

UNIT 3 FIELDWORK REPORT

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DEFINITION OF TOPIC

The aim of this geographical study was to investigate the research question, **“Is the land use change within the Woodlea housing development at Aintree sustainable?”**. Land use can be defined as the arrangements, activities and inputs people undertake in a certain land cover type to produce change or maintain it. Land use has evolved over time, with human activity allowing for the modification and alteration of land from its original land use. Changes in land can occur in varying scales, causing a range of impacts on the sustainability of a land area that can be thoroughly analysed using social, economic and environmental criteria. In this fieldwork investigation, a land area with significant changes to its use has been investigated against its ability to remain sustainable despite rapid development and large-scale changes. Woodlea, located 29 km west of the Melbourne CBD (37° 43 '07 S 144° 39' 20E), has shifted from agricultural land to one that is largely residential, as well as recreational and commercial, through its promises towards delivering community-based infrastructure such as education and health facilities. Since establishment across 2015 and 2016, Woodlea has evolved into an established community with approximately 25,000 residents and 7000 homes, with its master plan towards sustainable growth and increased opportunities for its residents and wider community being at the forefront. From 2025 and beyond, Woodlea has prospects to prioritise local landscapes to ensure its building of housing and community resources can be maintained into the future, such as their plans of glazier wetland installation. By conducting a range of primary and secondary data collection techniques, the effectiveness and implementation of Woodlea’s Master Plans prospects were analysed, taking into account both liveability and sustainable land use planning. With a key focus on longevity and accessibility, Woodlea’s development team is working to ensure the development of their housing estates are ethical, appropriate and mitigate any negative environmental impacts. As a point of comparison, the West Growth Corridor plan was also thoroughly analysed, allowing us to determine if Aintree’s development is in line with the views and values of Victoria’s planning authority. It is critical to examine the effectiveness of housing developments and growing communities in maintaining sustainability against state level growth plans as well as against their own promises and sustainability plans. This is important as without appropriate monitoring and auditing the rapid land use changes in housing estates like Woodlea can become harmful and unable to be maintained into the future. Based on Woodlea development team’s commitment to optimising the benefits of its growth to both people and the environment, it is expected that their work towards sustainability will be both recognisable and effective, promoting a liveable and well-designed estate. It is hypothesised that the impacts of the land use changes at Woodlea will meet the promises outlined in the developer’s masterplan, with this research being vital as sustainable development and achievement of master plan targets is essential in meeting the needs of a community economically, socially and environmentally.



CURRENT MAP OF FIELDWORK LOCATION

(as of 13/5/2025)

The purpose of this is to show spatially, what the Woodlea estate currently looks like as a comparison point across the years of development.

Figure 1:

PARK OBSERVATIONS	
Fieldwork focus	% of audited recreational spaces that met these focus points
Bin and waste management	100%
Close proximity to houses	100%
Access to paths from nearby streets	75%

The purpose of these observations was to audit the public open spaces in their ability to align with accessibility and sustainability targets

Figure 2:

COMMUNITY INTERVIEWS	
QUESTION	RESPONSES

What do you like most about living in or visiting Woodlea ?	<p>“ My work is in close proximity”</p> <p>“ Lots of access to parks and open space for children and families”</p>
What challenges or frustrations have you experienced in this area?	<p>“ Large amounts of traffic”</p> <p>“ Congestion”</p> <p>“Isolated from other neighbourhoods”</p>
In your opinion, what would make Woodlea a more liveable or sustainable community?	<p>“ Better traffic control “</p> <p>“ More traffic lights and public transport”</p> <p>“ More services like petrol stations and shopping options”</p>

The purpose of conducting these interviews was to gain insight into the perspective of local residents and visitors about the liveability and sustainability of Woodlea. These interviews were conducted at the town centre on a weekday.

Figure 3 :

HOW EASY IS IT TO ACCESS ESSENTIAL SERVICES (SHOPS, SCHOOLS, PARKS) ?

