

Wyndham Planning Scheme

Amendment C266wynd

Explanatory Report

Overview

This amendment updates the Municipal Planning Strategy (MPS) to align with *The Wyndham Plan* (Wyndham City Council, 2023) to provide a strategic framework to guide future development within the City of Wyndham.

The amendment also updates the Schedule to Clause 72.08 (Background documents) to include *The Wyndham Plan* (Wyndham City Council, 2023) as a background document and updates the Schedule to Clause 74.02 (Further Strategic Work) to include future actions to be undertaken by Council which have been derived from *The Wyndham Plan* (Wyndham City Council, 2023).

Where you may inspect this amendment

The amendment can be inspected free of charge at:

- Wyndham City Council Website at <https://www.wyndham.vic.gov.au/>
- During office hours at Wyndham Civic Centre & Functions Centre, 45 Princes Highway, Werribee, Victoria, 3030
- Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by [insert submissions due date].

A submission must be sent to:

Strategic Planning & Property Department, Wyndham City Council:

By post: PO Box 197, Werribee, Victoria, 3030

In person: Wyndham Civic Centre & Functions Centre, 45 Princes Highway, Werribee, Victoria, 3030

By email: mail@wyndham.vic.gov.au

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: 21 October 2024
- Panel hearing: 18 November 2024

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the Wyndham City Council, which is the planning authority for this amendment.

The amendment has been made at the request of Wyndham City Council.

Land affected by the amendment

The amendment applies to all land within the municipality of Wyndham.

What the amendment does

The amendment updates the Municipal Planning Strategy (MPS) at Clause 02 to implement *The Wyndham Plan* (Wyndham City Council, 2023) and incorporates *The Wyndham Plan* (Wyndham City Council, 2023) as a background document into the Wyndham Planning Scheme. Specifically, the amendment:

- Amends the following sections of the Municipal Planning Strategy at:
 - Clause 02.01 Context
 - Clause 02.02 Vision
 - Clause 02.03-1 Settlement
 - Clause 02.03-6 Housing
 - Clause 02.04 Strategic Framework Plan
- Amends the Schedule to Clause 72.08 (Background Documents) to insert *The Wyndham Plan* (Wyndham City Council, 2023) as a background document.
- Amends the Schedule to Clause 74.02 (Further Strategic Work) to include relevant further strategic work as identified in *The Wyndham Plan* (Wyndham City Council, 2023).

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to introduce *The Wyndham Plan* (Wyndham City Council, 2023) into the Wyndham Planning Scheme as a background document and make updates to the existing Municipal Planning Strategy (MPS) to align with *The Wyndham Plan* (Wyndham City Council, 2023).

The Wyndham Plan (Wyndham City Council, 2023) (adopted by Council at its meeting held on 24 October 2023) seeks 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* (Wyndham City Council, 2023) provides a strategic planning framework and the foundations of Council's future strategies, plans, policies and responses to emerging issues for managing land use and development for the next 10 to 20 years. To achieve the qualitative outcomes, the plan will need to be supported by updating the Wyndham Planning Scheme, specifically the MPS.

The update of the MPS is the initial step to give effect to *The Wyndham Plan* (Wyndham City Council, 2023) within the Wyndham Planning Scheme. This amendment will introduce the key concepts of *The Wyndham Plan* (Wyndham City Council, 2023) into the MPS including the '6 big ideas', the new city structure including the 'Wyndham City Heart' and 'Wyndham City Pulses', and integrated residential development.

Specifically, the 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 and include a Wyndham City Context Plan.
- Clause 02.02 Vision – Include the '6 big ideas' of *The Wyndham Plan* (Wyndham City Council, 2023).
- Clause 02.03-1 Settlement – Update the Urban Growth and Activity Centres sections to incorporate *The Wyndham Plan* (Wyndham City Council, 2023).
- Clause 02.03-6 Housing – Update the Strategic Directions for residential development based upon *The Wyndham Plan* (Wyndham City Council, 2023),
- Clause 02.04 Strategic Framework Plan – Update Map 1 to incorporate *The Wyndham Plan* (Wyndham City Council, 2023) and Map 5 to show the existing and planned Activity Centres.

