

ITEM NO: 9.1.

Mark Ward, Acting Director Planning & Liveability

Planning Scheme Amendment C266 - Implementation of The Wyndham Plan

Recommendation

That Council:

1. Seek authorisation from the Minister for Planning to prepare and exhibit a Planning Scheme Amendment to incorporate The Wyndham Plan adopted by Council at its meeting on 24 October 2023 as a background document into the Wyndham Planning Scheme and amend the Municipal Planning Strategy (MPS) to align with The Wyndham Plan.
2. Prepare and give notice of the amendment in accordance with the Minister's authorisation and relevant sections of the *Planning and Environment Act 1987*.

Brief Overview

The Wyndham Plan was adopted by Council at its meeting held on 24 October 2023 to help deliver the Wyndham 2040 Community Vision to connect people and places and encourage development in areas supported by infrastructure and services. The Wyndham Plan comprises four pillars (connectivity, concentration, capacity and choice) and six Big Ideas' each with objectives to support the delivery of the Wyndham 2040 Community Vision.

1. Wyndham City Heart (to transform Wyndham from a 2-hour to a 20-minute city);
2. Wyndham City Pulses (to deliver 20-minute neighbourhoods);
3. Wyndham Transport Network (to better connect people and places);
4. Derrimut Road Boulevard (to integrate transport and development and connect the central parts of Wyndham);
5. Liveable Residential Neighbourhoods (deliver quality residential development and link people to the places they need);
6. Green Lungs, Coast and Country (to celebrate and connect people with Wyndham's rural areas and natural environment).

When it adopted The Wyndham Plan at the 24 October 2023 Council meeting, Council resolved to request officers to:

- 1. prepare a Planning Scheme Amendment to incorporate The Wyndham Plan as a background document into the Wyndham Planning Scheme and amend the Municipal Planning Strategy (MPS) to align with The Wyndham Plan as generally proposed in Attachment 6, subject to a final editing process to be completed with the Department of Transport and Planning (DTP); and.*
- 2. report the final version of the Planning Scheme Amendment to Council following the final editing process with DTP to seek authorisation from the Minister for Planning to prepare and exhibit the Planning Scheme Amendment.*

This report has been prepared to facilitate implementation of the above actions.

Rationale for Recommendation

Council officers have conducted an editing process with the Department of Transport and Planning (DTP) and are now in a position to report on the final draft version of the Planning Scheme Amendment.

Critical Dates

Not applicable.

Attachments

1. Proposed Planning Scheme Amendment Documentation

Key Issues

To achieve qualitative outcomes The Wyndham Plan will need to be supported by updating the Wyndham Planning Scheme and appropriate policy within the Planning Scheme.

Updating the Municipal Planning Strategy (MPS) is required to give effect to The Wyndham Plan within the Wyndham Planning Scheme. The update of the MPS will also be supported by the development of further planning policies that will enable the qualitative outcomes sought by The Wyndham Plan in addition to the quantitative outcomes sought through The Wyndham Plan goals and targets.

Planning Scheme Amendment

An action within The Wyndham Plan is to amend the Wyndham Planning Scheme. The Planning Scheme will need to be amended to facilitate the policy direction set out in the adopted version of The Wyndham Plan. In particular, the Municipal Planning Strategy will need to be updated to facilitate rezoning and other changes that could facilitate outcomes the community is seeking.

Discussions with Department of Transport and Planning

Officers have held several discussions with the Department of Transport and Planning (DTP) on the proposed Planning Scheme Amendment approach to implement The Wyndham Plan.

Following the October Council Meeting, officers received feedback from DTP on officer's draft Planning Scheme Amendment documentation.

DTP were generally supportive of the proposed Amendment, and made some wording and structuring suggestions. They also recommended some terminology changes to ensure that the policy wording is consistent with other State policies.

Upon review of this feedback, officers have revised some of the proposed changes to the Municipal Planning Strategy.

Proposed Amendment

The proposed Amendment seeks to make initial changes to the existing Municipal Planning Strategy (MPS) only. The Wyndham Plan will set the Strategic Framework for the future development of the municipality. Further Planning Scheme Amendments will also be required to implement more specific changes to the planning scheme around housing, industrial development and activity centres amongst others.