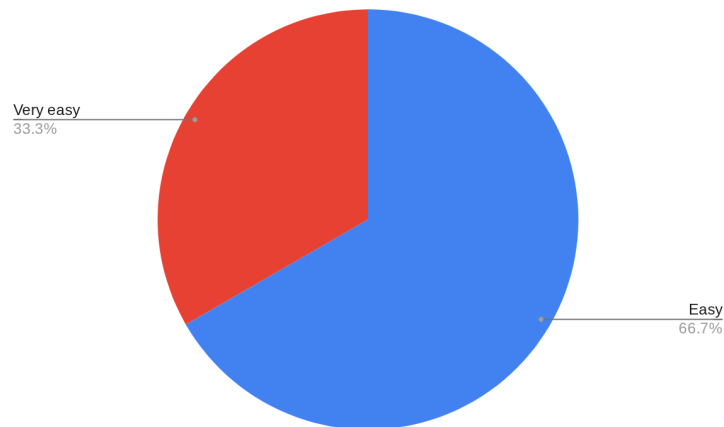


Figure 4:

IS THERE ENOUGH GREEN/PUBLIC OPEN SPACE?

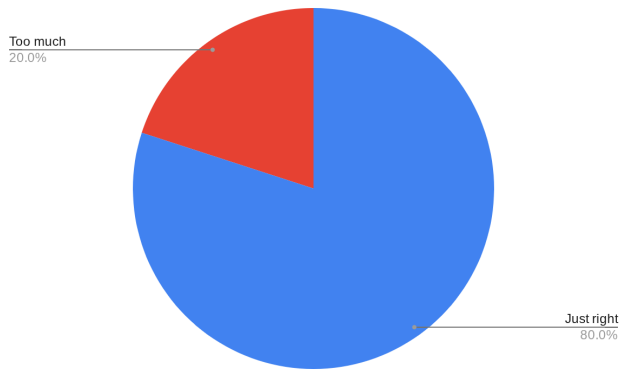


Figure 5:
OVERALL, HOW WOULD YOU RATE THE LIVEABILITY OF WOODLEA ?

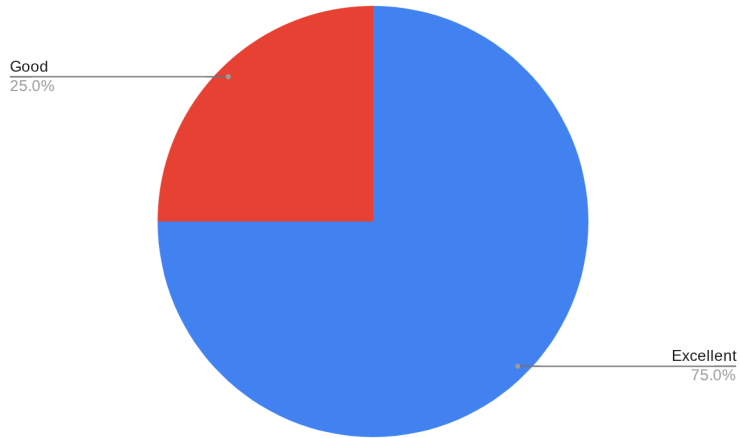
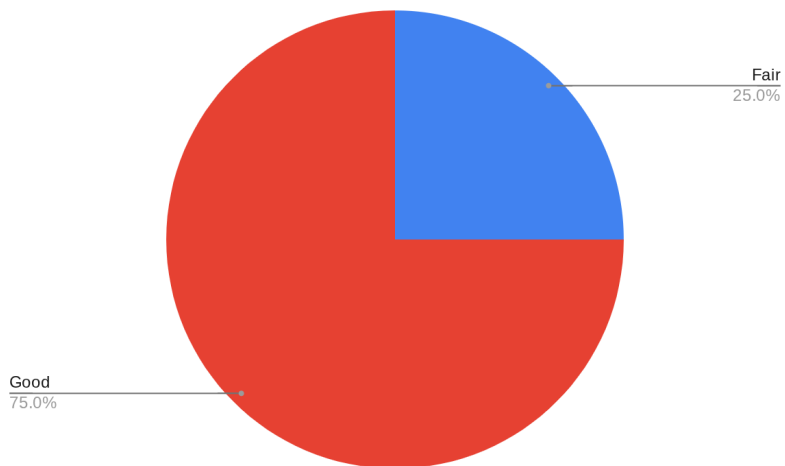
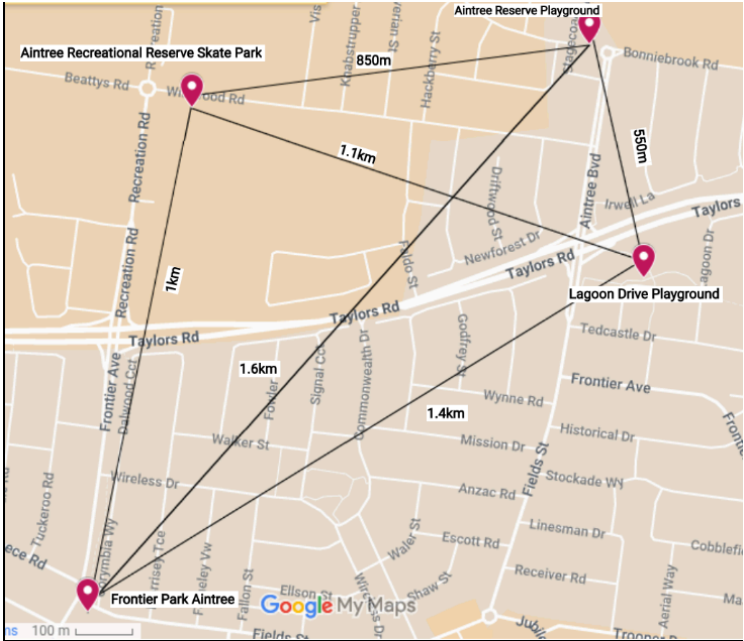


