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 Galaway Holdings Pty Ltd.

Land affected by the Amendment
The amendment applies to the land known as ‘Williams Landing’ being that land included within the Laverton Major Activity Centre and Employment Node Incorporated Plan.

What the amendment does
Amends Schedule 1 to the Priority Development Zone of the Wyndham Planning Scheme to include reference to the ‘Southern Neighbourhood’ and insert a new specific provision that applies the Small Lot Housing Code to the construction of one dwelling on a lot in the Southern Neighbourhood without a planning permit.

Amends the schedule to Clause 81.01 to include a corrected version of the Laverton Major Activity Centre and Employment Node Incorporated Plan, July 2006.

Strategic assessment of the Amendment
Why is the Amendment required?
The amendment provides improved opportunities for increased densities of single dwelling allotments within the Southern Neighbourhood, being the neighbourhood adjoining the Williams Landing Activity Centre.

How does the Amendment implement the objectives of planning in Victoria?
The amendment implements the objectives of planning in Victoria as set out in Section 4 of the Planning and Environment Act 1987 by:
• Providing for the fair, orderly, economic, and sustainable use and development of land (section 4(1)(a) of the Act) by facilitating more efficient land use and transport outcomes, thereby supporting a diversity of housing options in proximity to the Williams Landing Activity Centre.
• Facilitating development in accordance with the above objectives (section 4(1)(f) of the Act).
• Balancing the present and future interests of all Victorians (section 4(1)(g) of the Act) by facilitating improved residential development opportunities, in accordance with state and local planning policy to provide for a diversity of housing at increased densities in close proximity to the Williams Landing Activity Centre.

How does the Amendment address any environmental, social and economic effects?
The amendment will have positive social and economic benefits by facilitating development of single dwellings on lots less than 300 square metres where compliant with the Small Lot Housing Code.

The amendment will not have any environmental effects.

**Does the Amendment address relevant bushfire risk?**

The proposal is not in a bushfire prone area and hence there is no risk associated with bushfires.

**Does the Amendment comply with the requirements of any Minister’s Direction applicable to the amendment?**

The amendment complies with Ministerial Direction on the format and content of Planning Schemes. The amendment also complies with Ministerial Direction No. 9 (Metropolitan Strategy) and Ministerial Direction No. 11 (Strategic assessment of amendments).

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

The amendment supports and implements the state planning policy framework and more specifically Clause 16 through providing for housing diversity and higher density housing close to the Williams Landing Activity Centre offering future residents good access to services and transport.

**How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The amendment builds on and implements relevant provisions of the Local Planning Policy Framework, in particular:

- Allows for a response to the rapid housing growth that requires more attention to housing diversity, as well as housing density in order to ensure that housing is sustainable and reflects the community needs (Clause 21.01-3).
- Contributes to the variety and choice in housing densities in a preferred area for increased residential density (Clause 21.07-1).
- Provides flexibility for a diversity of choice in housing styles and designs, specifically smaller household units that are developed particularly near rail stations, activity centres or employment areas such as the Williams Landing Activity Centre containing a rail station (Clause 21.07-2).

**Does the Amendment make proper use of the Victoria Planning Provisions?**

The amendment utilises the small lot housing code and Schedule 1 to the Priority Development Zone to allow for a flexibility of housing outcomes, consistent with the objectives of state and local policy.

**How does the Amendment address the views of any relevant agency?**

No agencies have an interest in this amendment.

**Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment will not have an impact on the transport system as defined by Section 3 of the Transport Integration Act 2010.
Resource and administrative costs

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

  The amendment will not have a significant administrative impact on Council.

**Where you may inspect this Amendment**

The amendment is available for public inspection, free of charge, during office hours at the following places:

Wyndham City Council  
45 Princes Highway  
Werribee Victoria