The proposed Amendment will seek to amend the following clauses to the Wyndham Planning Scheme;

- Clause 02.01 Context – *Incorporate the most up to date population projections for Wyndham*
- Clause 02.02 Vision – *Include the 6 big ideas of The Wyndham Plan*
- Clause 02.03-1 Settlement – *Update the Urban Growth and Activity Centres sections to incorporate The Wyndham Plan*
- Clause 02.03-6 Housing – *Update the Strategic Directions for residential development based upon The Wyndham Plan*
- Clause 02.04 Strategic Framework Plan – *Update Map 1 to incorporate The Wyndham Plan and Map 5 Activity Centres existing and planned*

A copy of the proposed changes to the Municipal Planning Strategy (MPS) is provided in Attachment 1. This is the version officers will be seeking to submit to the Minister for Planning for Authorisation. During the Authorisation stage, DTP may make additional changes to the proposed Amendment documentation.

Financial Implications

Impact on key LTFP parameters if the recommendation is adopted

The costs associated with Planning Scheme Amendment required to facilitate changes to the Municipal Planning Strategy (MPS) will be managed within the Strategic Planning and Property department operational budget. Most of the development that will be facilitated through the changes proposed by The Wyndham Plan will be funded as private sector investment. Investment from Government both Council and State Government will be subject to normal budget approval processes and can be delivered as Council and State Government budgets allow. There are also significant financial implications of continuing with the development approach currently being delivered in Wyndham should the changes proposed by The Wyndham Plan not be implemented.

Policy Strategy and Legislation

The Wyndham Plan is identified in the Wyndham 2040 Community Vision as a critical component of Wyndham City's Planning and Reporting Framework. The Wyndham Plan also relates very strongly to the State Governments metropolitan planning strategy, Plan Melbourne 2017-2050. There is also strong

alignment between The Wyndham Plan and State Planning Policy and Strategy including the Victoria Planning Provisions (VPP) and Planning Policy Framework (PPF).

Link to Wyndham 2040/Council Plan

The Wyndham Plan is identified by the Wyndham 2040 Community Vision as a critical component of Wyndham City's Planning and Reporting Framework and the framework notes that The Wyndham Plan will guide the Municipal Planning Strategy (MPS) in the Wyndham Planning Scheme.

Link to Strategic Risk

The Wyndham Plan provides the strategic foundation for changes to the Wyndham Planning Scheme, to facilitate the implementation of the Wyndham 2040 Community Vision. Without changes being made to the Wyndham Planning Scheme, the aspirations of the Wyndham 2040 Community Vision are unlikely to be easily implementable.

Sustainability Implications

Suburban development in Wyndham is currently outpacing the timely delivery of infrastructure and services with poor diversity of housing choices, transport choices and a dearth of local employment opportunities. This is leading to poor economic, social, environmental and climate change outcomes. Amongst these are increased pollution from motor vehicles, the heat island effect in many suburban areas of Wyndham being significant, cost of living pressures on individual households being exacerbated by long commutes and a lack of opportunities to pursue sporting and social activities given the amount of time travelling to and from places of employment.

Consultation

Subject to authorisation, the planning scheme amendment proposed would be subject to normal exhibition processes (consultation) outlined in the Planning and Environment Act 1987.

Officers' Declaration of Interests

Under Section 130 of the *Local Government Act 2020*, officers providing advice to Council must disclose any interests, including the type of interest.

The following staff involved in the creation of this report have no disclosable interest in the report.

Mark Ward, Acting Director Planning & Liveability

Aaron Chiles, Manager Strategic Planning and Property

Elio Comello, Coordinator Strategic Planning

Simon Williams, Principal Strategic Planner

Conclusion

The Wyndham Plan seeks to change the way Wyndham is currently being developed and deliver and connect the people of Wyndham to the types of places they aspire to live in as articulated in the Wyndham 2040 Community Vision.

The changes to the existing Municipal Planning Strategy proposed within this Amendment will enable The

Wyndham Plan to be formally recognised within the context of The Wyndham Planning Scheme.