

21.02 SETTLEMENT

28/05/2015
C161

This clause provides local content to support Clause 11 (Settlement) of the Planning Policy Framework.

Specific references to individual suburbs and towns are also included in Clause 21.11 (Local Areas).

21.02-1 Urban growth

28/05/2015
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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. The Growth Corridor Plan provides guidance for the way in which Precinct Structure Plans (PSPs) are to be developed for areas within the corridor addressing:

- The location of town centres and local community facilities;
- Estimated housing yields and the proposed location of higher density housing;
- Smaller scale local employment areas within and near residential precincts;
- The detailed alignment of arterial roads and connector roads;
- Local bus routes and their connections with Principal Public Transport Network (PPTN) and arterial road network;
- Best integrating land uses with the transport network;
- Open space networks, recreation facilities and shared paths;
- Defining edges between urban development and areas of high biodiversity and cultural heritage significance, landscape or drainage significance; and
- Major sites or easements required for public utilities.

Precinct Structure Plans (PSPs) are now being developed for all of the growth areas within the West Growth Corridor being Wyndham West (urban area west of the Werribee River); East Werribee Employment Precinct; and Wyndham North.

Key issues

- Managing significant population growth.
- Developing infrastructure in partnership with state and federal governments.
- Protecting industrial and residential activities from encroaching on each other.
- Providing jobs closer to where people live especially in the new employment corridor.

Objective 1

To identify areas suitable for urban growth and development.

Strategies

- 1.1 Concentrate higher density residential and mixed use development and higher density employment areas and services near existing and planned rail stations and major activity centres.

- 1.2 Maintain a non-urban separation between Werribee and Geelong to the west of the existing quarry sites.
- 1.3 Ensure that interfaces between residential and employment areas; between urban and rural areas; and between urban and industrial areas are planned to minimise land use conflicts.
- 1.4 Identify areas of constrained land that are not expected to be able to be developed over the life of the corridor plan.

Objective 2

To achieve cost effective and orderly management of urban growth.

Strategies

- 2.1 Ensure that residential growth aligns with the delivery of key infrastructure items and the delivery of economic and employment growth.
- 2.2 Provide for growth on a scale and form consistent with maintaining the containment, compactness, accessibility and affordability of key growth areas.
- 2.3 Provide for new development to occur in areas that are not isolated from the core urban area and which integrate well with existing communities and infrastructure.
- 2.4 Support new development in areas where sufficient infrastructure can be provided.

21.02-2

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Open space

Open space in Wyndham ranges from major sports reserves to linear parks along waterways and small parks in residential areas. Open spaces play a variety of roles including supporting healthy lifestyles. There is a need to consolidate and improve the quality of existing public open spaces and their connectivity to surrounding areas. There is also a need to ensure that urban development is designed to connect people with open spaces that capitalise on links such as road, drainage reserves and waterway corridors.

Key issues

- Developing an integrated and accessible open space network that will provide for the recreation needs of communities while preserving natural features, sustaining biodiversity and healthy waterways.
- Providing appropriate levels and types of open space to meet the needs of the community.
- Providing major sports areas as well as smaller, localised open spaces.

Objective 3

To ensure adequate provision of open space in residential, commercial and industrial areas.

Strategies

- 3.1 In residential growth areas, provide a network of quality, well-distributed, multi-functional and cost effective open space catering for a broad range of users.
- 3.2 In residential infill areas, provide relatively more public open space in areas of higher density development where private open space is reduced.

- 3.3 In activity centres;
 - Require that space is set aside for malls, pedestrian plazas, urban parks or rest areas; and
 - Require provision of open space for residential use within activity centres at the same rate for any other residential uses.
- 3.4 In industrial areas, require appropriate areas of open space based on the net developable area.
- 3.5 Require the physical provision of open space, wherever practical, in greenfield and brownfield locations; and a cash contribution in infill residential areas if physical provision is impractical.
- 3.6 Require any open space requirement not provided as land on a subject site to be provided in cash, or as land on another site (in addition to the open space requirement of that other site).

Objective 4

To achieve access to a range of appropriately maintained leisure, open space and recreational opportunities (active and passive).

Strategies

- 4.1 Provide active and passive open space areas in new and existing communities.
- 4.2 Ensure that active open space contribution is unencumbered by flooding or easements, as appropriate.
- 4.3 Ensure that any encumbrances on proposed passive open space do not restrict the suitability of the open space for its identified open space functions including maintenance.
- 4.4 Maximise passive open space opportunities along waterways and coastal areas.
- 4.5 Provide passive recreation and pedestrian and bicycle access along waterway and other linear corridors, providing that it does not compromise environmental values.
- 4.6 Maximise opportunities for multi-use open space.
- 4.7 Locate appropriate community and cultural facilities near open space.

Objective 5

To integrate landscape and environmental features into the regional open space system.

Strategies

- 5.1 Expand open space opportunities by use of shared trails linking the coast with waterway corridors and recreation reserves.
- 5.2 Encourage active frontages and community surveillance of open space areas.
- 5.3 Ensure that streets adjoin (and the fronts of housing face) open space reserves.
- 5.4 Create a network focussing on open space and watercourses for recreational cycling and walking routes.
- 5.5 Ensure the integration and connectivity of open space to surrounding land uses.

- 5.6 Encourage connectivity of open space to natural environment and landscape features.
- 5.7 Ensure open space assists in mitigating urban heat island effects by retaining natural features and vegetation.

21.02-328/05/2015
C192**Liveability**

Wyndham's future liveability will be centred on making it a connected, people friendly place where there are employment, recreation and appropriate living options. A priority for *Wyndham City's Plan for Community Health, Wellbeing and Safety* (2010-2013) is to recognise the risks and build on the strengths that its exceptional growth will bring.

Wyndham has a particularly high birth rate which has significant implications in terms of planning for the needs of children, young people and their families. While posing challenges, major growth provides significant opportunities to build a strong community that creates a platform for the good health, wellbeing and safety of residents.

