

WYNDHAM PLANNING SCHEME

AMENDMENT C202

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 the Wyndham City Council.

Land affected by the Amendment

The Amendment applies to the Werribee South Green Wedge as shown in Figure 1 below. The Werribee South Green Wedge is the area of land bound by the Port Phillip Bay coastline to the south, the Urban Growth Boundary to the north-east, and the Princes Freeway to the north-west.

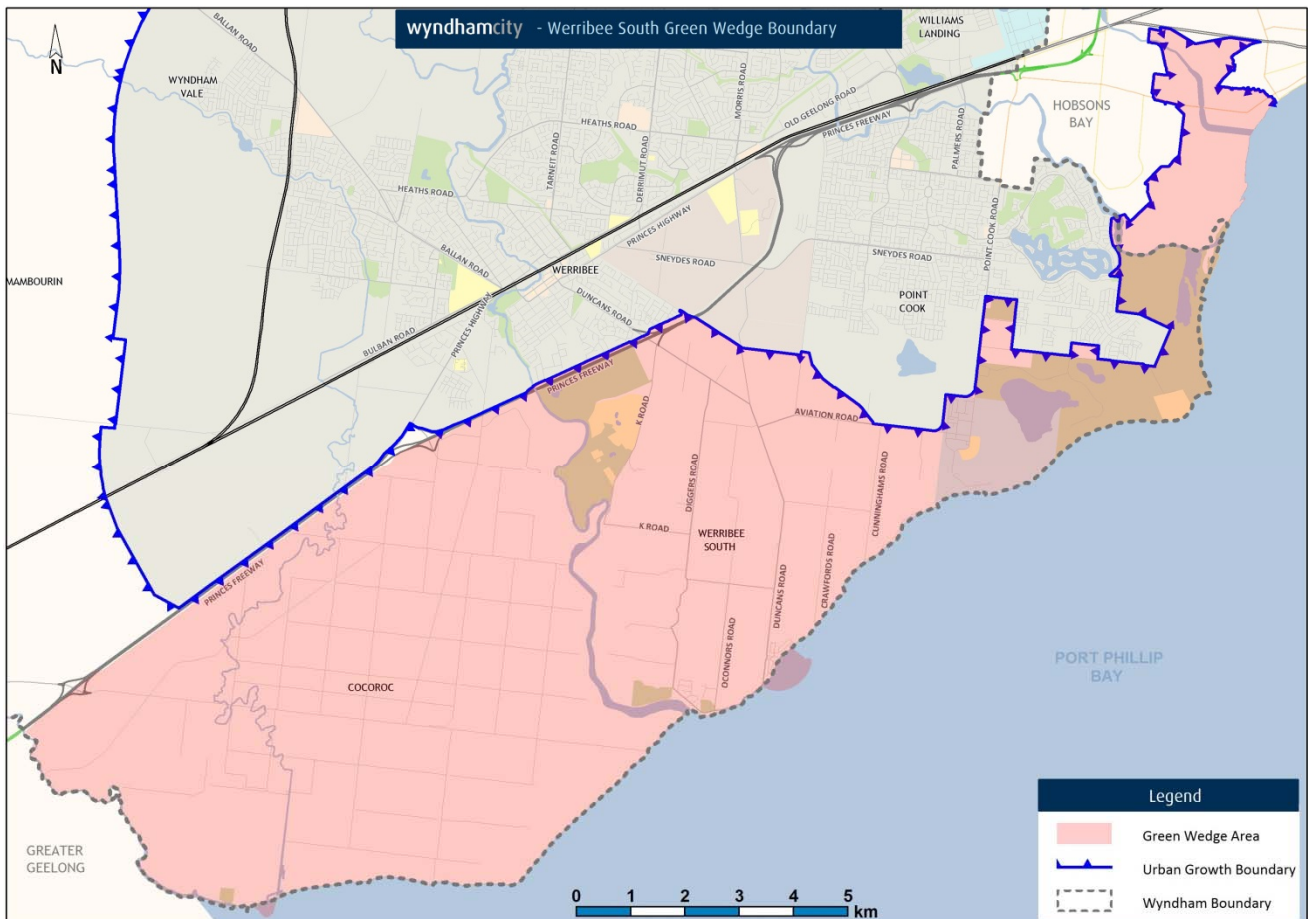


Figure 1: Boundaries of the Werribee South Green Wedge

What the amendment does

The Amendment implements the revised 2017 version of the Werribee South Green Wedge Policy and Management Plan in the *Wyndham Planning Scheme* as a reference document and amends reference to the Dryland Farming Precinct with reference to a strategic buffer.

The Amendment:

- Replaces references to the Werribee South Green Wedge Policy and Management Plan 2010 in Clauses 21.03-3, 21.03-4, 21.05-3 and 21.11-6 with references to Werribee South Green Wedge Policy and Management Plan 2016.
- Replaces reference to the Dryland Farming Precinct in Clause 21.11-2 with reference to a strategic buffer.
- Amends Maps 2 and 3 in Clause 21.03.

Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment is required to implement the revised 2017 version of the Werribee South Green Wedge Policy and Management Plan as a reference document in the Wyndham Planning Scheme. At present, the Wyndham Planning Scheme contains the Werribee South Green Wedge Policy and Management Plan 2010 as a reference document.

The Werribee South Green Wedge Policy and Management Plan provides policy guidance to planners, landowners, developers and the community in planning matters involving the Werribee South Green Wedge. By providing consistent policy this ensures all elements within Werribee South are planned for and managed in an integrated and sustainable manner.

In 2015, Council began a review of the 2010 version in accordance with *Planning Practice Note 31: Preparing a Green Wedge Management Plan* (Department of Environment, Land, Water and Planning 2015), that states five yearly reviews should occur. The review of the Werribee South Green Wedge Policy & Management Plan 2010 and preparation of the 2017 document has been undertaken on a policy neutral basis. The document has been updated to reflect changes in the planning framework and planning scheme that have occurred since 2010. However, no changes have been made to the original policy settings of the 2010 document.

Significant changes that have occurred since the 2010 document was gazetted that affect the Werribee South Green Wedge include the introduction of the new Melbourne metropolitan planning strategy *Plan Melbourne*, the development of Wyndham Harbour and the 2011 logical inclusions process. These have been discussed in detail within the revised 2016 version to provide information of recent changes affecting the Werribee South Green Wedge.

The logical inclusions process that occurred in 2011 resulted in a shift in the urban growth boundary to include land within the Werribee South Green Wedge that was previously identified as the Rural Residential Precinct and Dryland Farming Precinct. These areas no longer form part of the Werribee South Green Wedge other than a small remaining area between the Point Cook RAAF base and Urban Growth Boundary to the north, that was part of the Dryland Farming Precinct. Reference to this remaining land in the Werribee South Green Wedge Policy & Management Plan has been changed from Dryland Farming Precinct in the 2010 version to the Green Wedge Buffer in the 2017 version.

In 2015, the Local Planning Policy Framework (LPPF) including the Municipal Strategic Statement (MSS) within the Wyndham Planning Scheme was amended. As a result, local

area policy including the Werribee South policy, were moved from the LPPF to the MSS and consolidated in content. In reviewing the Werribee South Green Wedge Policy & Management Plan, minor changes were made to the objectives and future directions in the document to better align with the content of the current and recently amended MSS. As a result, the Amendment to the Wyndham Planning Scheme is minor in that it replaces references to the Werribee South Green Wedge Policy and Management Plan 2010 with references to Werribee South Green Wedge Policy and Management Plan 2017; replaces reference to the Dryland Farming Precinct with reference to a strategic buffer and amends Maps 2 and 3 of Clause 21.03 for consistency.

Council has prepared and adopted the Werribee South Green Wedge Policy and Management Plan 2017 document to enable the continued and effective management of the Werribee South Green Wedge.

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

The Amendment is consistent with the objectives of Section 4(1) of the *Planning and Environment Act 1987*.

In particular, the Amendment responds to the following objectives of Section 4 of the Planning and Environment Act 1987:

- (a) *to provide for the fair, orderly, economic and sustainable use, and development of land;*
- (b) *to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*
- (c) *to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*
- (d) *to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;*
- (f) *to facilitate development in accordance with the objectives set out in the points above.*
- (g) *to balance the present and future interests of all Victorians.*

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

Environmental Effects

The amended 2017 version of the Werribee South Green Wedge Policy and Management Plan continues to strongly advocate for the Werribee South Green Wedge to be sustainable both environmentally and agriculturally as did the 2010 version. The amendment will provide a consistent policy regarding the sustainability of the green wedge and protection of sites of environmental significance.

Social Effects

The Amendment will assist in future decision-making in the Werribee South Green Wedge through the use of the revised and up to date version of the Werribee South Green Wedge Policy and Management Plan. The amendment will provide a greater level of certainty for the Werribee South community, provides transparency in relation to policy that applies to the area, and aligns with Wyndham City Council's Municipal Strategic Statement.

Economic Effects

By implementing an amended and up to date version of the Werribee South Green Wedge Policy and Management Plan in the Wyndham Planning Scheme, this will provide a greater level of certainty for the Werribee South community and other interested parties in regards to land use in the green wedge, and help in future decision-making within the Werribee South Green Wedge. The 2017 version continues to acknowledge the importance of the agricultural industry in the Werribee South Green Wedge area both locally and to the state, and the need for its preservation.

Does the Amendment address relevant bushfire risk?

The Amendment will not have any implications regarding bushfire risk given that the strategic directions expressed for the use and development of land within the Werribee South Green Wedge Policy are fundamentally unaltered.

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

The Amendment has been prepared in accordance with the Ministerial Direction on the Form and Content of Planning Scheme under section 7(5) of the *Planning and Environment Act 1987*. The amendment is consistent with that Direction and provides a comprehensive evaluation in respect of Ministerial Direction No. 11 – Strategic Assessment of Amendments.