Figure 6:
HOW WOULD YOU RATE THE WALKABILITY OF WOODLEA?



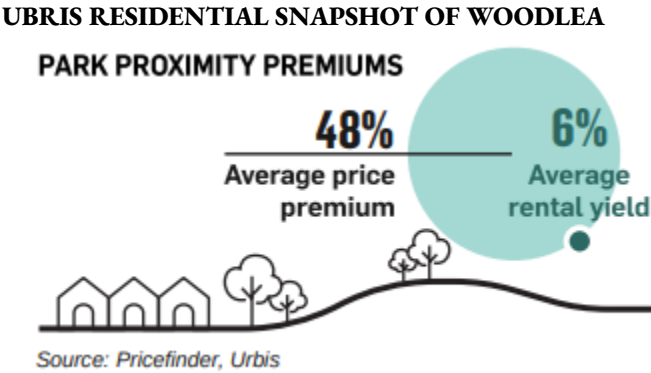
The purpose of this data collection from Figures 3-6 was to examine how residents within Woodlea felt about its achievement of sustainable development. These surveys were conducted around lunchtime on a weekday, where the town centre didn't reflect its typical busyness during peak periods.

Figure 7 :



The purpose of creating this Google My Maps using geotagged images to identify parks and green space visited on field was to determine the achievement of Woodlea's promises to have parks a walkable distance from all houses.

Figure 8:



This secondary data source was used to analyse the economic impacts of large scale land use change in Woodlea

Figure 9:



Connectivity

Getting to and from Melbourne for work or a visit is a quick, simple trip. Rockbank train station is close by, which makes Southern Cross Station only a short V-Line ride away.

Figure 10:



This photograph shows the littering around construction sites in Woodlea, highlighting that the bin and waste management at parks may not be fully addressing the concern.

PRIMARY SOURCES AND TECHNIQUES USED TO COLLECT DATA

Throughout the fieldwork investigation at Woodlea estate, primary data techniques were utilised to examine the ways in which Woodlea has been developed to promote sustainability. This data collection involved a combination of observations, interviews/surveys, a development education session and the use of GIS . Through the use of survey data collection, the personal opinions of woodleas residents were explored, with descriptive data about the liveability and sustainability of woodlea being collected. Surveys were used to help gather information that reflects the perceptions of Woodleas fast past development from a wider population and from those who are currently living within the estate. This helped accumulate evidence in support of the hypothesis that Woodlea is both liveable and sustainable through its implementation of its MasterPlan, whilst also measuring the opinions of the local community against claims by developers to ensure its authenticity and effectiveness. Another data collection method that was utilised was observational infrastructure audits through the completion of a variety of walks through the estate, for example from the Sales Hub to the Recreational Skate Park. With this, further research into the validity of the hypothesis was conducted, with observing infrastructure and walking transitions allowing the evaluation of the achievement of Woodleas urban planning goals and promises towards an

