

WYNDHAM PLANNING SCHEME

AMENDMENT C219

EXPLANATORY REPORT

Who is the planning authority?

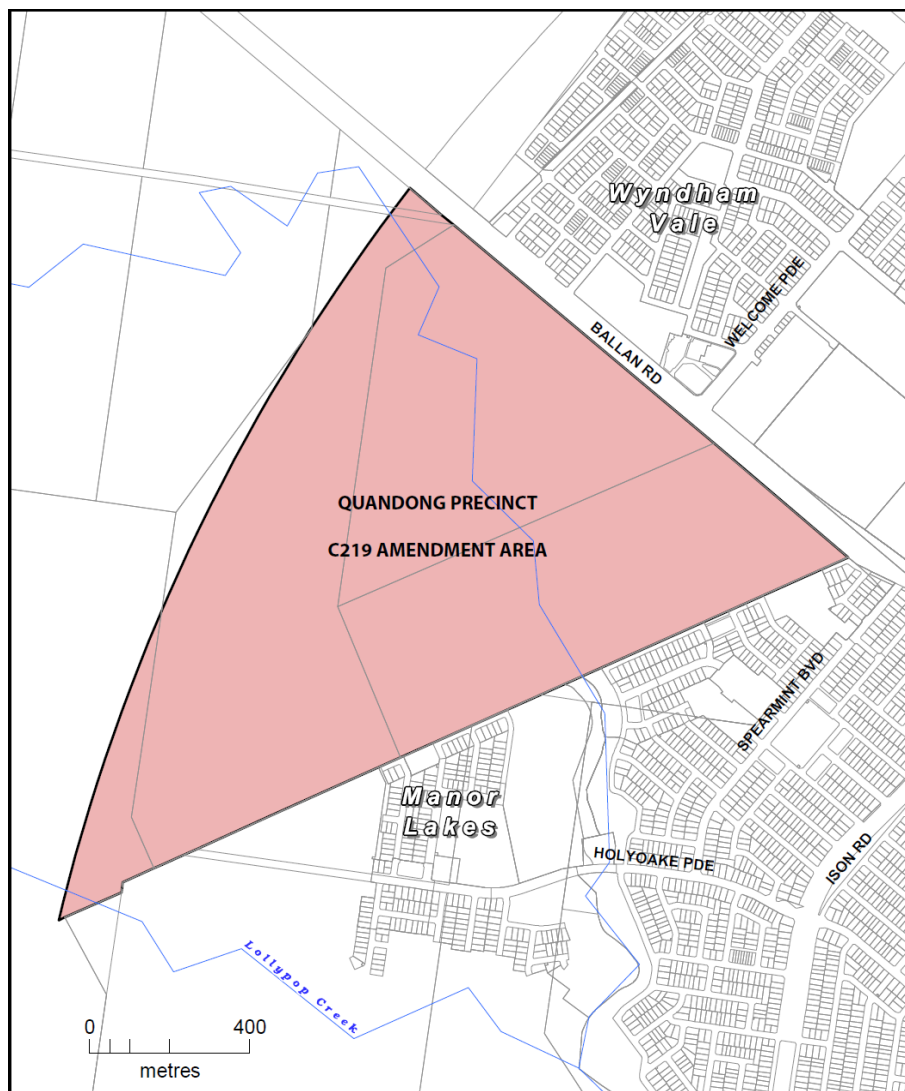
This amendment has been prepared by the Wyndham City Council, which is the planning authority for this amendment.

The Amendment has been made at the request of Wyndham City Council and the Victorian Planning Authority.

Land affected by the Amendment

The Amendment applies to the Quandong Precinct (the Precinct) – 153 hectares of land located approximately 33 kilometres west of the Melbourne CBD. The Precinct is bounded by Ballan Road to the north east, Manor Lakes Precinct to the south, and the Outer Metropolitan Ring/ E6 Transport Corridor (OMR) road reservation to the west. The location of the Precinct is illustrated on the map below.

