

WYNDHAM PLANNING SCHEME

AMENDMENT C197

EXPLANATORY REPORT

Who is the planning authority?

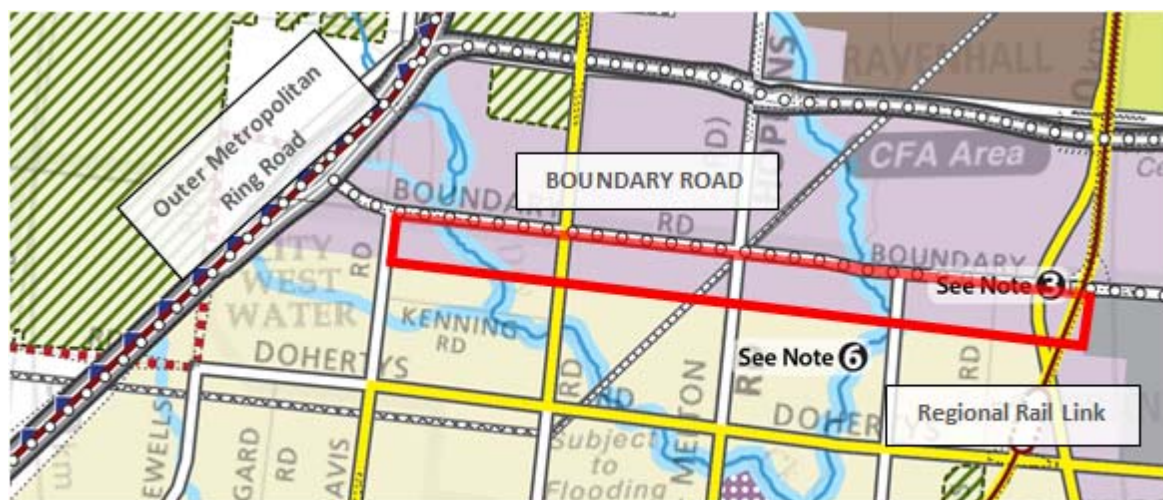
This Amendment has been prepared by the Wyndham City Council, which is the planning authority for this Amendment.

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

Land affected by the Amendment

The Amendment applies to land identified as 'office/light industrial' within the Tarneit North and Truganina Precinct Structure Plans generally fronting Boundary Road between Davis Road in the west and the Regional Rail Link to the east.

Refer to the detailed list of properties in this report.



 Subject area

Source: West Growth Corridor Plan, August 2012 - MPA

What the Amendment does

The Amendment implements the Boundary Road Design Guidelines (2016) by applying the Design and Development Overlay Schedule 11 and making consequential changes to the Local Planning Policy Framework.

The Amendment

- Inserts a new Schedule 11 to Clause 43.02 Design and Development Overlay.
- Amends Clause 21.08-6 (Implementation) of the Local Planning Policy Framework to include a strategy relating to the application of the Design and Development Overlay 11 in the development of the subject area.
- Amends Clause 21.08 (Economic Development) of the Local Planning Policy Framework, to include the Boundary Road Design Guidelines (2016) as a reference document.

Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment is required to facilitate the development of the Boundary Road office and light industrial precinct, enabling well designed development outcomes, whilst managing sensitive interfaces.

The Tarneit North and Truganina Precinct Structure Plans have designated an area of office and light industrial land in the north of the municipality. This proposed office and light industrial land directly interfaces with residentially zoned land, and there is an identified need for design guidelines to manage development along this significant employment precinct.

There is a lack of defined character and thematic urban design in much of Wyndham's development. Continuous growth has the potential to impact on the perception of the municipality. Council seeks to positively re-focus the image and appearance of the municipality, by enhancing major gateways and points of interest, improve the quality of landscape and buildings in identified localities, and strengthen the design and construction regulations that apply to industrial projects. This will be achieved through the preparation and implementation of landscape and urban design guidelines through Design and Development Overlays.

Council has prepared and adopted the Boundary Road Design Guidelines (2016) document and seeks to introduce scheme provisions to implement this document in managing sensitive industrial-residential interfaces; ensuring consistency with existing design guidelines implemented on interfacing land; provide qualitative and quantitative design criteria for incorporation into industrial development projects, which will provide guidance to landowners, developers and Council in ensuring the development of an attractive, and functional office/light industrial area.

The introduction of the Design and Development Overlay (DDO) will guide long term development of the precinct, with an emphasis on high quality, sustainable design.