Key Issues

- Planning for liveable, connected and healthy communities.
- Creating an employment corridor with jobs close to where people live.
- Providing a variety of housing typologies.

Objective 6

To encourage safety, health, mobility, accessibility and a sense of place in design and development.

Strategies

- 6.1 Ensure new residential development is integrated with public transport and is connected to walking and cycling links.
- 6.2 Improve connectivity and access around the city for all members of the community.
- 6.3 Create opportunities for people to connect through the creation of urban parks, pedestrian plazas and urban links.

Objective 7

To ensure that Wyndham is a city in which people feel confident to move freely and safely.

Strategies

- 7.1 Ensure that issues of community safety and crime prevention are adequately considered.
- 7.2 Ensure that the integration of safety and security concerns are considered throughout the development assessment process.
- 7.3 Ensure that the design of infrastructure and neighbourhoods takes into account safety design principles.

21.02-4 Implementation28/05/2015
C161**Application of zones and overlays**

The objectives, strategies and policy guidelines in the Planning Scheme are implemented through the application of appropriate zones and overlays as follows:

- Outside PSP areas, apply Environmental Significance Overlay with design guidelines along Werribee River, Skeleton Creek, Lollypop Creek and Little River.
- Apply Design and Development Overlays to areas requiring specific design solutions.
- Apply Development Contributions Plan Overlays to properly plan for infrastructure provision.
- Apply the Residential Growth Zone or Mixed Use Zone (as appropriate) to areas suitable to be developed at higher densities.

Policy Guidelines

The objectives, strategies and policy guidelines in the Planning Scheme will be implemented through the application of the following local planning policy.

- Clause 22.01 (Non-Residential Uses in Residential Zones Policy) seeks to provide direction on a range of discretionary use and development options in residential zones.

Further strategic work

- Prepare and implement 'Healthy by Design' guidelines to facilitate the development of liveable local communities.
- Prepare an Open Space Maintenance Strategy to maintain and improve standards of presentation in the municipality.

Reference documents

Wyndham Open Space Strategy (2004).

Wyndham Housing and Neighbourhood Character Strategy 2018

21.0616/02/2017
C161**BUILT ENVIRONMENT AND HERITAGE**

This clause provides local content to support Clause 15 (Built Environment and Heritage) of the Planning Policy Framework.

Specific references to individual suburbs and towns are also included in Clause 21.11 (Local Areas).

21.06-128/05/2015
C161**Urban environment**

One of the themes identified in the *Council Plan* focuses on improving Wyndham's image. 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. This is evident at some major entrances and along sections of key arterial roads.

The siting and design of development needs to consider character and local heritage values. The design of buildings, their mass and scale are important in preserving the character and historical attributes of urban areas. Streetscape issues are also important to the character of urban areas and should be taken into account in the consideration of new use and development.

While advertising signs support economic activity, they can have negative effects on urban amenity. Given Wyndham's diverse business activities, with strip shopping centres and stand-alone retail centres, it is necessary that advertising signs be assessed with regard to built form and surrounding land uses to improve visual amenity.

Key issues

- Improving the presentation of urban areas and entrances, particularly from major roads, gateways and waterways.
- Improving the design, siting and landscaping of development.
- Minimising the role of advertising signs in the visual environment.
- Managing consolidation of existing urban areas and housing change across the municipality.
- Protecting valued neighbourhood character from inappropriate developments in residential areas.

Objective 1

To improve the quality of development through improved design, siting and landscaping.

Strategies

- 1.1 Ensure that urban design and landscaping is addressed in managing the visual amenity of gateways, transport routes, the coast, waterways, streets and places.
- 1.2 Ensure that multi-unit housing is well landscaped, with tree and shrub selection creating a positive visual image.
- 1.3 Ensure there is adequate scope for canopy tree planting in private properties and within street reservations.
- 1.4 Provide adequate road reserve widths or tree reserves in new subdivisions to respect road safety and power lines.

- 1.5 Ensure buildings and works along Princes Highway maintain the treed boulevard character of the corridor.
- 1.6 Implement native vegetation plantings along the coast and waterways.
- 1.7 Ensure that landscape and urban design minimises urban heat island effects.
- 1.8 Ensure that high quality urban design outcomes are achieved for lots with rear access.

Objective 2

To ensure the housing types and design of residential development is appropriate in each of the Housing Change Areas.

Strategies

- 2.1 Ensure new developments are responsive to the preferred neighbourhood character.
- 2.2 Ensure residential developments have regard to the preferred Neighbourhood Character Housing Types and the key design principles in the *Housing and Neighbourhood Character Strategy 2018*.
- 2.3 Require a high standard of design (including architectural quality and environmentally sustainable design) be achieved in residential and mixed use developments through the use of design and development overlays, urban design frameworks, development plans and local policies as appropriate.

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Heritage

Many of Wyndham's heritage places consist of remnants of the municipality's indigenous past and early European settlement of the Western Plains. The protection and management of these significant heritage assets helps our understanding of the past, enriches the present and will be of value to future generations. Council has prepared the *Wyndham North Heritage Strategy* for an area which has historically been associated with agricultural uses but which has more recently been included within the urban growth boundary. The area currently consists of a number of places defining the historical and rural nature of the area.

Key issues

- Protecting significant areas and features of the built and natural environment.
- Managing heritage places and dry stone walls to ensure their preservation.

Objective 3

To identify, recognise and protect places of heritage, cultural and social significance.

Strategies

- 3.1 Ensure that the significance of a site is identified, assessed and protected.
- 3.2 Discourage demolition approvals for heritage assets until replacement buildings have been approved.
- 3.3 Ensure that additions, alterations and replacement buildings are sympathetic to the heritage area and surrounds.

- 3.4 Ensure that development makes a positive contribution to the built form of the area.
- 3.5 Ensure development is respectful of the historic character and appearance of the area.
- 3.6 Ensure that the use and development of heritage places and adjoining land is compatible with and does not adversely affect the significance of the place.
- 3.7 Ensure the retention and conservation of dry stone walls.