The Amendment is affected by the Minister's Direction No. 9 – Metropolitan Planning Strategy which requires a planning authority in preparing a planning scheme amendment to have regard to the Metropolitan Planning Strategy – *Plan Melbourne 2017-2050* (Department of Environment, Land, Water and Planning, 2017).

The Amendment is consistent with the policy directions of Plan Melbourne 2017-2050. In particular the policy direction 1.4 – *Support the productive use of land and resources in Melbourne's non-urban areas*, and policy direction 4.5 – *Plan for Melbourne's green wedges and peri-urban areas*. The Amendment supports policy initiative 1.4.1 – *Protect agricultural land and support agricultural production*.

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

The Amendment supports the objectives of the State Planning Policy Framework. In particular it supports objectives contained within the following clauses:

Metropolitan Melbourne

Clause 11.06-7: To protect the green wedges of Metropolitan Melbourne from inappropriate development.

Coastal Areas

Clause 12.02-1 – Protection of coastal areas: To recognise and enhance the value of the coastal areas to the community and ensure sustainable use of natural coastal resources.

Clause 12.02-4 – Coastal tourism: To encourage suitably located and designed coastal and marine tourism opportunities.

Significant environments and landscapes

Clause 12.04-2 – Landscapes: To protect landscapes and significant open spaces that contribute to character, identity and sustainable environments.

Agriculture

Clause 14.01-1 – Protection of agricultural land: To protect productive farmland which is of strategic significance in the local or regional context.

Clause 14.01-2 – Sustainable agricultural land use: To encourage sustainable agricultural land use.

Tourism

Clause 17.03-1 – Facilitating tourism: To encourage tourism development to maximise the employment and long-term economic, social and cultural benefits of developing the State as a competitive domestic and international tourist destination.

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

The amendment supports the objectives and strategies within the Municipal Strategic Statement. In particular it supports the following clauses:

Environmental and Landscape Values

Clause 21.03-1 – Biodiversity

- To protect and improve Wyndham's indigenous flora, fauna and habitat.
- To improve the environmental health and protection of waterways and coastlines.

Clause 21.03-2 – Significant environments and landscapes

- To safeguard the visual, natural and cultural heritage values of urban and rural landscapes.

Clause 21.03-3 – Coastal Areas

- To protect, manage and enhance the identified coastal values of Wyndham.
- To protect and enhance the Werribee South coastline for environmental, recreational and tourism purposes.

Natural Resource Management

Clause 21.05 – Agriculture

- To preserve the agricultural areas of the municipality.
- To protect agricultural land in the Intensive Agriculture Precinct from incompatible uses.

Clause 21.05-2 – Waterways

- To protect waterways, aquatic areas, floodplains, wetlands, swamps and catchments.

Economic Development

Clause 21.08-1 – Economic growth

- To facilitate new development and employment opportunities in Wyndham.

Clause 21.08-4 – Tourism

- To identify and promote new tourism investment.

Local Areas

Clause 21.11-3 – Werribee South Township

Clause 21.11-4 – Wyndham Harbour

Clause 21.11-5 – Werribee South and Western Plains South Green Wedges

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

The Amendment makes use of the relevant Victoria Planning Provisions, particularly the Green Wedge Zone. The 2017 version of the Werribee South Green Wedge Policy and Management Plan remains consistent with the purpose of the Green Wedge Zone. Other zones and overlays apply to land within the Werribee South Green Wedge. The zones within the green wedge align with the precinct areas defined and discussed in the Werribee South Green Wedge Policy and Management Plan 2017 and are consistent with the relevant Victorian Planning Provisions.

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

Whilst preparing the 2017 version of the Werribee South Green Wedge Policy and Management Plan, stakeholders were consulted where content was being updated that had been previously informed by these bodies. This included consultation with Aboriginal Affairs Victoria, Southern Rural Water and the Department of Environment, Land, Water and Planning. It is considered the comments provided by these bodies have been addressed in the resulting 2017 version. The Werribee South Steering Committee was also consulted throughout the review process as the purpose of the Committee is to provide input into the implementation of the Werribee South Green Wedge Policy and Management Plan. Committee members were given opportunities to provide comments on various draft versions of the document which were then considered. The Amendment was publicly exhibited for a seven week period and notification was sent by mail to all landowners and occupiers within the Werribee South Green Wedge area. A further notice was sent out during the exhibition period to all landowners and occupiers as a reminder to participate in the amendment process by way of submission. Consideration was given to all submissions received.

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

This Amendment will not have any implications for 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?**

Other than the preparation of this amendment, there will not be any significant resource or administrative cost burden 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
Civic Centre
45 Princes Highway
WERRIBEE VIC 3030

Point Cook Library
1-21 Cheetham Street
POINT COOK VIC 3029

Werribee Library
177 Watton Street
WERRIBEE VIC 3030

Wyndham City Council Website
www.wyndham.vic.gov.au

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.