WOODVILLE PLACE PLAN

WOODVILLE THRIVES

June 2024

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ACKNOWLEDGEMENT OF COUNTRY

Wyndham City Council recognises Aboriginal and Torres Strait Islander peoples as the first Peoples of Australia. We acknowledge the Bunurong and Wadawurrung Peoples as Traditional Owners of the lands on which Wyndham City operates. The Wadawurrung and Bunurong Peoples have and always will belong to the Werribee Yalook (river), creeks, stars, hills and red clay of this Country. We pay respect to their Ancestors and Elders who always have, and always will, care for Country and community today and for future generations.

VISION

WOODVILLE THRIVES.

Woodville cherishes its connections; connections between people, place and nature, and connections between past, present and future.

These connections foster a friendly community spirit, create a vibrant activity centre, promote a healthy lifestyle, and ensure a safe, green environment.

OBJECTIVES

A safe, accessible and well-connected neighbourhood centre

A thriving local economy

Attractive services and destinations

Climate resilience

High quality public realm

Viable densities and housing choice

1

INTRODUCTION

1 INTRODUCTION

For thousands of years, the area known today as Woodville Estate served as a vital resource hub for the Bunurong people. Within this estate lie two registered Aboriginal Places intricately linked to the 'unnamed' creek, which meanders through the Koo Wee Rup Plain and extends to a swamp lake before reaching Campbell's Cove on the Bay.

Today, Woodville Stands as one of Wyndham's oldest neighbourhoods, its modern residential roots tracing back to the 1970s. Nestled within the locality of Hoppers Crossing, it is neatly bounded by major arterial roads such as Derrimut Road, Heaths Road, Morris Road, and Geelong Road, with the Werribee metro train line marking its southern border.

The Woodville Neighbourhood Activity Centre (Woodville NAC) is located at the centre of the neighbourhood and contains important local services and amenities. Figure 1 shows the Woodville NAC within the Woodville neighbourhood.

Purpose

This document sets-out a Place Plan for Woodville Neighbourhood Activity Centre (Woodville NAC). A place plan is a community-centred plan. It brings together the perspectives of residents, businesses and visitors into a vision for a place and how that vision can be achieved through specific short and longer-term initiatives and projects.

Woodville currently does not have a vision, plan, design guidelines or governance arrangements to guide its evolution. However, there is a clear desire within the community for place enhancement. The passionate local Woodville community provides a great foundation for a community-driven place plan.

The Woodville Place Plan sets-out place-based recommendations for enhancing the Woodville Neighbourhood Activity Centre (Woodville NAC) to better serve the community. The Place Plan establishes a vision, objectives and a set of actions to achieve this purpose. It integrates placemaking, urban design and economic development into a cohesive plan supporting community outcomes. The plan also aims to deliver on the *Wyndham 2040 Community Vision* and the *Wyndham City Council Plan's* strategic areas of a Liveable City, a Green City and an Economically Prosperous City.

Woodville NAC's Role & Context

Plan Melbourne 2017-2050 describes neighbourhood activity centres (NACs) as an integral part of vibrant community life. NACs provide for the daily and weekly shopping and service needs of the local community. They may provide a combination of retail (food and non-food), community services, cafés and restaurants, schools, personal services, housing, local employment, public spaces, healthcare and access to public transport, depending on their size and catchment. The NACs have an important social role and encourage community wellbeing by providing social opportunities and health and recreational spaces close to home. They are also capable of accommodating increasing demand for diverse housing options.

The Woodville NAC currently provides some of these services. It is home to a centrally located cluster of community and commercial activities including the Woodville Park Shopping Centre, Warringa Park School, Woodville Primary School, Woodville Childcare Centre, Woodville Park Kindergarten and Warringa Crescent (recreation) Reserve. (See Figure 2).

Figure 1. Woodville Neighbourhood and Woodville NAC boundaries.

Figure 2. Woodville NAC Area and its components.

The Woodville Park Shopping Centre at the heart of the NAC is home to a small supermarket, several culturally diverse grocery and food outlets and some personal services. However, it does not provide places for socialisation such as cafés, while housing options are limited and there is a lack of health care provision.

It is noted that the Woodville NAC sits midway between (about 1,200 meters from) the major activity centres (MACs) of Pacific Werribee Shopping Centre and Hoppers Crossing Town Centre. Both of these MACs provide shopping, business, community services and facilities on larger regional scales than Woodville NAC and are easily accessible to Woodville residents by car. To access the services offered in these centres, Woodville residents still have to cross a major road and large parking lots. It is less accessible by those without a car, or who have to take public transport which is not efficient. Although the Woodville Park Shopping Centre is the oldest of these centres, its role has gradually reduced as the other centres have grown. This highlights the need for the Woodville NAC to evolve as a centre that caters for its immediate local community, by focusing on encouraging more social opportunities, local health services and more diverse housing options.

The Woodville NAC sits in the middle of the 'Wyndham City Heart' area proposed in the Wyndham Plan (Figure 3). The Wyndham Plan supports more investment and improvement in the established areas of Wyndham in particular the City Heart area. While Woodville is not a major component of the Wyndham City Heart precinct, its location provides a unique opportunity for Woodville to thrive as a well-connected local centre.