21.06-316/02/2016
C161**Implementation**

The strategies will be implemented through the planning scheme by:

Application of zones and overlays

The objectives, strategies and policy guidelines in the Planning Scheme are implemented through the application of appropriate zones and overlays.

- Outside PSP areas, apply Environmental Significance Overlay with design guidelines along Werribee River, Skeleton Creek, Lollypop Creek and Little River.
- Apply Schedule 1 to the Design and Development Overlay to maintain the boulevard appearance of the Princes Highway.
- Apply the Environmental Significance Overlay to protect sites, areas and corridors of current and potential future environmental significance.
- Apply Design and Development Overlays to protect major gateways.
- Apply the Heritage Overlay to heritage places and precincts.
- Apply the Heritage Overlay in accordance with the recommendations of the *Wyndham North Heritage Strategy*.
- Apply appropriate flooding overlays to areas identified by the Floodplain Manager (Melbourne Water) as subject to flooding.
- Apply Design and Development Overlays to areas requiring specific design solutions.
- Apply Development Contributions Plan Overlays to properly plan for infrastructure provision.

Policy Guidelines

The objectives, strategies and policy guidelines in the Planning Scheme will be implemented through the application of the following local planning policy.

- Clause 22.02 (Advertising Signs Policy) seeks to provide direction on a range of advertising applications that are permitted under Clause 52.05.
- Clause 22.04 (Neighbourhood Character Policy) seeks to protect neighbourhood character and ensure new development accords with the preferred neighbourhood character objectives.
- Clause 22.05 (Heritage Conservation Policy) seeks to protect the heritage assets of the community and ensure respectful infill development.
- Clause 22.07 (Dry Stone Wall Policy) seeks to encourage retention and conservation of dry stone walls.
- Require that an application to demolish an individually significant building or site be accompanied by a report justifying the demolition.

- Require a conservation analysis or cultural heritage management plan in accordance with the principles of the Burra Charter, as appropriate.

Further strategic work

- Prepare Industrial Design Guidelines for existing and proposed industrial areas in the city.
- Implement the recommendations of the *Wyndham Heritage Study 1997 (Volumes 1 and 2)*, *City of Wyndham Review of Heritage Sites of Local Interest 2004* and the *Wyndham North Heritage Strategy (2013)*.
- Identify dry stone walls considered appropriate for protection.
- Develop strategies to minimise heat island impacts.
- Develop a policy for Environmentally Sustainable Design (ESD) requirements including commercial and community buildings.
- Implement the 'Residential Design Guidelines: Rear Loaded Lots'.

Reference documents

- *Heritage of the City of Wyndham Volumes 1 and 2 (1997)*.
- *Wyndham North Heritage Strategy (2013)*.
- *City of Wyndham Review of Heritage Sites of Local Interest (2004)*.
- *Residential Design Guidelines: Rear Loaded Lots August (2010)*.
- *Wyndham Dry Stone Walls Study (2015)*.
- *Wyndham Housing and Neighbourhood Character Strategy 2018*.

21.07 HOUSING

28/05/2015
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This clause provides local content to support Clause 16 (Housing) of the Planning Policy Framework.

Specific references to individual towns are also included in Clause 21.11 (Local Areas).

21.07-1 Residential development

28/05/2015
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It is estimated that Wyndham will have a total of approximately 157,000 dwellings in the municipality by 2036 to meet the demands of Wyndham's rapidly growing and changing population.

The Housing Framework Plan (Map 7) is provided to guide this future residential development and ensure the forecast housing demand is appropriately accommodated.

The location of housing affects residents' amenity, transport choices and housing affordability as well as access to employment, retail, community services and open space. It also has implications for the cost and provision of infrastructure.

The following factors must be considered and balanced in determining the location of future housing in Wyndham:

- Wyndham's role in contributing additional housing to accommodate expected population growth in metropolitan Melbourne.
- Maximising access to public transport and activity centres.
- Protection of heritage and neighbourhood character values.
- Protection of significant environmental and ecological landscapes.
- Improving housing choice and affordability.
- Diversifying the mix of housing types and sizes across the City.
- Retaining a mix of residential lot sizes across the City.
- Infrastructure and access constraints to the development site.

The Housing Framework Plan delineates three categories of housing change to guide the future growth and development of Wyndham's residential areas:

- **Limited Change** – allows for minimal housing change due to the environmental, heritage and neighbourhood character of the area, or other significant development constraints such as access or infrastructure. Future housing will predominantly comprise of single dwellings with some dual occupancy development.
- **Incremental Change** – allows for modest housing growth and a variety of medium density housing types which respect the preferred future neighbourhood character, or will make a significant contribution to a new, more desirable preferred neighbourhood character. Future housing will comprise of single dwellings as well as medium density developments.
- **Substantial Change** – allows for housing growth and diversity at increased densities. It includes land located within walking distance of major activity centres and public transport, as well as residential land within designated structure plan boundaries. Future housing will comprise of higher density dwellings.

Key issues

- Accommodating a projected population of approximately 470,000 people by 2040.

- Addressing the cost of developing medium density housing which is more expensive than constructing a detached house of a comparable size.
- Identifying the Werribee City Centre as a key commercial centre for Melbourne's west, and a location for high density residential development.
- Identifying major activity centres and land near train stations as areas where higher scale and higher density residential development may occur.
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- Acknowledging that areas with significant neighbourhood character, heritage values, consistent large lots or infrastructure constraints, provide limited development opportunities. Cumulative impacts of non-residential uses in areas with constraints.

Objective 1

To provide variety and choice in housing densities and well-located housing opportunities.