MAP 1 – C219 Amendment Area



What the amendment does

The amendment proposes to make changes to the *Wyndham Planning Scheme* (the Scheme) to facilitate the development of land within the Precinct in accordance with the vision of urban growth outlined in the *Quandong Precinct Structure Plan, November 2018* and the *West Growth Corridor Plan*. It proposes to rezone part of the land to Urban Growth Zone (UGZ16) to enable the development of urban uses. The amendment also proposes to apply the Incorporated Plan Overlay Schedule (IPO5) to the BCS Conservation Area 13, which will remain as Rural Conservation Zone (RCZ), as well as make a number of other changes to the Scheme.

The Amendment specifically will:

- Insert Schedule 16 to Clause 37.07 Urban Growth Zone (UGZ16) and rezone part of the Precinct to UGZ16. The Schedule sets out the land use and development controls for UGZ16 and requires land use and development to be generally in accordance with the *Quandong Precinct Structure Plan, November 2018*;
- Insert Schedule 5 to Clause 43.03 Incorporated Plan Overlay (IPO5) and apply it to land in the Precinct zoned Rural Conservation Zone to give effect to the *Quandong Precinct Structure Plan, November 2018*;
- Apply the Environmental Audit Overlay (EAO) to the future urban area of the Precinct (that land which is zoned UGZ16);
- Amend the Environmental Significance Overlay 1 (ESO1) to reflect the revised boundary of the waterway as designated by Melbourne Water and as documented in the *Quandong Precinct Structure Plan, November 2018*. Remove ESO1 from land in the Precinct zoned UGZ16;
- Amend the Environmental Significance Overlay 2 (ESO2) to remove it from land in the Precinct zoned UGZ16;
- Amend the Schedule to Clause 52.17 Native Vegetation to identify native vegetation within the Precinct which can be removed, destroyed or lopped without need for a planning permit, and amend the formatting of the Schedule to make it compliant with the *Ministerial Direction on the Form and Content of Planning Schemes, Amendment Gazetted 3 October 2018*;
- Amend the Schedule to Clause 53.01 to include a public open space contribution requirement for subdivision of land within the Precinct zoned UGZ16;
- Amend the Schedule to Clause 66.04 Referral of Permit Applications Under Local Provisions to include referral to the Secretary to the Department administering the Mineral Resources (Sustainable Development) Act 1990 for an application to use or construct a building within 500 metres of the land containing the quarry at Argoona Road, Mambourin; and amend the formatting of the Schedule to make it compliant with the *Ministerial Direction on the Form and Content of Planning Schemes, Amendment Gazetted 3 October 2018*;
- Amend the Schedule to Clause 66.06 Notice of Permit Applications Under Local Provisions to include notice to the licensee of the Brooklyn to Lara gas transmission pipeline for an application to use land or construct a building or carry out works associated with certain uses within the high pressure gas transmission pipeline measurement length; and, to include notice to the owner and operator of the Wyndham Vale Gas City Gate for an application to use land or construct a building or carry out works associated with certain uses within the gas city gate measurement length; and amend the formatting of the Schedule to make it compliant with the *Ministerial Direction on the Form and Content of Planning Schemes, Amendment Gazetted 3 October 2018*; and
- Amend the Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme to include the new incorporated document titled "*Quandong Precinct Structure Plan, October 2018*".

Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment introduces planning provisions to implement the State Planning Policy Framework with regard to the growth of Melbourne by facilitating new urban development and associated infrastructure provision and conservation and open space outcomes.

The amendment incorporates the *Quandong Precinct Structure Plan, November 2018* (the PSP) into the *Wyndham Planning Scheme* and introduces the statutory tools to allow for the urban development of the precinct in accordance with the State Planning Policy Framework. The PSP will yield approximately 64.47 ha of net developable area (42.14% of the Precinct area), equating to approximately 1063 new homes and a population of 2,976 persons at 16.5 dw/NDHa. The Amendment includes approximately 6.45 ha or 4.21% of the total precinct as local parks, 10.19 ha or 6.63% as waterway, and 51.68 ha or 33.78% as conservation area.