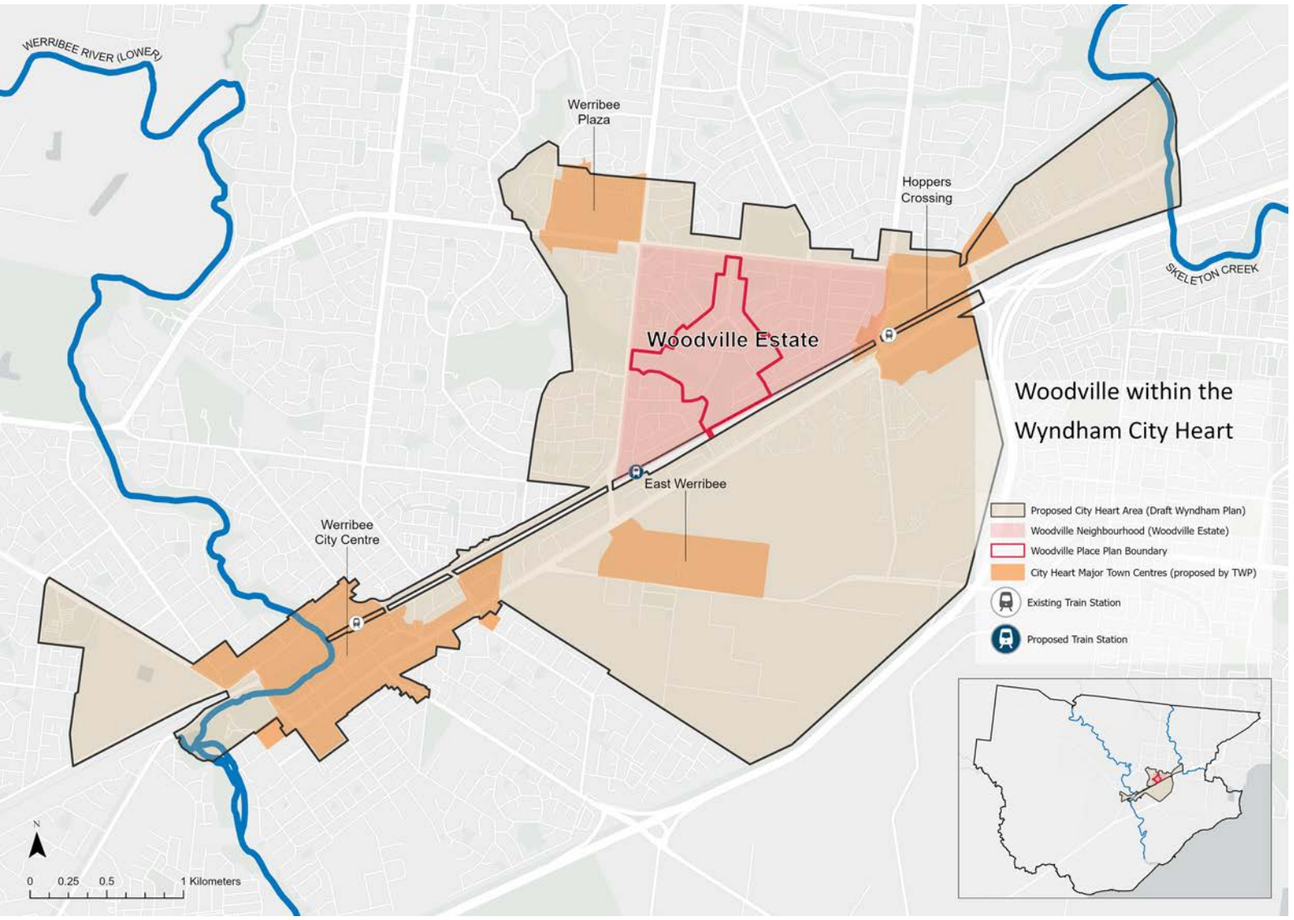


Figure 3. Location of the Woodville NAC in the proposed Wyndham City Heart area.

Snapshot of the Woodville Community

Figure 4 provides a snapshot summarising who lived and worked in Woodville in 2021 (Census of Population and Housing 2021). Compared to the Wyndham average, the Woodville community is older, has a lower income and works closer to home.