Strategies

- 1.1 Encourage higher density development, such as townhouses, units, apartments and shop top in 'Substantial Change Areas' as shown on the Housing Framework Plan.
- 1.2 Encourage modest housing growth and a variety of medium density development, such as townhouses, units, dual occupancies and detached houses in 'Incremental Change Areas' as shown in the Housing Framework Plan. 1.3
Provide limited opportunities for growth in areas that have specific neighbourhood character or heritage significance, are located within the Rural Garden and Coastal Garden character types, have significant infrastructure constraints or are in locations where large minimum lot size controls apply, as shown on the Housing Framework Plan as 'Limited Change'.
- 1.4 Encourage medium density housing, especially within close walking distance of existing and planned fixed rail stations, defined Activity Centres and bus routes.

21.07-2 Housing diversity and type

28/05/2015
C161

Recent census data revealed that in 2016 there were just over 75,000 dwellings in Wyndham. Key characteristics of local housing include a dominance of separate dwellings, a small proportion of renters and growing levels of unaffordable housing. As housing estates rapidly develop across Wyndham, access to affordable housing is becoming an increasing concern, with mortgage payments and home rental payments rapidly increasing as a proportion of income.

Wyndham is presently dominated by large houses of three or more bedrooms, with less than 8% of new dwellings having two or less bedrooms. With a declining average number of persons per household, a preference for smaller dwellings and a projected increase in lone person households and elderly residents, there is a mismatch between household sizes and a lack of availability of smaller dwellings. Given this, there is a need for housing to be built to 'universal' standards with designs that are accessible and adaptable to all stages in the life cycle.

The City contains a diverse range of residential contexts, ranging from conventional suburban to rural and coastal areas. It is important that housing growth and change is carefully managed to respond to and enhance these distinctive residential settings, whilst providing housing choice for current and future residents.

Greenfield areas are dominated by small lot sizes with many having single dwelling covenants which can restrict future land use flexibility. There is potential to define priority

areas for development for multi-unit housing based on development capacity and neighbourhood character.

There are some areas in the municipality where significant future housing growth and change would threaten and potentially undermine established heritage and neighbourhood character values. However, there are other areas where a change in character is appropriate and could provide an improved and desirable outcome.

Key issues

- Declining household size and ageing population are creating a demand for a greater diversity of housing throughout the City.
- Increasing the supply of one and two bedroom dwellings.
- Lack of provision of large allotments or 'super lots' (close to Activity Centres and services) that allow for the development of units and apartments as the demand becomes available.
- Lack of awareness of the market potential for other sizes and types of housing.
- Avoiding displaced or discouraged residents with special needs, due to unaffordable or inappropriately designed and located housing stock.
- Few existing and approved PSP's incorporate or refer to the provision of specialised forms of housing (eg. retirement villages).
- Minimal design and siting standards in growth areas.
- Ensure new dwellings contribute to a unique sense of place with quality design and high levels of amenity.

Objective 2

To provide quality housing and a diversity of choice in housing types and designs.

Strategies

- 2.1 Provide a diversity of housing stock for the residents of Wyndham to enable a wide range of housing choice.
- 2.2 Encourage housing that meets a diversity of community needs incorporating a 'universal' dwelling design that is adaptable across life stages to allow residents to age in place.
- 2.3 Support housing and accommodation for the ageing population.
- 2.4 Encourage the provision of an adequate supply of social housing.
- 2.5 Ensure that smaller household units are developed particularly near rail stations, activity centres or employment areas.
- 2.6 Ensure specialised housing types are provided to accommodate community groups with particular needs for housing in terms of design, location, tenure and cost.
- 2.7 Improve the design quality of residential development.
- 2.8 Encourage the development of adaptable housing that enables residents to remain in their dwellings across life stages and age in place.

21.07-3 Neighbourhood Character

28/05/2015
C161

The *Wyndham Housing and Neighbourhood Character Strategy 2018* assessed established residential areas in Hoppers Crossing, Werribee, Tarneit, Truganina, Wyndham Vale, Point Cook, Little River and Werribee South. Five broad neighbourhood character types in the established residential areas of the city have been identified.

- **Contemporary Garden** – comprising modern residential estates with establishing gardens.
- **Garden Suburban** – comprising formally established residential areas, with a mixture of older buildings located around linear street patterns and pockets of established vegetation.
- **Garden Court** – comprising street patterns of winding roads and cul de sacs, with a range of dwellings set in garden surrounds. In some areas, an established tree canopy as well as wide grass verges at the street edge, creates a strong landscape character.
- **Rural Garden** – informal streets with strong landscape dominated settings. Built form is hidden in larger lots behind well-established gardens and canopy trees.
- **Coastal Garden** – informal streets with coastal landscaping and vegetation surrounding buildings. Streets have views of the nearby coastal foreshore and market gardens.

Key issues

- Identifying and protecting areas within the municipality with significant neighbourhood character values.
- Considering neighbourhood character issues in the assessment of infill housing development proposals within existing residential areas.
- Balancing the tension in policy between urban consolidation objectives and the desire to respect residential amenity and neighbourhood character.
- Ensuring that the type, scale and design of development and the impacts on existing amenity are addressed.
- Minimising the loss of backyard areas and established vegetation.

Objective 3

To recognise places of distinct neighbourhood character.

Strategies

- 3.1 Maintain the garden settings of buildings and the tree canopy of neighbourhoods.
- 3.2 Accommodate landscaping within smaller garden settings.
- 3.3 Maintain the rhythm of spacing between buildings.
- 3.4 Provide space for front gardens and planting around buildings.
- 3.5 Minimise the loss of front garden space and the dominance of car parking structures.
- 3.6 Avoid new buildings or extensions dominating the streetscape.
- 3.7 Encourage innovative and contemporary architectural responses that make a positive contribution to the streetscape character.

- 3.8 Encourage the retention of intact, older buildings that contribute to the character of the area.
- 3.9 Ensure that the pattern of frontage treatment within the area is respected.
- 3.10 Integrate buildings and landscape settings with open space and creek or river-side environs.
- 3.11 Substantial Change Areas will undergo significant change to incorporate higher densities.

21.07-4 Affordability

C161

The City of Wyndham experienced the highest population growth rate of any Victorian municipality between 2007 and 2017 at 7% per annum. Wyndham's growth has been driven in part by the relatively lower cost of housing in the area and available land. Housing that is more affordable for lower-moderate income home buyers is now largely confined to the outer suburbs¹.