The *West Growth Corridor Plan* identifies land within the Precinct as 'residential', with 'biodiversity values' for the southern third of the Precinct and 'waterway corridor' along the Lollypop Creek tributary. The Amendment will implement these land use designations and ensure the area develops in an integrated way. The Amendment provides an overall structure for the area providing certainty in the development decisions and clarity as to the cost and location of services.

The Amendment will facilitate diversity of choice in housing, and a high standard of urban design and amenity. The PSP supports the creation of an attractive residential environment with a strong sense of place that integrates with the existing biodiversity, cultural heritage, drainage and landscape values of the precinct. The PSP will contribute population catchment for the emerging Manor Lakes Major Town Centre and will increase the viability for the provision of local services, and creation of new businesses and local jobs across the Wyndham West area. The Precinct is well located to a variety of transport opportunities (i.e. within 3 km of the Wyndham Vale Station) which provide connections to the existing job-rich centres of the Melbourne CBD, Footscray, Sunshine and Geelong.

The Amendment provides for conservation of, and mitigation of impacts on Matters of National Environmental Significance under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth). Provisions in the Amendment facilitate the implementation of an endorsed program report¹ under that Act. The same provisions also manage matters of state environmental significance. These requirements are consistent with the Commonwealth approved *Biodiversity Conservation Strategy for Melbourne's Growth Corridors, June 2013*, production and approval of which is a requirement of the endorsed program report.

Note, that the Department of Environment, Land, Water and Planning (DELWP) in 2017 amended the boundaries of BCS Conservation Area 13 with the approval of the Federal Department of Environment and Energy. The alignment of the BCS Conservation Area 13 shown in the PSP is in accordance with the approved amended boundary, as per current DELWP map data, and is different to the now outdated boundary shown in the *Biodiversity Conservation Strategy for Melbourne's Growth Corridors, June 2013*.

The Amendment applies an Environmental Audit Overlay (EAO) to the future urban area of the Precinct (that land which is to be zoned UGZ16). This is to ensure that land which is potentially contaminated from historical uses, is suitable for the nominated sensitive land uses of dwelling, residential building and child care centre before it is developed.

The Amendment removes two existing Environmental Significance Overlays (ESO1 & ESO2) from land zoned UGZ16 in the Precinct and consolidates the provisions in the UGZ Schedule 16 and the PSP.

The Amendment does not duplicate any management provisions for land use and development in other acts or regulations.

The Amendment complements, and in some cases replaces, existing provisions of the Scheme. In particular, the amendment integrates and streamlines the process for infrastructure provision.

¹ Delivering Melbourne's Newest Sustainable Communities: Program Report (State of Victoria, December 2009)

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

The Amendment will facilitate the development of land within the Urban Growth Boundary of Metropolitan Melbourne and will provide for the efficient and sustainable servicing of the land.

The Amendment will facilitate residential development by introducing planning provisions that apply fairly and transparently to all affected landowners.

Proposed planning provisions will protect and conserve the natural and cultural assets contained within the BCS Conservation Area 13 and the waterway corridor of the Lollypop Creek tributary.

Specifically, the Amendment facilitates development of a new urban community that:

- Provides for a clear and ongoing land use and development framework applicable to all landowners in the area;
- Locates new urban development within 3 kilometres of an existing railway station and emerging urban area of Melbourne, providing access to employment opportunities, services and transport for new occupants of the area;
- Allows for the community to gain a higher economic return from land in the area through its use for intensive urban development;
- Manages the impacts of development on existing waterway regimes in the area by creating wetlands that prevent an increase in the rate of water flows to surrounding land;
- Protects the BCS Conservation Area 13 that contains high quality native grassland which is high persistence habitat for the Golden Sun Moth, and retains and protects the Lollypop Creek tributary waterway corridor which is habitat for the Growling Grass Frog;
- Implements the approved Aboriginal Cultural Heritage Management Plan including development of an interpretive strategy regarding Wadawurrung occupation of the Precinct;
- Protects dry-stone walls along Ballan Road;
- Provides for a logical and navigable road network complemented by safe, well-made pedestrian and cycling paths all of which are integrated with regional transport networks;
- Will contribute to and benefit from the local infrastructure described in the Wyndham West Development Contributions Plan incorporated through Wyndham C173;
- Sets aside land for new public recreation areas, facilities and utilities and protects the ability to construct transport routes in the Outer Metropolitan Ring Transit Corridor;
- Protects the existing Brooklyn to Lara High Pressure Gas Transmission Pipeline;
- Provides for urban development in the area in a manner that ensures that the current landowners of land that the *West Growth Corridor Plan* designates for 'residential' use can profitably develop their land in a manner that will be functional, pleasant and affordable for future inhabitants and the broader community.