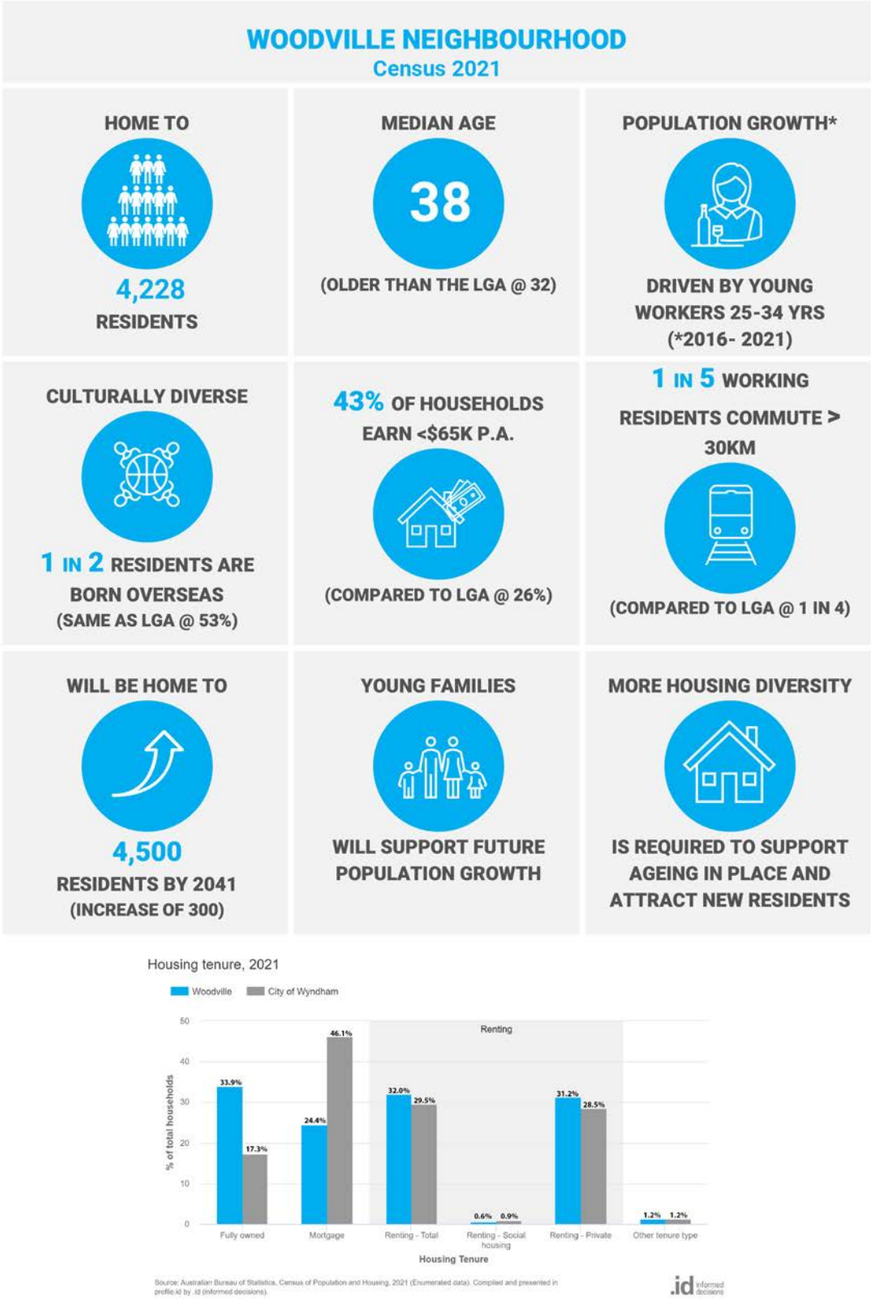
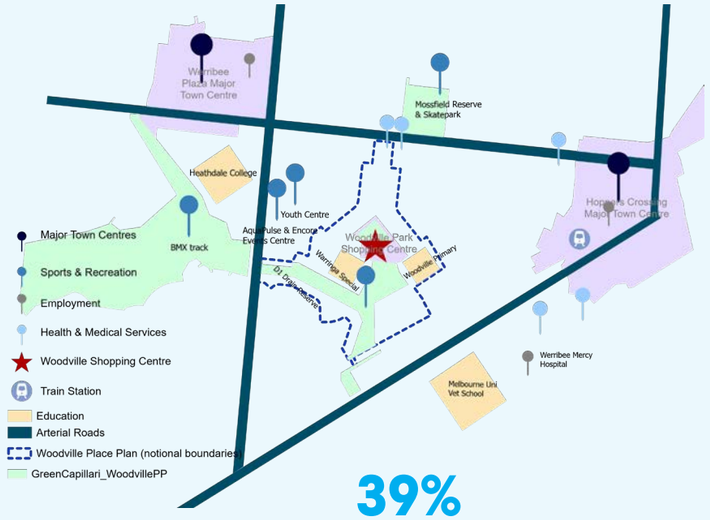


Figure 4. Woodville Community Profile Snapshot.

What the Woodville Community Told Us

Through in-person workshops and on-line surveys, the Woodville community has clearly expressed what they like about Woodville and what they would like improved. These overall likes and desires were reflected in those of surveyed Woodville school children.

What people **like** about Woodville



32%
Woodville Park Shopping Centre

39%
Location & Nearby Attractions

30%
Parks & Playgrounds

What people would **love to see** in Woodville

(open-ended question)

25 times	Improved offerings at Woodville Park Shopping Centre i.e., cafés, pharmacy, post office, pubs
10 times	More community spaces i.e., enclosed dog park, community garden, or neighbourhood house
10 times	More family events i.e., music events, markets, festivals, art classes
10 times	Improved parks and playgrounds with BBQ facilities, shelters, mini sports courts

Aspects of woodville people would like **improved**

48%
Woodville Park Shopping Centre

30%
Parks & Playgrounds

29%
Footpaths & Cycle Paths

29%
Community Facilities

29%
Overall Presentation

29%
Trees & Landscaping

Key **issues** to address

Physical Safety 43%

Business Mix 36%

Quality Public Space 35%

Community Values Mapping

The Woodville Neighbourhood Team Workshops explored community member's place-based wisdom and relationship with their neighbourhood.

The following map provides a summary of overarching themes we heard throughout the workshop program- focusing on places people love and opportunities for improvement.

The findings range from values, opportunities, things people love, and things that require improvement. At its heart, the Woodville Neighbourhood Team Workshops revealed a love of the community of the neighbourhood, and an investment in its future, based on leveraging existing assets tangible and intangible alike.

Places people love

1	D1 Drain Reserve
2	Woodville's schools
3	Woodville Park Shopping Centre
4	Woodville's community
5	Warringa Crescent Reserve

Opportunities for improvement

1	Willmott Drive
2	Woodville Park Drive Playground
3	Woodville Park Shopping Centre
4	Warringa Crescent
5	Powell Drive

Figure 5. Mapping issues and opportunities as identified by Woodville Neighbourhood Team.