estate that promotes community and values accessibility to be analysed. This assisted in ensuring that Woodleas urban development and inclusion of recreational spaces like parks was consistent with concepts outlined in VPAS West Growth Corridor plan including the importance of features like connectivity, access and safety in the development of greenspaces. Interviews with members of the community were also conducted, this aimed to strengthen the understanding of how those who live within the estate feel about rapid changes in land use and its sustainability, as well as to identify limitations and possible gaps in developers' approach to sustainable development and the implementation of their masterplan. GIS was also collected through the use of photos to geotag locations within the fieldwork. Using the geotagged images, a Google My Maps was created, layering and customising a map of Woodlea to highlight the proximity of visited green and recreational areas to each other, which allowed us to audit the promises of Woodlea to have optimal green spaces as well as the target of the West Growth Corridor Plan. The combination of these techniques was chosen to strengthen the validity of our research, ensuring it came with broadness and from multiple perspectives not just of the developers. This helped to address the research question by ensuring information was gathered towards all pillars of sustainability, allowing the conclusion made on the hypothesis to be accurate and reflective of various data points. One limitation in our primary data collection was the time of day survey and observational data collection was carried, due to the time of day (around 1pm), Woodleas town centre and school zones were not at its busiest, limiting the ability for our data to completely reflect a wide range of Woodleas population.

SECONDARY SOURCES AND TECHNIQUES USED TO COLLECT DATA

To assist further in answering the research question, secondary data collection techniques were also utilised. Many online databases and urban planning sources were analysed in the exploration of the research question, helping create expectations and comparison points between Woodleas promises of sustainable development and growth and what was obtained through primary data collection. In particular, Woodleas official masterplan was the main source of secondary data, with this masterplan clearly outlining the prospects of Woodlea in creating a community that can be maintained into the future. This plan emphasised taglines of Woodlea to “deliver on their promises”, showing their plans from 2025 and beyond in creating sustainable urban development that prioritises community, education and the enhancement of open space. Using the published masterplan as a tool was useful in answering the research question as it allowed understanding to be built of what Woodleas targets are and what their plans are to promote a sustainable future. Using sources directly from Woodleas development team themselves, allowed us to examine Woodlea further during primary data collection as it provided information on what they are promising to achieve in relation to sustainability which allowed us to effectively examine its implementation and determine whether its development has been truly sustainable and in line with the master plan. Within secondary data collection, further research was conducted on the VPAs West Growth Corridor plan. This was relevant in the analysis of the research question as it helped determine if not only is Woodleas development successful in relation to its own Masterplan, but whether it is successful in addressing priorities in urban growth plans at a state level. The West Growth Corridor Plan highlights the values that are emphasised when developing western areas of Victoria, with this, aspects of these values were able to be identified within Woodlea as a tool to measure its sustainability. Gathering this information from Woodleas own information tools allowed it to be ensured that the secondary sources that were used were reliable and reputable, allowing the information to complement the primary data collection as it provided insight and background into the observations made on field.

ANALYSIS OF PROCESSED DATA AND INFORMATION

As outlined in Woodlea's master plan, the estate is “designed to provide wonderful homes as well as opportunities including employment, education, retail, commercial and community services”. To achieve this, Woodlea has integrated a range of