Despite house prices remaining lower than the average price in metropolitan Melbourne, many residents in Wyndham are experiencing significant housing stress and hardship. The percentage of rental housing that is affordable is above the state measure however homelessness, mortgage stress and rental stress, is amongst the highest in the state.

High rates of mortgage delinquency cluster in growth and interface areas, particularly in metropolitan Melbourne's western region. A lack of affordable housing can lead to overcrowding, poor living conditions, or in some cases, homelessness. Homelessness increased in Wyndham by 76.3% between 2011 and 2016. Unaffordable or inappropriate housing types are increasingly becoming the only option to house residents in the long term, including rooming houses, caravan parks, 'couch surfing' and other marginal accommodation.

Key issues

- Lack of supply of affordable housing types and incentives for their inclusion in large scale developments.
- Guiding development around existing and proposed activity centres, where community infrastructure, jobs and services are available and can be maximised.
- Guiding growth and the increasing supply of housing to include a diversity of housing types for various community needs.
- Understanding housing vulnerability and the needs of the low income housing market.
- Increasing numbers in homelessness.

Objective 4

To ensure specialised housing types including affordable housing are provided.

Strategies

- 4.1 [Develop a framework for Council to address housing affordability across the municipality.](#)
- 4.2 [Increasing choice in housing type, tenure and cost to meet the needs of households and support diverse communities.](#)

4.3 [Ensure that housing growth supports the economic viability of activity centres.](#)

4.4 [Encouraging a proportion of new development to be affordable for households on low to moderate incomes.](#)

4.5 [Support and partner with social housing providers and the affordable housing sector to increase the supply of social housing.](#)

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Implementation

The strategies will be implemented through the planning scheme by:

Application of zones and overlays

The objectives, strategies and policy guidelines in the Planning Scheme are implemented through the application of appropriate zones and overlays.

- Apply Design and Development Overlays to protect major gateways.
- Apply the Heritage Overlay to heritage places and precincts.
- Apply Design and Development Overlays to areas requiring specific design solutions.
- Apply the appropriate Residential Zone and the Urban Growth Zone (in growth areas) as appropriate.
- Apply the Neighbourhood Residential Zone or Low Density Residential Zone to Limited Change Areas.
- Apply the General Residential Zone to Incremental Change Areas.
- Apply the Residential Growth Zone or Mixed Use Zone to Substantial Change Areas where appropriate.

Policy Guidelines

The objectives, strategies and policy guidelines in the Planning Scheme will be implemented through the application of the following local planning policy.

- Clause 22.01 (Non-Residential Uses in Residential Zones Policy) seeks to provide direction on a range of discretionary use and development options in residential zones.
- Clause 22.04 (Neighbourhood Character Policy) seeks to protect neighbourhood character and ensure development is respectful of its neighbourhood.

Further strategic work

- Prepare design guidelines for medium and high density development to improve the standard of building design and landscaping.
- Prepare a Housing Diversity Strategy, in line with the objectives and actions of the *Wyndham Housing and Neighbourhood Character Strategy 2018*.
- Prepare a Wyndham Housing Affordability Strategy that will include a review of Council protocols, policies and resources dedicated to achieving affordable housing.
- Investigate incorporating affordable housing requirements to large development sites.