THE VOICES OF CHILDREN IN WOODVILLE

What children love about Woodville

Fun 14.5%

Interesting 10%

Amazing 8%

"You'll find that around here is ... calm, convenient, and friendly"
Ava, Woodville Primary

What Woodville does really well

+ Facilities for sports (31.5%)
+ Parks, including the skate park (37%)
+ Friendly and/or kind people and neighbours (18%)

What do grown ups need to realise about Woodville?

+ Woodville is a safe place
+ Woodville is a safe place for young people to hang out together
+ Woodville has safe outdoor environments

"Woodville is amazing and full of great areas to walk and great trees to climb. (That are not dangerous)"
Mackenzie, Woodville Primary

Where children feel safe in Woodville

+ School, after-school centres and/or after-school activities (37.5%)

+ Local parks, in particular Woodville Park (25%)

+ Home (18.7%)

+ The local Library (6%)

How children in Woodville spend 'Awesome 8 Hours'

Play in Woodville is physical: Sport and Parks

35% of an 'My Awesome 8 Hours', average of 3 hours per day

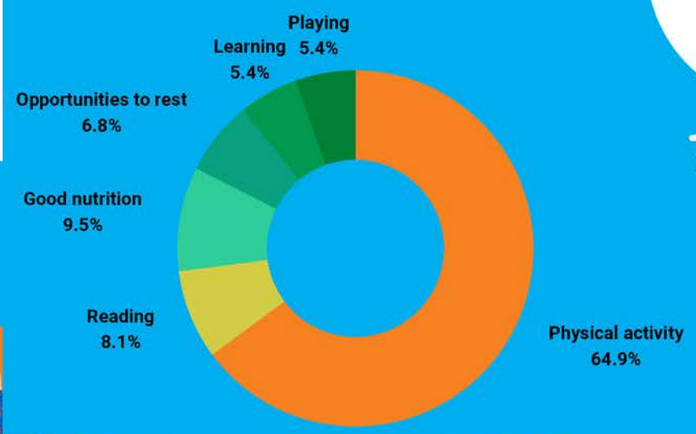
"I can keep my mind and body happy and healthy by ... playing a sport"
Brooklyn, Woodville Primary

Play in Woodville is digital: Gaming

25% of an 'My Awesome 8 Hours', average of 2 hours per day

"I think everyone should pay more attention to ... what people like to do for fun"
Mackenzie, Woodville Primary

Activities that support Woodville children's to be healthy & happy



Places that feel 'less safe' to children in Woodville

+ **Roads**, especially "busy roads" 37.5%
+ **Carparks** (around shopping centres, school) 8%
+ **Local skatepark** (Hoppers Crossing Park or Mossfiel Park) 16.7%
+ **Shopping centres**, "busy shopping centres"18.3%
+ **Parks** 4%

"Woodville is a safe place to hang out with your friends"
Cherilyn, Woodville Primary School

Play in Woodville is creative: Art, reading, and music

10% of an 'My Awesome 8 Hours', average of 1 hour per day.

"I would like somewhere to do art (painting and drawing" **Petueli, Warringa Park School**

Play in Woodville can involve other things too: social, home and self-care.

28% of an 'My Awesome 8 Hours', average of 2 hours per day, including:

+ **Social activities** (Family time or playing with friends 19%)
+ **Food** or shopping (4.6%)
+ **Rest** (4.3%)

"I think everyone should pay more attention to ... the teachers and the environment"

Issues that are important to children in Woodville

Environment 37.5%

Social issues 25%

Safety issues 12.5%

Noise 43%

Draft Woodville Place Plan Public Exhibition - What We Heard

The Community Consultation Report (April 2024) provides an overview of all feedback received during the consultation period for the draft Woodville Place Plan. Overall, most comments provided were positive, and people are generally pleased that this older area in Wyndham is having coordinated improvements.

"I grew up in the area in the 70s 80s and 90s. I would love to see this area developed."

"I'm glad this place plan is being implemented. I agree with any improvements."

"Please make Woodville prettier and safer."

Community and sense of place

Community members have expressed their views on the importance of strengthening sense of community and sense of place through organising neighbourhood gatherings, festivals, or other events that bring people together. It's about creating opportunities for neighbours to interact, socialise, and build relationships, ultimately strengthening the community fabric.

How are we responding?

Council will continue to work with the community, the schools, and the shopping centre to initiate and help organise events and activities that foster sense of community. It must be noted that successful neighbourhood bonding activities tend to be initiated and carried out by the members of the community. Our dedicated Placemaking and Activation Officer will be assisting with this matter. This has been added to the plan as Action 11.

In addition, as outlined in Action 8, Council is reviewing early childhood services in Woodville to better align the services with the needs of the local community. Further stakeholder engagement will be undertaken, and more details will be communicated when this piece of work is actioned.

Improving Infrastructure, urban design and accessibility

The feedback from the community consultation underscores the need for infrastructure improvements to enhance accessibility and functionality within our neighbourhood. Residents have emphasised the importance of upgrading facilities like the childcare centres, implementing traffic calming measures, and providing clear signage, amenities such as parks and public transport options. These improvements are seen as crucial for enhancing mobility and convenience for all residents.

How are we responding?

It is promising to see community is supporting the proposed actions in the draft Place Plan. Actions 1-5 and 7-9 will aim to improve the infrastructure, urban design and accessibility within the Woodville Neighbourhood Activity Centre. Some of these actions will be subject to further detailed community engagement at later stages.

Safety and security

Safety and security have emerged as key priorities for the Woodville community. Residents have expressed concerns about issues such as vandalism, illegal driving activities, and problematic graffiti. The community is demanding effective law enforcement, improved lighting, and measures to address illegal parking including parking on the nature strips. These are essential for creating a safer environment where residents can feel secure and protected.