Future planning scheme amendments will be undertaken by Council to fully realise the recommendations of *The Wyndham Plan* (Wyndham City Council, 2023), including possible future rezonings.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the objectives of planning in Victoria as outlined in section 4(1) of the *Planning and Environment Act 1987* (PE Act) as follows:

- a) *Provide for the fair, orderly, economic and sustainable use, and development of land;*
- b) *Secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*
- c) *Facilitate development in accordance with the above objectives;*
- d) *Facilitate the provision of affordable housing in Victoria;*
- e) *Balance the present and future interests of all Victorians.*

The amendment will result in the fair, orderly and sustainable use and development of land by implementing a well-planned, holistic strategy derived from *The Wyndham Plan* (Wyndham City Council, 2023) that addresses the needs of the existing and future community of Wyndham City.

The amendment introduces the key concepts of ‘Wyndham City Heart’ and ‘Wyndham City Pulses’ into the MPS to restructure Wyndham’s current urban framework. It introduces a set of innovative strategic directions into the MPS, aiming to create a renewed urban settlement for its residents to live, work and play.

The amendment achieves the above objectives by introducing a suite of strategic directions in the ‘Settlement’ and ‘Housing’ sections of the MPS and mapping updates to the Strategic Framework Plan maps to guide the future development of Wyndham, consistent with state, regional and local planning policy.

The proposed policy in the MPS has been drafted to ensure that future development occurs in a logical manner consistent with the above objectives.

How does the amendment address any environmental, social and economic effects?

This amendment is expected to have positive environmental, social and economic effects for Victorian businesses, industry and the community.

Environmental

The amendment will have no adverse environmental effects. Instead, the amendment proposes a new urban structure for Wyndham that is more efficient and integrated in terms of land-use. The proposed urban structure aims to achieve a better balance between developed and undeveloped land, thereby enhancing the overall environmental quality of Wyndham.

Social

This amendment aims to facilitate the orderly growth and development of Wyndham City to cater for the needs of population growth.

The amendment introduces several strategic directions in the ‘Urban growth’ section at *Clause 02.03-1 Settlement*, emphasizing a more integrated and sequenced urban development pattern. Under this revised development pattern, Wyndham’s communities will benefit from a better arrangement of community infrastructure and improved access to jobs, health and community services, education and green space. These strategic directions will serve as a foundation for the formulation of more detailed future local policies, facilitating the realization of a healthier and more sustainable urban development.

Economic

The strategic directions introduced by this amendment aim to promote development in areas well supported by infrastructure and services. This approach is expected to significantly enhance the efficiency of existing infrastructure utilization while minimizing the need for unnecessary new infrastructure.

The designated *East Werribee Employment Precinct* outlined in *Plan Melbourne 2017-2050* (Victorian Government, 2017) will be incorporated into Wyndham's Activity Centre system, serving as a significant component of Wyndham's 'City Heart'.

The strategic directions proposed in this amendment will promote a greater density of economic activity, facilitated by higher density integrated development outlined in *The Wyndham Plan* (Wyndham City Council, 2023).

Does the amendment address relevant bushfire risk?

The amendment is not expected to result in any increase to the risk to life, property, community infrastructure or the natural environment from bushfire. The proposed strategic directions in *Clause 02.03-1 Settlement* address Bushfire risk by directing population growth and development to the established low bushfire risk locations.

Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?

The amendment is consistent with the *Ministerial Direction - The Form and Content of Planning Schemes* under Section 7(5) of the Act. The proposed updated MPS is in the format specified in Annexure 3 of the Direction. Where other schedules have been included or amended, the form of the schedule has been drafted to accord with the current Direction. *Ministerial Direction No.15 The Planning Scheme amendment Process* will also apply to the timeframe for administering the amendment.

The amendment complies with *Ministerial Direction No. 11 Strategic Assessment of Amendments* under section 12 of the Planning and Environment Act 1987. The amendment is also in accordance with *Ministerial Direction No. 9 Metropolitan Planning Strategy*.

Ministerial Direction 18 – Victorian Planning Authority Advice on Planning Scheme Amendments is also relevant to this amendment. Discussion of feedback from the Victorian Planning Authority (VPA) is provided below in relation to addressing the views of any relevant agency.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment is consistent with the following clauses of the Planning Policy Framework (PPF):

Clause 11.01-1S – Settlement

The amendment is consistent with the objective of this Clause "to promote the

sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements” as well as implementing several strategies, the amendment focusses growth in urban centres and strategic urban areas.