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

The Amendment gives effect to and is consistent with the following objectives of planning in Victoria identified in section 4(1) of the Planning and Environment Act 1987:

- To provide for the fair, orderly, economic and sustainable use, and development of land.
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- To balance the present and future interest of all Victorians.

Changes to the Municipal Strategic Statement will provide clarity to residents and land owners in regard to Council's objectives and strategy for the Boundary Road precinct.

The application of the DDO to this land will ensure that the design of development is fair, orderly and sustainable, and will balance the present and future interests of the community.

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

Environmental

The controls will ensure that development is appropriately designed and sited to protect amenity, particularly residential amenity. The Amendment promotes environmentally sustainable forms of development, and discourages development which detracts from important environmental features and landscapes.

Social

The Amendment is expected to have positive social benefits for the Wyndham community, as it will serve to enhance the image and appearance of the municipality by providing a clear and consistent approach to industrial development and will enhance not only important key gateway sites, but the precinct in general, in being an attractive place to do business.

New development is expected to achieve high standards in architecture and urban design. The controls seek to create safe, functional, good quality development that contribute positively to local urban character and enhance the public realm.

Economic

The precinct has been created in order to generate employment opportunities within the Tarneit North and Truganina PSP areas and wider area. The controls build on the design and siting requirements and guidelines set out on the Tarneit North and Truganina PSPs

Does the Amendment address relevant bushfire risk?

The Precinct lies within an identified bushfire prone area. Fire management planning controls are established in the Tarneit North and Truganina PSPs ensure that the fire risk is managed during the staging of development across the Precinct. The Amendment will not increase bushfire risk.

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

The Amendment is affected by the following Ministerial Directions:

- Direction No. 9 Metropolitan Strategy
- Direction No. 11 Strategic Assessment of Amendment.
- Direction No. 15 The Planning Scheme Amendment Process

Direction No. 9 Metropolitan Strategy

What aspects, if any, of the Metropolitan Strategy are relevant?

Direction 9 has been considered in preparing this Amendment and the Amendment complies with this direction. The Amendment will facilitate the development of land within the urban growth boundary of Metropolitan Melbourne

How does the Metropolitan Strategy affect the Amendment?

The Victorian State Government recognises the development potential of Melbourne's west in its strategic planning document Plan Melbourne, which identifies the need for a supply of employment land which is attractive to business and investors.

The Amendment facilitates the advancement of an identified industrial corridor, and seeks to ensure development promotes urban design excellence, excellent transport connections, addresses ESD principles, and improves noise and air quality.

The West Growth Corridor Plan outlines significant employment nodes for future development. The precinct will have ready access to rail freight through the proposed Western Interstate Freight Terminal. As a result, the plan notes the need to protect the Boundary Road freight route from sensitive uses, by including a suitable land use buffer between the terminal and residential uses further south.

Is the Amendment consistent with any directions and policies in the Metropolitan Strategy?

The Amendment is consistent with the directions and policies of the Metropolitan Strategy *Plan Melbourne*.

Does the Amendment support, give effect to or assist the implementation of the Metropolitan Strategy or can it be reasonably modified to do so?

The Amendment will give effect to the implementation of the Metropolitan Strategy. The Amendment is of local significance and is consistent with the growth and development of the urban context within which it is situated

Will the Amendment compromise the implementation of the Metropolitan Strategy?

The Amendment will not compromise the implementation of the Metropolitan Strategy.

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

The Amendment is considered to be consistent with the State Planning Policy Framework; in particular the Amendment will give effect to the following:

Clause 11.04-1 of the Wyndham Planning Scheme relates to delivering jobs and investment. The Amendment will deliver commercially attractive land, thereby strengthening the competitiveness of Melbourne's employment land, and driving productivity.

Clause 13.04 relates to Noise Abatement and Air Quality. The Amendment will seek to ensure interfaces between urban and industrial areas are planned to minimise land use conflicts. This will ensure that development is not prejudiced and community amenity is not reduced through its location adjacent to an office and industrial precinct.

Clause 15.01 relates to the Urban Environment. New development should achieve high standards in architecture and urban design. The Amendment will seek to create urban environments that are safe and functional, with a sense of place and cultural identity, and achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm.

Clause 18 relates to Infrastructure and includes developing key transport gateways and freight links to maintain Victoria's position as the nation's premier logistics centre.

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

The Municipal Strategic Statement and Strategic Framework Plan identifies the major strategic directions for the municipality. Key elements of the Plan include extensive interfaces between housing and employment areas and an employment corridor from Werribee through to Truganina.