How are we responding?

Some of the proposed improvements at multiple locations such as creating safe crossings, traffic calming measures as well as pursuing a speed limit reduction on Warringa Cres and Willmott Dr will help address the safety issues around the neighbourhood centre. Council will work with the law enforcement authorities to address the security issues. We believe the community bonding programs and events outlines in Action 11 will help with creating a safer place and we encourage the members of the community to report suspicious or illegal activities through the right channels.

Enhancing environmental quality

Woodville community is highly interested in enhancing the environmental quality throughout the neighbourhood. Residents have highlighted the importance of initiatives such as planting more trees and ensuring proper waste management to maintain a clean and healthy environment. Through our consultation, it is clear that residents value initiatives that promote sustainability and preserve the natural beauty of our surroundings.

How are we responding?

It is encouraging to observe community's support for enhancing environmental quality. While environmental sustainability is at the core of all the actions proposed by the draft place plan through promoting walking and cycling, environmentally better buildings, and more trees and landscaping, Actions 2 & 10 have especially been designed to enhance the biodiversity and tree canopy coverage within Woodville.

Promoting local businesses diversity and quality

Residents are keen to see improvements in local business and overall quality of life within the neighbourhood. They recognise the importance of supporting local businesses and creating a vibrant economy that offers a diverse range of services and amenities. Through our consultation, residents have voiced a desire for initiatives that enhance the Woodville Park Shopping Centre and the business mix, ultimately contributing to a higher quality of life for all residents.

How are we responding?

Improving the Woodville Park Shopping Centre was continually identified throughout our community consultation from the get-go. Hence Action 6, 'Encourage Improvements to Woodville Park Shopping Centre,' is included in the plan. Noting that the whole shopping centre including the carparks are privately owned, there is a planning action proposed in the draft place plan to provide greater controls for the planning authority over future development of the shopping centre to help reimagine the role of the shopping centre in creating a business and service mix that serves the local community. We have been working with the business owners and landowners to address some of the immediate issues such as safety, maintenance, cleanliness and appearance of the centre.

Enhancing public amenities

Improving public amenities has been a consistent theme in our community consultation. Residents have emphasised the importance of initiatives such as installing street lighting and incorporating landmark public art to enhance the aesthetic appeal of communal spaces. Through our consultation, residents have expressed a strong desire for enhancements that create inviting and enjoyable spaces where they can gather and relax.

How are we responding?

Council will investigate the inclusion of better street lighting in the scope of work for Place Improvement Actions 1-7 & 9. In response to the community desire for having enjoyable public spaces, as outlined in Action 4, we have proposed improvements to Warringa Crescent. This will include improvements to the open space to the north of the Warringa Cres Reserve.

Housing density and diversity

Some community members expressed their views on the proposed preferred built form and housing types in Woodville. While most voiced support for diverse housing choices to accommodate various demographics, some expressed worries about potential overcrowding, increased traffic, and parking challenges associated with higher density developments. Despite these concerns, there was acknowledgment of the need for housing options, particularly for downsizers and those seeking affordable housing solutions. Residents emphasised the importance of striking a balance between accommodating new residents and preserving the neighbourhood's unique character and quality of life.

How are we responding?

Acknowledging the raised concerns with increased density, the proposed built form and housing diversity for Woodville are aligned with Council's long-term strategies, such as the Wyndham Plan and Housing and Neighbourhood Character Strategy. Greater housing diversity and affordability in areas with access to a train station, such as Woodville, can be achievable through greater housing density. It must be noted that housing development within most of Woodville (except for the lots abutting Heaths Rd, Derrimut Rd, and Morris Rd, which will be subject to a zone change proposed by the Wyndham Housing and Neighbourhood Character Strategy) can already reach three-storey heights with multiple dwellings on a lot based on existing planning controls. The draft Woodville Place Plan advocates for better design and built form outcomes that contribute to the streets and urban environment and avoid issues such as illegal parking on the streets. Hence, it advocates for programs such as Future Homes Victoria.

The preferred housing typologies and density in Woodville are appropriate responses to the demand for housing choice in Woodville and the Wyndham City Heart. Providing more diverse housing options ensures that our new communities will cater to a wider range of households, such as couples without children and downsizers. The Australian Productivity Commission highlights that older people prefer to age in place, and Woodville has a relatively older population compared to the rest of Wyndham. Research also shows that providing housing options in neighbourhoods assists with preserving social cohesion and liveability, as the delivery of better amenities and local businesses becomes more economically viable.

Key Issues

After a thorough evaluation of the Woodville neighbourhood (examining elements including access and movement, built form and urban design, housing options, public spaces, community services and infrastructure, and the economic performance of the Woodville Park Shopping Centre) and valuable input from the community, a clear set of key issues and opportunities has surfaced. Below is a summary of these findings.

Walkability – Woodville enjoys a strategic location in the Wyndham City Heart, with close proximity to Hoppers Crossing Town Centre and Train Station and Pacific Werribee Shopping Centre. The Woodville NAC boasts a cluster of neighbourhood-scale amenities and attractions. Nevertheless, pedestrian mobility within the area faces significant challenges, primarily stemming from the prioritisation of vehicular traffic.

