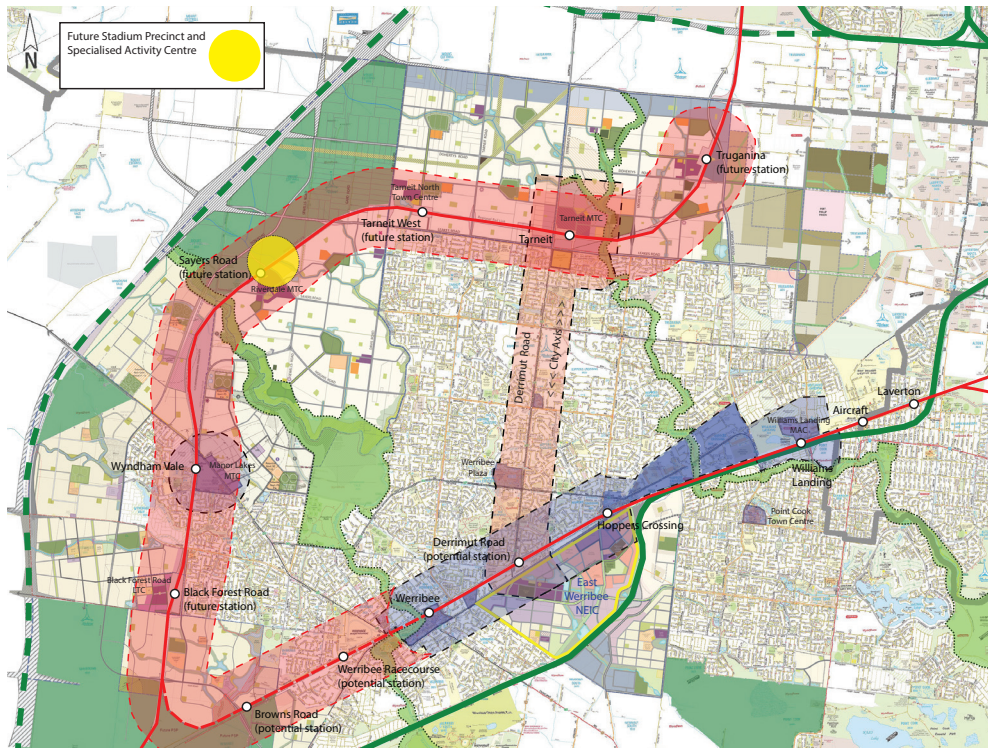
## 4. THE INVERTED T

This is a hybrid plan that considers the role of both the Future Urban Spine and the Regional Rail Link Corridor. Tying these two key elements of the city together creates an urban core for Wyndham.



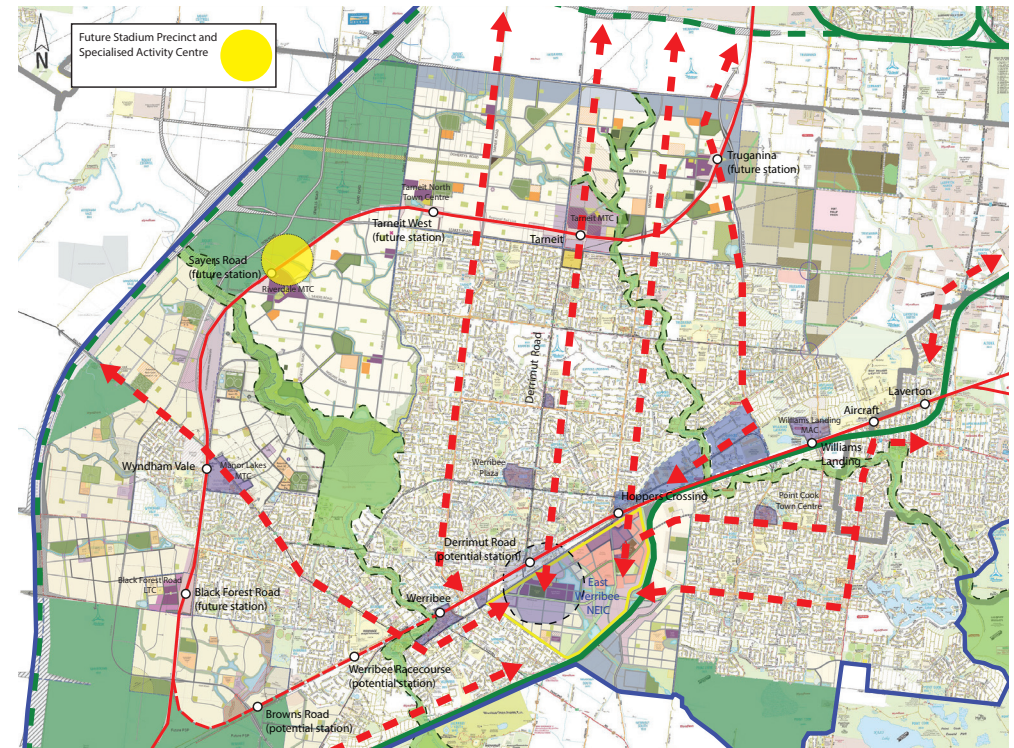
# Spatial plans

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## 5. THE CITY INNOVATION OR CI PLAN

This is a hybrid plan that considers the role of both the Future Urban Spine and the Regional Rail Link Corridor, and ties these two key elements of the city together to create an urban core for Wyndham.