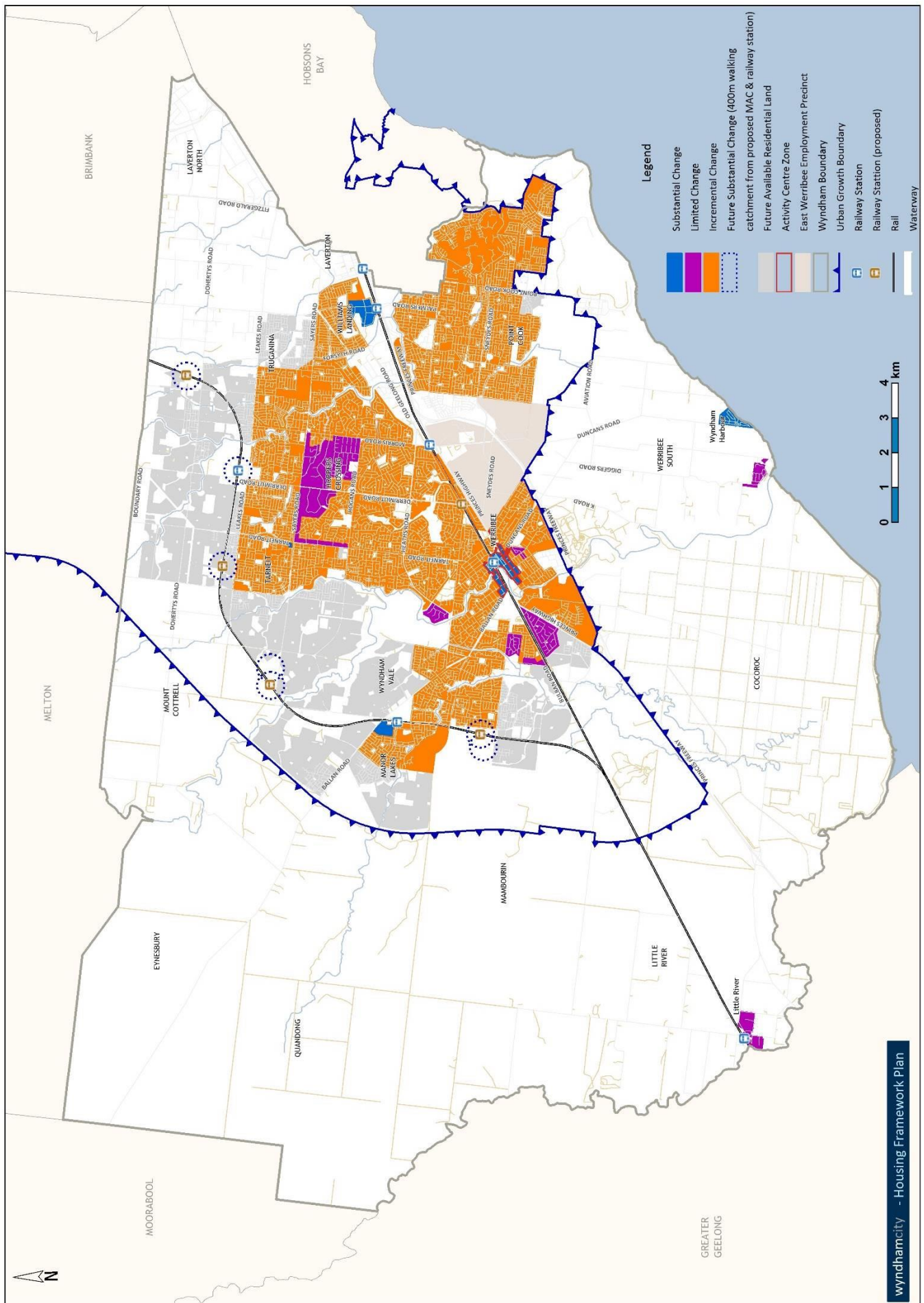
Reference documents

- *Wyndham Housing and Neighbourhood Character Strategy 2018*.

- *Residential Design Guidelines: Rear Loaded Lots August (2010).*

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Map 5 – Housing Framework Plan



21.08 ECONOMIC DEVELOPMENT

07/09/2017
C161

This clause provides local content to support Clause 17 (Economic Development) of the Planning Policy Framework.

Specific references to individual suburbs and towns are also included in Clause 21.11 (Local Areas).

21.08-1 Economic growth

07/09/2017
C197

Wyndham has a diverse local economy, including major industrial and logistics development in Laverton North, intensive agriculture at Werribee South, busy commercial precincts, an extensive new housing market, and a major tourism precinct. About one third of Wyndham's resident workforce is employed within the municipality meaning that two thirds leave the municipality for work every day. This places significant stress on roads and public transport, impacts on expenditure leakage from local economic activity and has significant health implications arising from long commute times. Wyndham lacks a critical mass of employment opportunities for professional people and skilled tradespersons.

Attracting new investment and business to the region that meets the needs of these workers is critical to the city's long term economic future. The 925ha East Werribee Employment Precinct (EWEP) is going to be a generator of high density white collar employment opportunities.

The West Growth Corridor Plan outlines significant employment nodes for future development:

- The EWEP between Werribee and Point Cook.
- South of Boundary Road between the Outer Metropolitan Ring Road and planned extension of Forsyth Road.
- An area immediately west of the Regional Rail Link between Wyndham Vale station and a potential future station at Tarneit West (Davis Road).
- An area bounded by Bulban Road, the Regional Rail Link and Outer Metropolitan Ring Transport Corridor.

Key issues

- Ensuring sufficient land is available to attract investment and generate additional jobs.
- Balancing blue and white collar employment opportunities.
- Investing in "high value-adding" industries.
- Increasing local employment opportunities for residents.
- Promoting Wyndham as a place for long term business attraction and expansion.

Objective 1

To facilitate new development and employment opportunities in Wyndham.

Strategies

- 1.1 Ensure adequate land availability for industrial and commercial growth.
- 1.2 Ensure that industrial and commercial development is of the highest quality especially at the interface with residential land.

21.08-2 Activity centres

28/05/2015
C192

Activity centres provide a range of functions including retail, commercial, community, cultural, transport, education, social, entertainment, leisure and civic services. These roles are vital to community and business development and to growth and diversification of local employment.

Wyndham is committed to the reinvigoration and redevelopment of the Werribee City Centre as its Principal Activity Centre as a major retail, commercial and residential hub. Wyndham's other activity centres are identified on the Strategic Framework Plan at Clause 21.01. The *Werribee City Centre Precinct Structure Plan 2013* sets out a vision and planning framework for the centre. Precinct Structure Planning for Wyndham North and Wyndham West provides for commercial and retail activities centres, community facilities and home based employment opportunities.

Key Issues

- Consolidating activity centres as the focus for retail and commercial activity.
- Creating functional, attractive and accessible activity centres that connect to surrounding communities including by cycling and walking routes.
- Ensuring retail facilities and community services are not duplicated across communities.
- Ensuring activity centres provide a mix of uses to create vibrant, attractive spaces.

Objective 2

To establish a network of activity centres which satisfy a range of retail, commercial, community and residential needs.

Strategies

- 2.1 Encourage a mix of retail, office, commercial, entertainment, leisure and community uses, and higher density housing to locate within activity centres.
- 2.2 Encourage increased intensity and scale of development within defined activity centres.

Objective 3

To facilitate the growth of the Werribee City Centre.

Strategies

- 3.1 Encourage a diverse range of land uses including accommodation, office, retail, food and drink, transport, leisure, civic and community uses.
- 3.2 Encourage high quality, accessible and environmentally sustainable design.
- 3.3 Provide coordinated walking, cycling, pedestrian and vehicular movement.
- 3.4 Encourage the development of an integrated high quality public transport interchange.
- 3.5 Provide well located and accessible car parking areas in the centre.
- 3.6 Enhance the 'green heart' of the centre and improve connections to environmental and open space assets in accordance with Map 6 Werribee City Centre Activity Land Use and Built Form Map).