green spaces, a town centre, childcare and education facilities. This can be seen in **Figure 3**, where 66.7% of those surveyed regarded their access to essential services as “Easy”. Having access to these essential services creates an estate where the community’s needs are consistently met and residents do not have to travel long distances in order to complete daily tasks and activities, enhancing the liveability of Woodlea as a whole. This is reinforced by **Figure 5**, where 75% of residents surveyed rated the liveability of Woodlea to be “Excellent”. This data emphasises the importance of accessibility to essential resources, such as education and shopping, to developing a sustainable estate that is able to withstand future development growth. This supports the hypothesis by highlighting that Woodlea has been successful in achieving its targets and promises towards fostering a “thriving community” that has ample services available for its residents. This also closely aligns with the VPA West Growth Corridor Plans provisions ensuring that comprehensive and accessible health, community and educational facilities are within close proximity to all growth corridors. **Figure 3** and **Figure 5**, demonstrate Woodlea’s achievement of these concepts from the perspective of community members. To assess the sustainability of Woodlea from an environmental standpoint, the ability for developers to mitigate any environmental damage and degradation was analysed. As seen in **Figure 1**, 100% of the audited open recreational spaces had bin and waste management facilities. This promotes a positive impact on the environment as littering and any other environmental concerns associated with inadequate waste management has been addressed within Woodlea’s development. Evidence of bin and waste management strategies closely aligns with the research question, as it is vital to ensure the environment is conserved and protected in order for an estate to maintain its longevity and overall sustainability. As seen in **Figure 10**, there is some excess rubbish around construction sites. To address this, Woodlea developers have contributed \$600,000 a year towards rubbish removal, showing their commitment to maintaining environmental sustainability. In a presentation delivered by Matt Darvel, the senior developer of Woodlea, other strategies in place to promote environmental conservation were made evident. For example, the development of stormwater systems. Using these systems, Woodlea’s development team ensures waterways are clean by removing approximately 80% of pollutants and 45% of nitrogen. These achievements towards stormwater management involved close work with the organisation Spiire, whose water engineering team utilised a collaborative approach aimed at not only promoting efficiency, but also educating the community about water cycles. This achieves the principle 7 of the West Growth Corridor Plan, which prioritises the integration of water management approaches that plan for environmental sustainability. Through this process, Spiire designed a Neighbourhood Catchment Initiative which involved creating “a rain garden that captures, infiltrates and cleans stormwater, whilst still utilising a typical urban drainage system”. In their description of the development of this initiative, Spiire detailed the continuous engagement between their team and Woodlea’s developers, emphasising the commitment of Woodlea to maximise its environmental gain and to promote sustainability. This work highlights the achievement of the estate in delivering its promises towards the protection and integration of sustainable environmental practices within their masterplan, supporting the hypothesis closely. The environmental focus of developers to promote sustainability through the preservation of open green space are closely interconnected with the social impacts of the rapid development of Woodlea. In Woodlea’s master plan, it is outlined that they are working to ensure “every home is within walking distance from a park”. In **Figure 4**, it can be observed that 80% of residents surveyed believed the amount of green space in the area is ‘Just right’. Having access to green space and safe playgrounds is vital in achieving optimal sustainability as they provide spaces to enhance wellbeing both physically and mentally. To determine the achievement of the masterplan promise, **Figure 7** provides a geotagged Google My Maps that shows the close proximity of popular parks to each other within the estate. This annotated map validates the hypothesis that Woodlea’s development is meeting its master plan promises in terms of green and public recreational space. Parks are inclusive spaces where people of all life stages can gather to establish a sense of community. These spaces being in a walking distance from residents also promotes cohesion within the community as members are able to interact together regularly. This was further reinforced through **Figure 2**, where when asked in interviews “What do you like most about living in or visiting Woodlea?” residents noted that they valued the parks and “opportunities for their family to interact”.