Walking is challenging as:

- The footpath network is fragmented.
- There are no designated pedestrian crossings on the main roads (Willmott Dr, Warringa Cr and Woodville Park Dr).
- Through traffic taking shortcuts, near misses and reckless driving are prevalent.
- Though the Woodville center is approximately the same distance from both major destinations when measured aerially (about 1200 meters), it takes about 20 minutes to walk to Hoppers Crossing Train Station and 29 minutes to Pacific Werribee Shopping Centre. The reason for this is a lack of connectivity through the northwest corner of the Woodville Estate as well as having to cross two arterial roads and large parking areas to get to Pacific Werribee.

Cyclability – Cycling is challenging due to limited and fragmented cycling infrastructure.

Public Transport – Public transportation to Hoppers Crossing Train Station and Pacific Werribee Shopping Centre is inefficient and less frequent than the average.

Housing Diversity – Housing choice and diversity are limited. Assessment suggests that there is capacity for moderate increase of density while preserving the existing urban fabric. Medium-density housing, affordable housing and other innovative housing projects may provide a path towards a more socially inclusive and sustainable community.

Public Open Spaces – Public open spaces are loved by Woodville residents. It is one of the features they value most. Open spaces such as Woodville Park, the D1 Drain and Warringa Crescent Reserve may be further enhanced as spaces for communal, social and recreational enjoyment, while balancing the challenges of funding and maintenance.

Canopy Cover – While Woodville's streets feature some impressive mature trees, the current street tree canopy coverage falls below the desired 25% target. Public open spaces likewise do not meet the 35% goal outlined in the Resilient Wyndham Strategy, providing an opportunity for improvement.

Business and service mix – Woodville Park Shopping Centre currently has a limited mix of businesses and lacks social attractions. Businesses desired by the community such as cafes are not present. Coupled with strong competition from nearby activity centres, this has led to an opportunity for further enhancement and development within the center.

Placemaking – While public art, placemaking, and community activation initiatives have been recently introduced, there is both the potential and a strong community desire for further enhancements in these areas.

2 WOODVILLE PLACE PLAN ACTIONS

Place Improvement Actions

Ten place improvement actions are proposed to address the key issues and desires of the Woodville community.

1 Woodville Park Improvements

Objective: Enhance Woodville Park as a place for all to enjoy

Design guidelines:

- Consider providing more amenities such as public toilets, sheltered BBQ area, seating, lighting and drinking fountain
- Locate the new amenities to link with the playground
- Explore the possibility of improving street lighting as part of the scope of work.

2 D1 Drain Improvements

Objective: Transform the underground drain into a natural waterway, to create a more desirable open space where native wildlife can thrive and communities can come together in a cooler, greener place.

Design guidelines:

- Provide Shared User Path (SUP) connections over the future naturalised waterway, preferably at pedestrian desire lines
- Follow crime prevention through environmental design (CPTED) principles in selecting and locating vegetation and encouraging increased passive surveillance from adjoining properties
- Explore the potential of improving the existing dog-off lead area in the D1 Drain.
- Explore the possibility of improving street lighting as part of the scope of work.

3 Woodville Park Drive Improvements

Objective: Provide safe pedestrian crossings on Woodville Park Drive and safe cycling circulation at the roundabout.

Design guidelines:

- Prioritise pedestrians at the crossings
- Explore progressive and innovative solutions to provide safer circulation for cyclists at the roundabout
- Explore the possibility of improving street lighting as part of the scope of work.

4 Warringa Crescent Improvements

Objective: Enhance safety by implementing traffic calming measures, reconfiguring the T intersection and providing safe pedestrian and cycling crossing points along Warringa Crescent.

Design guidelines:

- Prioritise pedestrians at the crossings
- Align crossings with movement paths within Warringa Crescent Reserve
- Integrate the redesign of the T intersection at Willmott Dr and Warringa Cres into the overall design
- Consider treatments such as asphalt art to slow traffic and enhance place
- Explore the incorporation of water sensitive urban design in proposed landscaping improvements.
- Explore the possibility of improving street lighting as part of the scope of work.

5 Willmott Drive Improvements

Objective: Enhance road safety for all road users through traffic calming measures focused on where Wilmott Drive crosses the D1 Drain.

Design guidelines:

- Investigate the implementation of traffic calming measures such as pinch points and asphalt graphics along Willmott Dr on both sides of the D1 Drain
- Establish clear right-of-way rules at the D1 Drain Shared Use Path (SUP) crossing, giving preference to pedestrians if possible, in conjunction with traffic calming measures
- Investigate reducing the speed limit to 40 km/h.
- Explore the possibility of improving street lighting as part of the scope of work.

6 Encourage Improvements to Woodville Park Shopping Centre

Objective: Encourage and support the Woodville Park Shopping Centre owners and businesses to enhance the Centre as the heart of Woodville, supporting and promoting the liveability of the neighbourhood.

Design guidelines:

- Encourage and support reimagining the role of the shopping centre in creating a business and service mix that serves the local community
- Encourage and support the installation of clearer wayfinding signs and business signage.
- Encourage and support decluttering and beautifying the back wall of the shopping centre to have a visually better interface with Woodville Park
- Encourage and support enhancing the presentation of the shopping centre through greenery, better shop window presentation and better maintenance of the public areas
- Encourage and support renewing the carpark line markings
- Encourage and support the installation of security cameras and enhanced lighting in the shared areas of the shopping centre.
- Encourage and support filling the planter boxes and putting in place a maintenance arrangement
- Prepare design and development controls for future development of the Mixed Use Zone area.

7 Beautify Warringa Crescent Reserve Buildings and Car Park

Objective: Create a more inviting and attractive public space.

Design guidelines:

- Plant canopy trees in the reserve car park
- Enhance the visual presentation of the recreation buildings through artistic painting (murals).
- Update the car park line markings
- Explore renovating the public toilets.
- Explore the incorporation of water sensitive urban design in proposed carpark improvements.
- Explore the possibility of improving street lighting as part of the scope of work.