Table 1 - Wyndham Activity Centres

Principal Activity Centre (PAC) – Werribee City Centre	
Role and function:	<p>Werribee City Centre comprises approximately 30,000 square metres of retail space and 15,000 square metres of commercial space. The precinct is primarily a mixture of business and personal services, banking, boutique shopping, restaurants and cafes. The <i>Werribee City Centre Structure Plan</i> (2011) outlines a vision for the development of a vibrant city centre that takes full advantage of its immediate connection to both the Werribee Employment Precinct and the Werribee River. Activated street frontages combined with multi-level commercial, retail and residential uses will secure Werribee City Centre as a major employment centre.</p> <p>Establish Station Place as a major community and business focal</p>

	<p>point of the City Centre, connecting the centres public transport interchanges with its commercial and community facilities and recreation areas;</p> <p>Reinforce the prioritisation of pedestrian traffic in the City Centre and strengthen pedestrian, bicycle and public transport access to the City Centre;</p> <p>Ensure that new development adjacent to the River addresses and opens out onto it;</p> <p>Investigate the potential for an elevated walkway overlooking the Werribee River, connected to the rear of businesses in Watton Street;</p>
Housing growth:	Achieve a substantial increase in the number of dwellings by facilitating higher density, apartment style housing.
Scale of development:	Higher density mixed use buildings scaling down to medium density and lower density at the sensitive interfaces

Other Activity Centres (Map 5 – Activity Centres Map)

Role and function:	<p>Werribee Plaza is the largest retail centre in Wyndham comprising 70,000m² of leasable floor space.</p> <p>Williams Landing Activity Centre has a capacity to house 6,500 residents and will be supported by a rail station and bus exchange with an integrated retail and commercial activity centre.</p> <p>Point Cook Town Centre comprises about 30,000m² retailing, 5,000m² of office space and an integrated Community Learning Centre and Library. The centre has potential for further investment in retail and office development.</p> <p>Hoppers Crossing has up to 20,000m² of retail uses.</p> <p>Old Geelong Road Precinct, Hoppers Crossing is a mix of restricted retail homemaker stores and light industrial including manufacturing, engineering and service repair centres. It is also home to churches, gymnasiums, play centres and indoor sports. There is some additional capacity for future development along Old Geelong Road east of Skeleton Creek.</p> <p>Provide for a range of mixed use developments at the Woodville Park centre.</p> <p>New activity centres are planned for the growth areas including Manor Lakes (expansion of existing centre), Sanctuary Lakes, Tarneit Central (formerly Rose Grange), East Werribee, Truganina, Tarneit, Riverdale, Ballan and Westbrook.</p> <p>Other centres have a mix of uses serving local needs and are dominated by shops, small businesses, and community services. These play an important community based role in serving the everyday and weekly needs of residents and provide an important community focal point. These are typically anchored by a supermarket of about 2,000m².</p>
Housing growth:	Achieve a substantial increase in the number of dwellings by facilitating a mix of housing with a large share of apartment style dwellings.
Scale of development:	Multi-level medium density buildings scaling down at the housing interface.
Other directions:	<p>Confine the extent of retail activity in Hoppers Crossing to the eastern boundary of No. 76 Old Geelong Road.</p> <p>Designate areas for large and bulky retail sales in Old Geelong Road, Hoppers Crossing and at Williams Landing.</p>

21.08-3 Industry07/09/2017
C197

The western region has good access to ports, airports, freeways and the Melbourne Central Business District. The Laverton North and Truganina Industrial Precincts, located within the western industrial node, are recognised as major manufacturing and logistics hubs. The precincts offer a large supply of relatively affordable zoned land.

Laverton North Industrial Precinct is the largest industrial precinct in the city and provides significant advantages in land availability and affordability with a future capacity for significant new investment and industrial development. The Truganina Employment Precinct Structure Plan (PSP) comprises 662 hectares located at the north-eastern edge of Wyndham to the immediate west of the existing Laverton North Industrial Precinct. It is anticipated that between 10,000 and 15,000 new jobs will be delivered in the Truganina Employment precinct providing significant capacity for the generation of high skilled employment opportunities. The Truganina Employment PSP proposes a high quality industrial and commercial area with strong architectural and landscape themes.

There are also a number of sites with licences for extractive industry within the municipality which should be protected.

Key issues

- Providing sufficient land for industrial growth and expansion.
- Encouraging a cohesive built form and high quality landscaping in industrial areas.
- Ensuring that industrial precincts are protected from intrusion by inappropriate land uses that put pressure on lawful existing industrial activities.

Objective 4

To facilitate new development and employment opportunities.

Strategies

- 4.1 Ensure Laverton North is the preferred location for industrial uses.
- 4.2 Develop a high quality business park and industrial precinct within the Truganina Employment Precinct.
- 4.3 Protect existing extractive industry sites by separating incompatible land uses and by physical separation.

21.08-4 Tourism28/05/2015
C192

Wyndham City is home to a range of tourism experiences including the Werribee Open Range Zoo, Werribee Park Mansion, National Equestrian Centre and the Point Cook Coastal Park Council's *Tourism and Events Strategy* articulates the vision for tourism growth and development in the City. New opportunities for tourism investment have been identified including water based activities, accommodation, sporting and recreational activities and wild life tours.

Objective 5

To identify and promote new tourism investment.

Strategies

- 5.1 Encourage new tourism operations in the Werribee South Tourism and Harbour precincts.
- 5.2 Ensure that the siting of tourism operations minimises the potential for conflict with farming activities.
- 5.3 Ensure new tourism operations within the Intensive Agriculture Precinct are agriculture related or have a significant agricultural component.
- 5.4 Link tourism and recreational assets across the Green Wedges.

21.08-528/05/2015
C192**Gaming**

Within Wyndham, there are currently limited facilities for cultural and arts activities. Conversely, the city is well represented by electronic gaming machines (EGMs). While these are legitimate forms of leisure, problem gambling can cause significant community harm and planning is required to ensure that any proposed new gaming venues are established in appropriate areas. Activity centres and shopping areas are often highly accessible locations and may not be appropriate for gaming venues.

Key issues

- Ensuring the impacts of gambling on the health and wellbeing of the community are minimised.

Objective 6

To identify locations where electronic gaming machines are encouraged or discouraged.

Strategy

- 6.1 Encourage responsible development that promotes a healthy, safe and diverse community.
- 6.2 Assess gaming applications on the basis of the social and economic impacts on the community in accordance with Clause 22.03.