The Amendment is considered to be consistent with the Local Planning Policy Framework. The Amendment will give effect to the following:

Clause 21.02-1 of the Scheme relates to Urban Growth. Growth Corridor Plans and Plan Melbourne have been developed at the metropolitan level which sets the strategic direction for the future urban development of land within Melbourne's Urban Growth Boundary.

Key issues include managing significant population growth, protecting industrial and residential activities from encroaching on each other, and providing jobs closer to where people live especially in the new employment corridor.

Clause 21.06-1 relates to the Urban Environment. It is acknowledged that there is insufficiently defined character and thematic urban design in some of Wyndham's development. Urban areas often lack visual appeal due to ineffective landscaping. The guidelines and planning controls seek to improve Wyndham's image at major entrances and along key arterial roads, through use of appropriate setbacks, landscaping, building design and siting, and ensure that industrial and commercial development is of the highest quality especially at the interface with residential land.

Clause 21.08-1 relates to Economic Growth. The West Growth Corridor Plan outlines significant employment nodes for future development. Key issues include providing sufficient land for industrial growth and expansion, encouraging a cohesive built form and high quality landscaping in industrial areas and ensuring that industrial precincts are protected from intrusion by inappropriate land uses that put pressure on lawful existing industrial activities.

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

The Amendment is consistent with the appropriate use of the Victoria Planning Provisions.

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

The views of relevant agencies were taken into account through the exhibition and notification requirements of the amendment process.

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

The Amendment is likely to have a significant impact on the transport system at a local level. However, the development of the land and its impact on the relevant requirements of the *Transport Integration Act 2010* have been addressed as part of the preparation of strategic documents including the Tarneit North and Truganina PSPs.

Resource and administrative costs

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

The Amendment is not considered to have a significant impact on the resource and administrative costs of the responsible authority. With the introduction of DDO11, it is expected that the number of planning permit applications that Council receives will increase. This additional work can be resourced with current staff levels.

Where you may inspect this Amendment

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

Council offices:

Wyndham City Council
45 Princes Highway Werribee, Vic 3030

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Land affected by the Amendment

Property Address	Legal Description
1170 Tarneit Road Tarneit	L 17 LP 92856 Tarneit Parish
1180 Tarneit Road Tarneit	V 8954 F 156 L 16 LP 92856 Tarneit Parish
1195 Boundary Road Tarneit	V 8954 F 155 L 15 LP 92856 Tarneit Parish
1211 Boundary Road Tarneit	V 8954 F 154 L 14 LP 92856 Tarneit Parish
1225 Boundary Road Tarneit	L 13 LP 92856 Tarneit Parish
1235 Boundary Road Tarneit	L 12 LP 92856 Tarneit Parish
1245 Boundary Road, Tarneit	V 8954 F 151 L11 LP92856 Tarneit Parish
1255 Boundary Road Tarneit	L 10 LP 92856 Tarneit Parish
1265 Boundary Road, Tarneit	V 8954 F 149 L9 LP92856 Tarneit Parish
1275 Boundary Road Tarneit	V 8954 F 148 L 8 LP 92856 Tarneit Parish
1285 Boundary Road Tarneit	V 8954 F 147 L 7 LP 92856 Tarneit Parish
1295 Boundary Road Tarneit	V 8954 F 146 L6 LP92856 Tarneit Parish
1311 Boundary Road Tarneit	V 8954 F 145 P L 5 LP 92856 Tarneit Parish
1331 Boundary Road Tarneit	V 8954 F 144 L 4 LP 92856 Tarneit Parish
267 Woods Road Truganina	CA 4 Sec 26 Truganina Parish
283 Woods Road Truganina	V 1264 F 604 P CA 6 Sec 26 Truganina Parish
690 Davis Road Tarneit	V 8954 F 142 L 2 LP 92856 Tarneit Parish
700 Davis Road Tarneit	V 8954 F 143 L 3 LP 92856 Tarneit Parish
725 Boundary Road Truganina	V 9042 F 583 P CA 5 Sec 26 Truganina Parish
865 Boundary Road Truganina	P CA 6 Sec 26 Truganina Parish
Boundary Road Tarneit	V 8922 F 593 L 1 TP 425066 Tarneit Parish
Boundary Road Tarneit	V 11139 F 643 L 1 TP 317992 Tarneit Parish
Boundary Road Truganina	V 10613 F 812 L 1 TP 23043 Truganina Parish
Dohertys Road Tarneit	V 8856 F 019 CA A Sec 22 Tarneit Parish
Dohertys Road Tarneit	V 8856 F 019 CA A Sec 22 Tarneit Parish
Dohertys Road Tarneit	V 8856 F 019 CA A Sec 22 Tarneit Parish