8 Assessment of Kindergarten & Childcare Sites

Objective: Assess the capacity of existing kindergarten and childcare sites to meet the needs of the local community, particularly in response to the State Government's 'Best Start, Best Life' Kindergarten Reforms.

- Consult with all stakeholders including managing agencies and families at the centres.

9 Improve the Shared Use Path Railway Underpass

Objective: Providing a safe and dry under railway passage for pedestrians and cyclists.

Design guidelines:

- Maintain adequate head clearance heights for cyclists
- Explore improved lighting and artistic murals to enhance visual presentation and perceptions of safety.

10 Increase Canopy Trees

Objective: Make Woodville feel like a 'wooded village', with greener, cooler and more memorable urban environments, through increased planting of canopy trees along Woodville's Primary Pedestrian Network and open spaces.

11 Enhance Sense of Community and Place

Objective: Collaborate with leaders in the community, schools and shopping centre to support and coordinate community-driven events, activities and place-making initiatives.

Woodville Place Plan

Woodville Place Plan Boundary

Place Improvement

1. Woodville Park Improvements

2. D1 Drain Naturalisation

3. Woodville Park Drive Improvements
   - Traffic calming
   - Pedestrian-prioritised crossings
   - Investigate improved cycling paths & safety at the roundabout

4. Warringa Crescent Improvements
   - Traffic calming
   - Pedestrian-prioritised crossings
   - DDA compliant paths & gradients
   - Willmott Dr & Warringa Cres intersection - investigate reconfiguration

5. Willmott Drive Improvements
   - Traffic Calming
   - Improve SUP crossing
   - Path link across D1 Drain (east side of Willmott Drive)

6. Encourage Improvements to Woodville Park Shopping Centre
   - Potential controlled future development

7. Beautify Public Recreation Buildings & Car Park

8. Assessment of Kindergarten & Childcare Sites

9. Improve the Shared Use Path Railway Underpass

10. Increase Canopy Trees

Primary Pedestrian Network

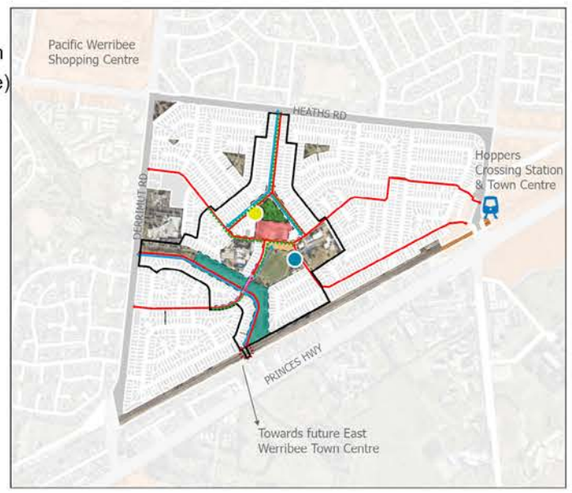
Upgrade Exisitng Link (where needed)

Investigate Future Link

Bicycle Network

Upgrade Existing Link

Investigate Future Link



Planning Actions

Three planning actions are proposed to support quality built form, urban design, local employment and housing choice outcomes, as per the Woodville Zoning & Preferred Growth Plan shown in Figure 6.

1. Seek to implement a new planning control to support and guide transformation and urban renewal within the Woodville NAC Mixed Use Zone, providing opportunity for more local businesses, improved business mix, expanded housing options and increased social opportunities for the local community.

2. Support diversification in the Woodville neighbourhood built form through land zoning facilitating medium and low-rise buildings featuring high-quality, sustainable designs.

3. Promote housing affordability and diversity by supporting the development of 1 and 2-bedroom homes in Woodville, through the *Wyndham Housing and Neighbourhood Character Strategy, Wyndham Affordable Housing Strategy*, and Victorian State Government initiatives such as the Future Homes program.