Clause 11.01-1R – Settlement – Metropolitan Melbourne

The amendment accords with the *Melbourne 2050 spatial framework* and the following strategies:

- *Focus investment and growth in places of state significance including the National Employment and Innovation Clusters and Transport Gateways (Western Rail Plan).*
- *Develop a network of activity centres linked by transport.*
- *Create mixed-use neighbourhoods at varying densities, including through the development of urban-renewal precincts, that offer more choice in housing, create jobs and opportunities for local businesses and deliver better access to services and facilities.*

Clause 16.01-1S – Housing supply

The amendment aligns with the objective of this Clause *“to facilitate well-located, integrated and diverse housing that meets community needs.”* as well as implementing the following strategies:

- *Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.*
- *Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.*

How does the amendment support or implement the Municipal Planning Strategy?

The amendment updates the following Clauses of the MPS at Clause 02 of the Wyndham Planning Scheme. The updated content is summarised below:

Clauses		Amendments
02.01	Context	Updates demographic data and adds a <i>Wyndham City Context Plan</i> .
02.02	Vision	Updates the Vision and includes the '6 big ideas' of <i>The Wyndham Plan</i> (Wyndham City Council, 2023).
02.03	Strategic Directions	Updates the <i>Urban Growth and Activity Centres sections at Clause 02.03-1 Settlement</i> to incorporate <i>The Wyndham Plan</i> (Wyndham City Council, 2023). Updates the Strategic Directions for residential development at <i>Clause 02.03-6 Housing</i> based upon <i>The Wyndham Plan</i> (Wyndham City Council, 2023).
02.04	Strategic Framework Plans	Updates Map 1 to incorporate <i>The Wyndham Plan</i> (Wyndham City Council, 2023) and updates Map 5 to show existing and planned Activity Centres.

The above changes will not affect the other strategic directions in the MPS.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment updates the MPS in a form that is consistent with the Victorian Planning Provisions as updated by Amendment VC148.

The content in Municipal Planning Strategy has been updated to implement objectives and strategies contained in the Victoria Planning Provisions.

How does the amendment address the views of any relevant agency?

The views of relevant agencies have been sought in the preparation of *The Wyndham Plan*. The outcomes of the consultation have taken into consideration in the development of the final version of *The Wyndham Plan* (Wyndham City Council, 2023), as well as in the preparation of this amendment.

Ministerial Direction No.18 – Victorian Planning Authority (VPA) was consulted during the exhibition of *The Wyndham Plan* (Wyndham City Council, 2023). In its submission on the draft of *The Wyndham Plan*, VPA expressed overall support for the strategic directions and aspirations to rethink the development and growth of the municipality.

VPA provided comments on 'density targets', 'out of sequence development and infrastructure provision', and 'employment' for consideration. These issues were considered and appropriate changes were made by Council prior to the finalisation of *The Wyndham Plan* (Wyndham City Council, 2023).

VPA also acknowledged that it is timely for Wyndham to set clear directions for transitioning from a predominantly low-rise greenfield growth area to a more compact, integrated city, in line with the aspirations of Plan Melbourne 2017 – 2050. All the relevant agencies and stakeholders will be consulted during exhibition of this amendment.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment aligns with the objectives and decision-making principles in the *Transport Integration Act 2010*. Specifically:

- It supports social and economic inclusion by encouraging future development close to a transport network which is accessible by all the community.
- It responds to the environmental sustainability by optimizing and promoting the use of existing infrastructure.

This amendment encourages development in proximity to the transport system which promotes the use of existing and proposed infrastructure.

The amendment also identifies a future activity centre system that is well located in areas with good road and public transport access. Prior to further planning and development of these areas, a comprehensive study will be conducted to assess transport impacts and implement appropriate mitigation measures.

The rest of the amendment primarily focuses on providing overarching strategic directions, which are not anticipated to have a notable effect on the transport system.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The proposed Amendment will not have significant impact on Council's resource and administrative costs because it is not expected to increase the number of planning applications within the municipality significantly.