21.08-607/09/2017
C197**Implementation**

The strategies will be implemented through the planning scheme by:

Application of zones and overlays

The objectives, strategies and policy guidelines in the Planning Scheme are implemented through the application of appropriate zones and overlays.

- Apply Development Contributions Plan Overlays to properly plan for infrastructure provision.
- Apply Schedule 1 to the Design and Development Overlay to maintain the boulevard appearance of the Princes Highway.
- Apply Design and Development Overlays to areas requiring specific design solutions.
- Apply Schedule 11 to the Design and Development Overlay to ensure development of the Boundary Road Office and Industrial Precinct as a high quality industrial/office precinct and to respect residential and other sensitive interfaces.

Policy Guidelines

The objectives, strategies and policy guidelines in the Planning Scheme will be implemented through the application of the following local planning policy.

- Clause 22.01 (Non-Residential Uses in Residential Zones Policy) seeks to provide direction on a range of discretionary use and development options in residential zones.
- Clause 22.02 (Advertising Signs Policy) seeks to provide direction on a range of advertising applications that are permitted under Clause 52.05.
- Clause 22.03 (Gaming Policy) seeks to protect the community from the adverse effects of gaming machines by ensuring they are located only where there will be a net community benefit.

- Use the Schedules to Clause 52.28 to prohibit gaming machines in identified activity centres or shopping strips where gaming venues would not be appropriate.

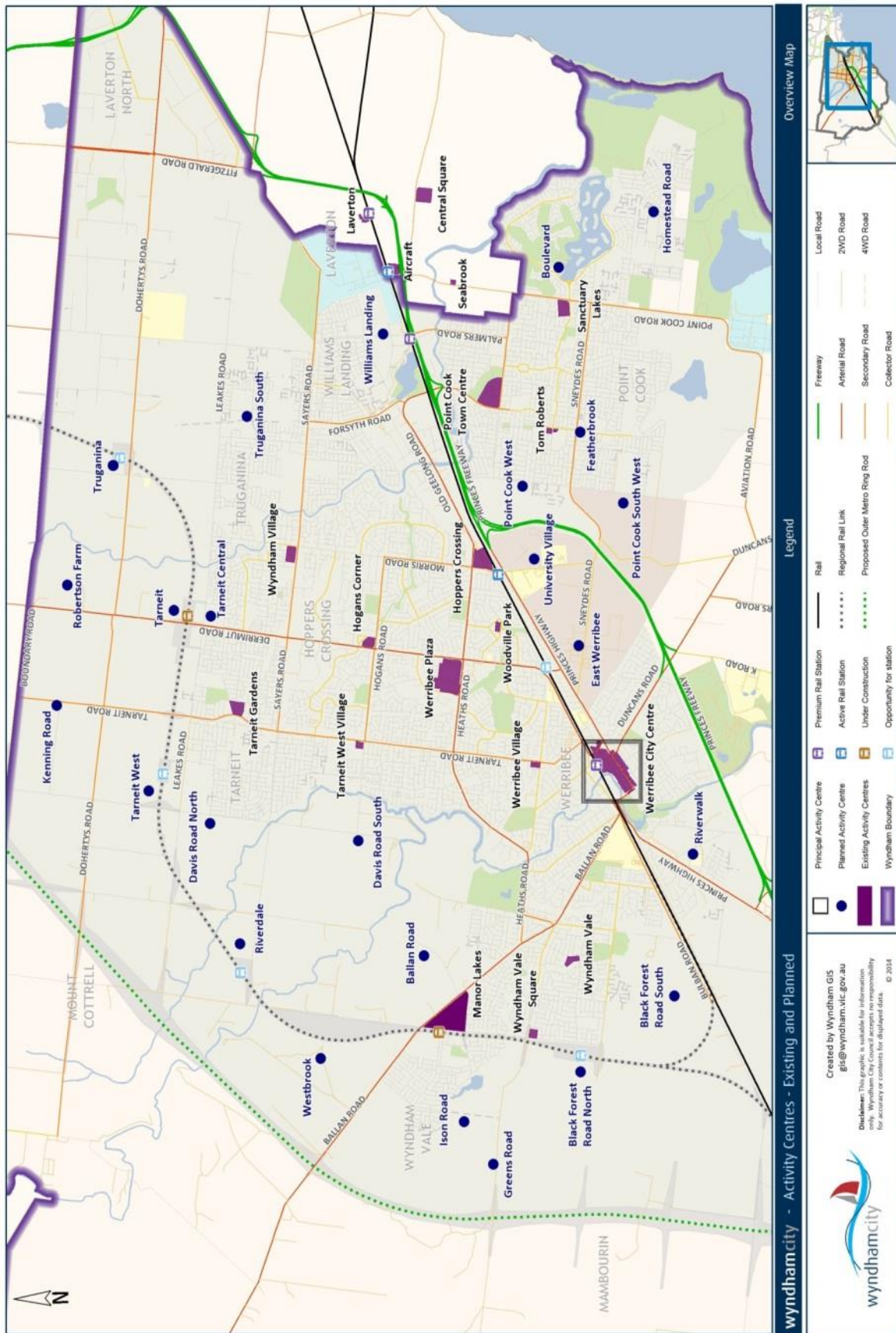
Further strategic work

- Investigate transport corridor reservations for precinct structure plans for selected activity centres.
- Investigate the need for further planning controls on the operation of licensed premises.
- Develop design criteria for commercial facilities in support of key tourist locations.
- Develop a strategy to reinforce tourism through planning for urban development and renewal.

Reference documents

- *Economic Development Strategy 2012-2016.*
- *Tourism and Events Strategy 2011-2016.*
- *Laverton Employment Node and Major Activity Centre (2006).*
- *Werribee City Centre Structure Plan (2013).*
- *Responsible Gambling Strategy (2012-2014).*
- *Boundary Road Design Guidelines (2016).*

Map 6 –Activity Centres Maps



Map 7 – Werribee City Centre Activity Land Use and Built Form Map