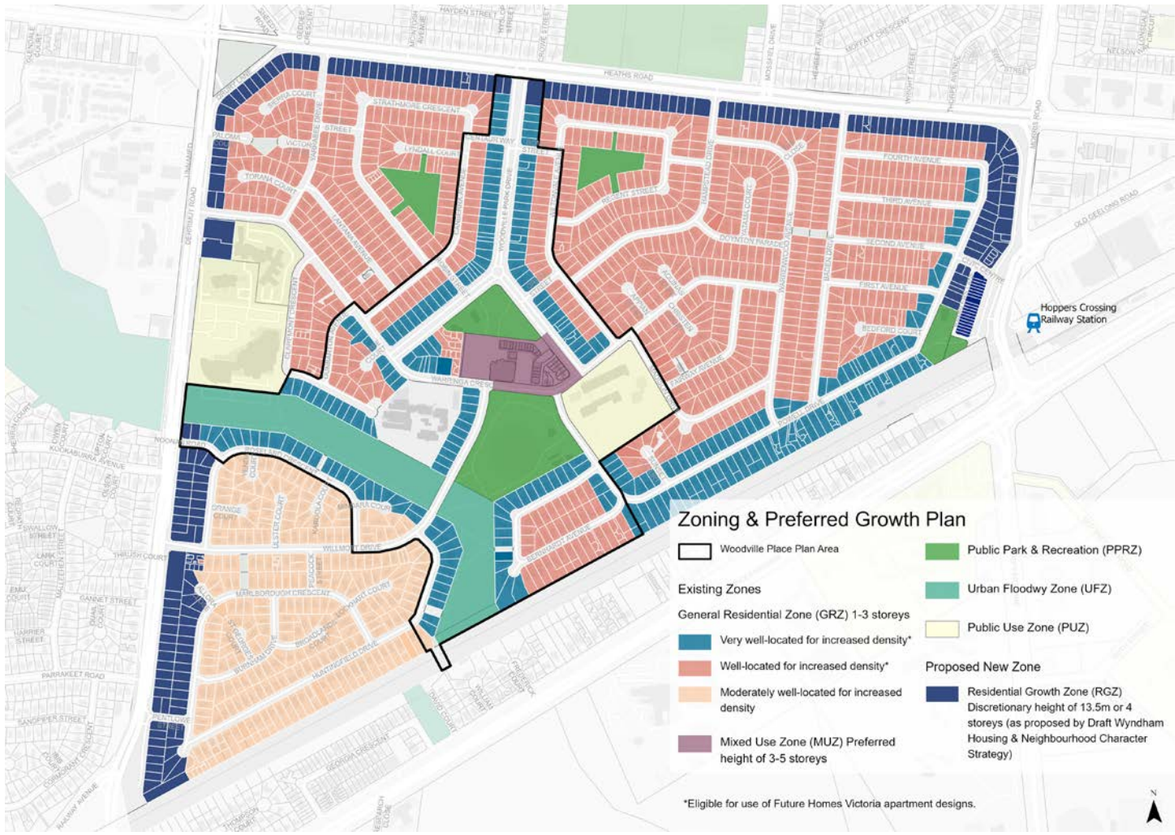


Figure 6. Zoning & Preferred Growth Plan.

3 IMPLEMENTATION PLAN

Prioritisation & Timeframe of Actions

The table below shows the implementation plan for the Woodville Place Plan. Actions are listed and ordered according to priority and estimated timeframe for delivery. Actions are also colour-coded according to the themes of the Place Plan. Some of them may include sub-actions for further clarity.

	Implementation Plan Prioritisation & Timeframe of Actions		
	SHORT TERM (0-2 years)	**MEDIUM TERM (2-4 years)**	**LONG TERM (Beyond 4 years)**
HIGH PRIORITY	**Improve the Shared Use Path Railway Underpass:** Provide dry passage **Willmott Drive Improvements:** Targeted improvements to pedestrian safety and crossings along Willmott Drive, between Warringa Crescent Reserve and the D1 Drain Reserve. **Warringa Crescent Improvements (movement):** Targeted improvements to pedestrian safety and crossings on Warringa Crescent, between Shopping Centre, Warringa Crescent Reserve and the schools. **Encourage Improvements to Woodville Park Shopping Centre:** Beautification of the rear of the shops facing the park **Planning scheme changes to manage potential future development of the shopping centre/Mixed Use Zone** **Enhance Sense of Community and Place** Council to collaborate with leaders in the community, schools and shopping centre to support and coordinate community-driven events, activities and place-making initiatives.	**Woodville Park Improvements** - Sheltered BBQ area and seating - Public toilet - Drinking tap - Lighting **Warringa Crescent Improvements (place):** - Improve road safety and pedestrian connections between the Reserve and Shopping Centre - Enhance Warringa Crescent Reserve adjacent to the shopping centre, including by providing DDA compliant paths and seating - Improve lighting and seating along Warringa Crescent in front of shopping centre **Encourage Improvements to Woodville Park Shopping Centre:** - Work with businesses and landowners to improve overall presentation of the shopping centre - Encourage increased business mix **Improve the Shared Use Path Railway Underpass:** Improvements to presentation and perception of safety (public art and lighting) **Assess the capacity of existing kindergarten and childcare sites to meet the needs of the local community, particularly in response to the State Government's 'Best Start, Best Life' Kindergarten Reforms** **Woodville Park Drive Improvements:** Provide safe pedestrian crossings on Woodville Park Drive and safe cycling circulation at the roundabout. **Planning scheme changes to support and encourage increased housing diversity and high-quality medium density outcomes**	**D1 Drain Improvements** - Enhance landscaping and tree planting - Re-naturalisation - Explore improvements to the dog-off lead area - Lighting of paths - Encourage increased passive surveillance from adjoining properties

	Implementation Plan Prioritisation & Timeframe of Actions		
	SHORT TERM **(0-2 years)**	**MEDIUM TERM** **(2-4 years)**	**LONG TERM** **(Beyond 4 years)**
MEDIUM PRIORITY	**Encourage Improvements to Woodville Park Shopping Centre:** Shopfront Improvement Program **Explore community focussed activations in spaces that may be underutilised.**	**Targeted improvements to the pedestrian and cycling network to be investigated** **Targeted traffic calming measures to be investigated**	**Increase canopy trees along streets and in open spaces**
LOW PRIORITY	**Install and maintain a community noticeboard at the shopping centre** **Beautify Warringa Crescent Reserve Buildings and Car Park**		

PLACE PLAN THEMES

Access & Movement	Housing Diversity & Growth Capacity	Public Realm & Open Space	Economic Performance
Built Form & Urban Design	Environmental Sustainability	Community Services & Infrastructure	Place Making, Activation & Governance

Monitoring & Review

The actions in this plan will be monitored by Wyndham City Council to ensure they align with stated timeframes and intended Place Plan outcomes. Many of the actions also align with other Council strategies and processes.

A review of the Place Plan will be undertaken every 10 years to ensure that it remains relevant and consistent with community desires, state and local planning policy and guidelines, and the local context.

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