The positive feedback from residents in relation to the amount of green space in the area highlights the effectiveness of the development in delivering on the vision to both prioritise and maximize green space in the estate. This also works closely with the West Growth Corridor Plans principles, which involves creating integrated open space networks. The achievement of social sustainability within Woodlea is also upheld by its walkability and accessible walking routes. As seen in **Figure 1**, 75% of parks had access to paths from nearby streets. Walkable paths are vital when ensuring sustainability as they enable active lifestyles as people can easily walk to essential services like education as well as to parks and other open spaces. Active lifestyles may be associated with disease prevention and increased quality of life for the community in Woodlea. There are also correlations between walkability and liveability within urban areas, with **Figures 5 and 6** demonstrating that 75% of residents rate the walkability of Woodlea as “Good”, as well as 75% of residents rating the liveability of Woodlea as “Excellent”. Walkability can promote liveability in an area as it increases the functionality of an area, which is crucial to achieve sustainable development. However, there are some limitations in the achievement of social sustainability in Woodlea in relation to connectivity and congestion. In **Figure 2**, residents expressed that to make Woodlea a more sustainable and liveable community, traffic control would need to be addressed. Large amounts of traffic within the area makes it difficult for the community to travel where they need in a timely manner, which is important when developing an estate that is desirable and in line with the expectations of the community. These challenges are in misalignment with the promises within the master plan which claim that “Getting to and from Melbourne for work or a visit is a quick, simple trip”(**Figure 9**). Similar difficulties are posed in terms of public transport within Woodlea, where Senior developer Management Matt Darvel reflects that there are limited bus routes in the North of the estate (including the 444 bus route to the Rockbank Station). This makes it difficult for residents in the area to travel appropriately and to access other transport services such as trains, limiting the sustainability of Woodlea in regard to transport connectivity and access. To address these limitations further , Woodlea developers could conduct further urban planning to limit traffic congestion and also develop improved public transport services like bus routes. Land use change in Woodlea can also have implications on economic growth and sustainability. As seen in **Figure 2**, residents in the community expressed that “close proximity to work” is a key aspect of their satisfaction with living in the estate. Having access to local jobs and employment increases economic activity in Woodlea, contributing significantly to its economic longevity. Strengthening the local economy through business and jobs within the community, can also increase real estate value. As outlined in Urbis Residential Snapshot, in 2022 master planned properties with amenity achieved up to a 40% higher price at sale. The amenities that contributed to these higher sale prices involved employment as well as other local community and education services, which are largely prevalent within Woodlea. Achievement of social sustainability through green and open space is also closely intertwined with economical gain and increased real estate value. As seen in **Figure 8**, there is a strong spatial association between proximity to parks and increased premiums, with being close to a park resulting in an average price premium of 48% over their relative suburb medians. This emphasises the relationship between the delivery of master plan and sustainable development promises and ensuring long term productivity and economic gain in Woodlea. In conclusion, the hypothesis for this study has been met, as it has been proven through this analysis that Woodlea developers have had notable achievements towards their master plan targets. This involves the implementation of sustainable practices that conserve the environment, foster communities and promote economic gain. It has been demonstrated that despite some challenges regarding traffic control and congestion, Woodlea has been successful in maintaining sustainability through its urban development which directly supports the research question

EVALUATION

A range of effective strategies were used to answer the research question and determine the extent to which the hypothesis was supported. A variety of data collection techniques were used to explore the research question and hypothesis. These techniques included; engaging in a range of observations; completion of a survey; and interviews with local residents regarding their experiences of living in Woodlea, asking questions such as “ Are there enough green/ public open spaces ?”. Our range of data collection techniques helped prove our hypothesis and research question from many viewpoints of sustainability. These data collection techniques also highlighted limitations in how developers approached Woodlea’s rapid urban growth, allowing for further analysis of the sustainability of Woodlea from a social , economic and environmental perspective. For example, strategically asking questions such as “How easy is it to access essential services ?’ allowed for an exploration of the achievement of social sustainability, in line with the research question. Survey questions such as this allowed for data collection on key aspects of social sustainability , such as accessibility and community connection, which were analysed to determine whether Woodlea is truly sustainable. Similarly, additional data collection techniques, such as park observations, assisted in establishing how effective the expansion of green space has been in preventing environmental degradation, which is essential in maintaining sustainability. This ensured that the analysis examined the sustainability of Woodlea in depth, utilising a range of data points to reach an appropriate conclusion. The small survey sample size limited our findings by reducing its variability. Although it was ensured that the participants’ time was respected and the surveys did not inconvenience participants, collecting data from more people could have provided an even greater understanding of the wider perspective on Woodlea’s achievement on sustainability within their masterplan. By not surveying a greater number of community members within Woodlea , the views of the Woodlea residents as a whole were unable to be gathered, limiting the accuracy and strength of our survey analysis. To address this, future research could be completed on the weekend where a wider range of people are at the recreational spaces of Woodlea including the town centre. Observational data was an effective methodology as it allowed for data to be collected efficiently in a way that was easy to interpret and to compare across locations on field. Observing the different recreational spaces across Woodlea allowed for the sustainability to be clearly determined (for example, observing if parks had effective bin and waste management resources). Similarly to the survey data collection, to improve the observational data techniques conducting them during peak times could have provided more insight into things like traffic and congestion. This would have allowed for more thorough data to be collected to complement the interview responses that highlighted concerns with traffic within the area. Secondary data sources were also examined alongside data collected on field to further analyse whether Woodlea’s targets and plans towards sustainability were effectively enacted. The secondary sources found were credible and reliable, with most coming directly from Woodlea’s own online tools. This was effective as it allowed for Woodlea’s master plan targets to be examined productively, which assisted in determining whether the hypothesis was supported and to what extent. Due to Woodlea being newly established , issues did arise in gathering a range of secondary data, as the majority of data sources came from the developers themselves, which limited the range of perspectives able to be explored . To improve further investigations, data collection could occur at peak times, such as weekends and before or after school, where there are higher levels of car and foot traffic. This would allow for extended levels of data collection, across a broader cross section of the community. However, despite these limitations the fieldwork activities were beneficial in effectively responding to the research question and hypothesis.