## 6. THE RADIAL PLAN

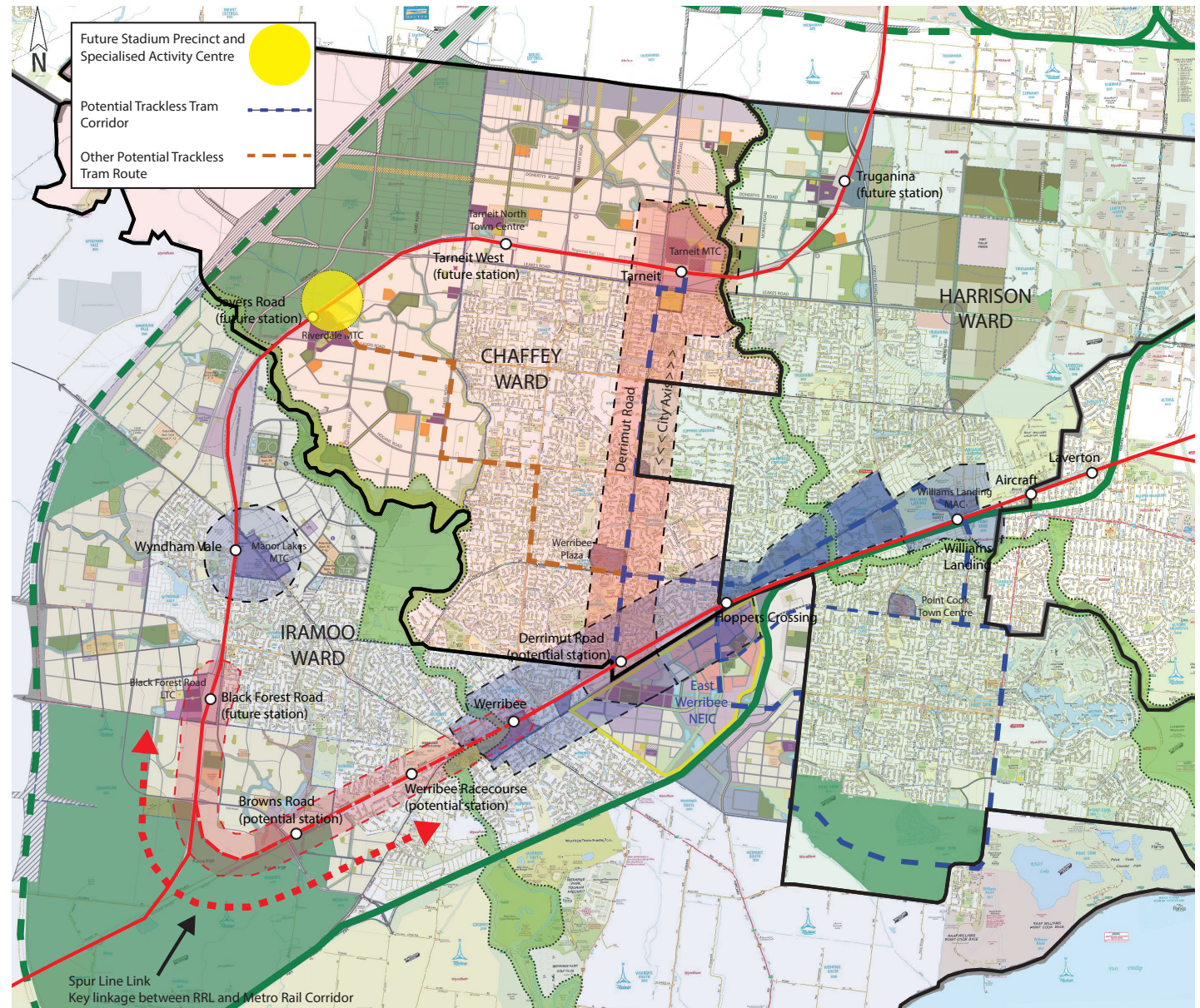
This looks at the urban core of the Future Urban Spine and proposes it to be at the centre of a radial network with spokes or linkages out to the periphery that connect Wyndham's suburban areas into this urban core.



# Emerging preferred option

## 'Connecting Wyndham Plan'

The emerging preferred spatial planning option is essentially a hybrid of The Future Urban Spine, The Inverted T and the City Innovation or CI Plan and has a primary focus on making Wyndham more connected, hence the title the Connecting Wyndham Plan. It is concerned with connecting the Regional Rail Link and Metro rail corridors utilising both Derrimut Road and the Spur Line link. It also has the benefit of promoting concentration to support the connectivity proposed. Concentration is a critical issue for Wyndham and a lack of concentration has been critical in delivering the urban form that we have in Wyndham today. The Connecting Wyndham Plan is considered to provide a preferred concentration of activity centres across an area as large as Wyndham for an initial phase of concentrated planning and development activity.





# Taking part in shaping the future

Feedback and submissions are now being sought from the community in response to the Emerging Options Paper. Responses are invited on all components of the Paper. Your response and input is important at this stage of the process. There are a number of ways you can get involved and provide your input and feedback.



Information  
sessions

Public information sessions are being held across the municipality at a variety of locations.



Online

Visit the Wyndham City Council website  
<https://www.wyndham.vic.gov.au/>



Via post

Prepare a submission and post to  
Wyndham Council, 45 Princes  
Highway, Werribee, VIC 3030



Speak  
with us

Call Urban Futures on  
(03) 9742 0777



Feedback is invited until Friday 5th July 2019.  
Hard Copies of the Emerging Options Paper are available at the  
Wyndham Civic Centre.



wyndhamcity

