



Legislative Council Economy and Infrastructure Committee

Inquiry: Inquiry into Local Government funding and services

Hearing Date: 7 October 2024

Question[s] taken on notice

Directed to: Wyndham City Council

Received Date: 24 October 2024

1. David DAVIS, Page 2

Question asked:

David DAVIS: That is the old interface group?

Stephen WALL: The old interface group. The member councils are Cardinia, Casey, Hume, Melton, Mitchell, Mornington Peninsula, Nillumbik, Whittlesea, Wyndham and Yarra Ranges, so the councils experiencing the most growth in greater Melbourne. The Outer Melbourne Councils group commissioned a report from KordaMentha, which we are happy to provide, and again it basically highlights exactly the same issues that Wyndham is facing with the need for ongoing infrastructure investment in those growth councils, the deficiency in own source revenue and those longer-term projections, which are pretty dire. Chair, that is probably enough from me as an introductory comment.

The CHAIR: Wonderful. Thank you.

Response:

Report attached.

2. Bev McARTHUR, Page 7

Question asked:

Bev McARTHUR: Are you rolling out the rainbow toolkit?

Stephen WALL: Sorry. I might have to take that one on notice. I am not the library manager.

Bev McARTHUR: Okay, that will be good. Take it on notice.

Response: Yes.

3. David DAVIS, Pages 10 & 11

Question asked:

David DAVIS: Just on that, you may not be able to give it to me now, but perhaps a list of the PSPs that are outstanding and the number of dwellings that are proposed for those? That would be helpful for us.

Stephen WALL: I can take that on notice. I mean, there are three, effectively. There is one called the Oakbank PSP, and that is predominantly a residential PSP, but then there are two jobs PSPs – Mambourin East and Werribee Junction PSPs are the two that are predominantly slated for jobs. And again, when it comes to development, the sequence of development is important, and we think those three PSPs actually close some connections that need to be made. But again, to reach the lofty targets that we know we are going to hit by 2040, 2050, there are more PSPs that will need to come forward.

David DAVIS: A list would be very helpful. Thank you

Response:

On 23 October 2024, the Victorian Government released its *Ten Year Plan for Melbourne's Greenfields*. The plan includes a pipeline of Precinct Structure Plans for development.

As part of this plan, the Wyndham PSPs referenced in our submission now have clear timelines.

- **Oakbank:** 2025/26 – 2028/29
 - Expected Population: Approximately 26,752 people
 - Expected Dwellings: Approximately 9,554 dwellings
- **Mambourin:** 2029/30-2033/34
- **Werribee Junction:** 2029/30-2033/34
- **Bayview:** 2029/30-2033/34
 - Expected Population: Approximately 7,300 people
 - Expected Dwellings: Approximately 2,600 dwellings
- **Aviators Field:** 2029/30-2033/34
 - Expected Population: Estimated 7,680 to 9,600 people
 - Expected Dwellings: Estimated 2,400-3,000 dwellings

These PSPs are critical to addressing both the employment and residential needs of Wyndham as it continues to experience rapid population growth.

These numbers are estimates, and actual dwelling yields could be higher as this is confirmed through future PSP processes.

Wyndham's growth is heavily residential, but the significant shortfall in local employment opportunities remains a pressing challenge. The Werribee Junction and Mambourin East PSPs are particularly critical to the city's long-term strategy of creating a sustainable, balanced economy. These PSPs will not only generate jobs for Wyndham's growing population but also help alleviate congestion and commuter stress by reducing outbound work travel.

In particular, the development of the Werribee National Employment and Innovation Cluster within the East Werribee Employment Precinct (PSP 39)

further highlights the ambition to establish Wyndham as a major employment hub in Melbourne's southwest. These employment-focused PSPs are set to drive economic growth, strengthen local industry, and ultimately reduce the significant reliance on external employment opportunities.

- **Werribee Junction (Employment) PSP**

Werribee Junction is one of Wyndham's top priorities, focused heavily on delivering employment land. The strategic value of this PSP lies in its ability to provide jobs closer to where people live, reducing the reliance on long commutes. This aligns with Council's goal to balance residential growth with local job opportunities, addressing the 59.8% of residents currently employed outside of Wyndham.

- **Mambourin East (Employment) PSP**

Like Werribee Junction, Mambourin East is also an employment-focused PSP. Together, these PSPs are expected to enhance the employment landscape on Wyndham's western growth front, creating an integrated plan for job creation and infrastructure support. This is crucial for distributing jobs across Wyndham and reducing traffic congestion caused by outbound commuters.

- **Oakbank PSP**

Expected Population: Approximately 26,752 people

Expected Dwellings: Approximately 9,554 dwellings

- **Bayview PSP**

Expected Population: Approximately 7,300 people

Expected Dwellings: Approximately 2,600 dwellings

- **Aviators Field PSP**

While currently lacking a DCP and detailed population or dwelling estimates, the Aviators Field PSP will need to be planned with a focus on transportation and road infrastructure to support future residential and employment needs in the Point Cook area. Council has a range of estimates, however due to transport limitations this maybe even lower than estimated.

Expected Population: Estimated 7,680 to 9,600 people

Expected Dwellings: Estimated 2,400-3,000 dwellings

4. **Gaelle BROAD, Page 12**

Question asked:

Gaelle BROAD: Thank you. I was just wondering about swimming pools, because that is something the state government brought in – you check your barriers regularly – and put that onto local councils. In your submission you talk about \$71,000 in legal fees. That is just in legal fees. I just wanted you to expand on that and the cost and whether or not you think that is something local council should be administering.

Stephen WALL: No doubt that was a gift that we did not particularly want to have to do. In a city like ours, where there are lots and lots of homes, the compliance issue around pools and spas has been a real challenge for us. I would have to take that question on notice around explicitly what the annual costs are for the administration of that particular work. I think we have got three or four dedicated staff at the moment, and we are looking at other initiatives around how we can trap and capture where the pools and spas are. Just the inspection regime around making sure that the fences are in place and are compliant is a really onerous task for a city of our size. I can take on notice the more specific details around costs.

Response:

- Staffing related to the swimming pool inspection leads to an annual cost estimated around **\$225,000 per annum** in staffing costs for swimming pool specific activities.
- This \$71,000 in legal costs is for the 22/23 financial year, this last financial year we have incurred **\$48,000** in legal costs.
- Payments received following legal action is **\$12,000** and a further **\$14,000** awarded by the Magistrates court but not yet paid.
- Staff involved in administering pool legislation include coordinator, 2x team leaders, 2x building inspectors, 1x technical officer, 3x cadets, 5x administration officers performing roles such as:
 - o Applications for registration, extensions of time
 - o Recording registrations and certificates and maintaining statutory register
 - o Acknowledgement letters for registration & certificates
 - o Letters to purchasers of properties with a registered pool
 - o Reminder letters, overdue letters, demand letters
 - o Inspections for enforcement
 - o Responding to enquiries and complaints
 - o Generation of reports, checking individual property, status & ownership details prior to enforcement, infringement, or prosecution
 - o Issuing infringement notices or building orders
 - o Referral to investigators and lawyers, signing charge & summons documents, court appearances.
 - o Preparation of publicity materials and content for Council media, use of VMS units.
- To the question of whether or not Councils should be responsible, with an existing inspection function and locally distributed responsibility there is a case for why councils are responsible. However, like all matters of cost shifting, the introduction of additional responsibilities comes at a great cost to councils operating budget, without compensation or capacity to raise additional revenue, this harms the financial sustainability of Councils.