CONCLUSION

In conclusion, the research question “**Is the land use change within the Woodlea housing development at Aintree sustainable?**” was often supported. Through various methods of data collection, information was gathered to better understand the effectiveness of Woodlea’s development in terms of sustainability. Taking into consideration social, economic and environmental sustainability criteria, Woodlea’s approach to rapid urban growth was analysed. The analysis

of processed data assisted in determining the extent to which the hypothesis was supported, detailing the varying ways developers work to promote sustainable development practices and the effectiveness of these strategies to date. Key findings suggest that Woodlea's development team's effort in meeting its promises within the master plan has been appropriate in ensuring longevity and the ongoing support of the community that lives within the area. These key findings emphasise the importance of a sustainability strategy when changing the land use of an area from agricultural to residential, highlighting the key focus areas that need to be addressed in order for an estate like Woodlea to maintain its sustainability. Analysis of the processed data also identified some limitations in the developer's approach, highlighting areas which may need additional work in order for Woodlea to be sustainable across all sustainability pillars. Of particular note, was the issue of connectivity, which was made evident through the road congestion and limited public transport accessibility identified in the primary data collection. Weaknesses in Woodlea's sustainable urban development approach in terms of public transport can pose long term impacts on the ability for Woodlea to continue to meet the needs of its community. The lack of transport connectivity between Northern and Southern parts of the Estate could diminish the effectiveness of Woodlea minimizing the impacts of land use change, particularly in relation to rapid population growth and making sure resources and infrastructure are able to withstand demands of Woodlea's developing community. This concern mainly affects those living in the Northern parts of the estate, with transport like bus route 444 to the train station being clustered in the Southern parts of Woodlea. Not being able to access transport effectively acts as a barrier for the long-term social sustainability of Woodlea, undermining some of the positive outcomes. Despite these challenges, the pillars of sustainability were often met in the development of Woodlea. Environmentally, Woodlea has excelled in maintaining and conserving its landscapes through wetlands and effective stormwater management. These environmentally focused initiatives within the community allow for Woodlea to uphold its sustainability in the long term as environmental degradation is limited, specifically in relation to waste management where 100% of audited parks had bin and waste management facilities implemented. With limitations made evident in Figure 10, being a commitment of developers to address by pushing for stronger enforcement by the council and by dedicating large amounts of money yearly for rubbish removal. Socially, the sustainability of Woodlea was supported through its increased liveability due to its optimal levels of green space. Woodlea's access to community spaces allows for residents to become more satisfied and connected within the estate, reflected in the data that suggests 75% of residents rated the liveability of Woodlea as excellent. This shows that the majority of residents living in the estate experience a high quality of life, which is necessary for achieving long term sustainability. Economically, this study established the importance of local employment and other accessible amenities in promoting economic growth and productivity. With data collection emphasising the spatial pattern between proximity to green space and increased land values (approximately 48% over relative suburb median), the ability for the delivery of master plan promises to assist in generating economic gain for Woodlea was proven, with this economic gain allowing for Woodlea to withstand and grow into the future. It can be concluded from this study that work from urban growth experts and developers is essential in creating sustainable living at both a local and national scale, with the importance of having a plan and working towards its targets being proven in this study to foster sustainable land use change and development. While research showed positive outcomes and the achievement of Woodlea's master plan in many aspects, limitations were identified that required additional work in Woodlea's approach. This suggests that future studies could benefit from more analysis and focus on how to adequately address and hold developers accountable to achieve optimal sustainability. Ultimately, these findings suggest that Woodlea should continue working effectively to implement all of their sustainable development practices outlined within their master plan, with further planning in regards to traffic control and congestion needing to be taken into account to achieve optimal sustainability. These findings could be taken on by similar estates as a way of holding themselves accountable and to give inspiration towards what may need to be addressed in order to maintain sustainability.

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