The Amendment provides for the development of at least 1,063 new homes for approximately 2,976 people over 64.47 ha. To service this new population the amendment provides for an integrated road and path network connecting to community infrastructure in neighbouring precincts, a drainage network, essential services including fibre internet connections, an outdoor sports reserve, and two local parks.

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

Environmental Effects

The provisions of the PSP and the Amendment, and the *Biodiversity Conservation Strategy for Melbourne's Growth Corridors, June 2013* will provide a clear framework for the protection management of native vegetation, Golden Sun Moth habitat and Growling Grass Frog habitat.

The Precinct contains BCS Conservation Area 13 as per the Biodiversity Conservation Strategy. Approximately 45% of the precinct is set aside for open space of varying types including:

- 51.68 ha for conservation matters of national environmental significance
- 10.19 ha for waterways, wetlands & drainage reserves
- 6.45 ha for local parks
- 1.23 ha for gas easement & dry stone wall protection buffer

Stormwater flows will be managed through an integrated system that aims to manage flows beyond the precinct to be generally kept to pre-development levels. Wetlands will treat stormwater prior to return to waterways.

The Brooklyn to Lara High Pressure Gas Transmission Pipeline, owned and operated by APA under the AS2885 standard, runs just inside the north-western boundary of the Quandong Precinct. The Wyndham Vale Gas City Gate regulating station is located directly across Ballan Road from the Precinct, which is owned and operated by SP AusNet Services. A Safety Management Study review determined that development of the Quandong Precinct is not considered to significantly increase the threat level to the Brooklyn to Lara gas pipeline and the Wyndham Vale Gas City Gate, nor do the gas pipeline and the gas city gate pose an unacceptable risk to the Quandong Precinct.

Several risk management actions were identified for implementation concerning regulation of sensitive uses within the 'measurement length' and design and construction near the gas pipeline and city gas gate. Requirements in the PSP and the proposed Scheme ordinance reflects and implements these actions as relevant.

Land to the west of the Precinct at Argoona Road, Mambourin has been granted an Extractive Industry Work Authority 43 (WA43) under the Mineral Resources (Sustainable Development) Act 1990. Minimal extraction has occurred at the site to date. A 500 metre sensitive use buffer from the quarry property boundary intersects with a very small portion of the Quandong Precinct, which is reservation for the Outer Metropolitan Ring/E6 Transport Corridor. There are no implications for the planning of the residential area of the Precinct.

Economic Effects

The Amendment is expected to provide population catchment for the emerging Manor Lakes Major Town Centre, further supporting the viability of new businesses, services and local jobs in the immediate area. The Precinct is located within 3 km of the established Wyndham Vale Railway Station enabling public transport access to job rich centres, including Melbourne CBD, Footscray, Sunshine, and Geelong. There will also be jobs created during the construction phase of the precinct.

Social Effects

The Amendment is expected to generate a positive social effect for the Wyndham West Area. The projected residential population of the Quandong Precinct has been factored, under previous planning processes, into the town centre, community infrastructure and transport infrastructure planning in adjoining precincts. This is reflected in the gazetted *Wyndham West Development Contributions Plan*. Development of the Quandong Precinct will provide development contributions for the construction of infrastructure across the Wyndham West area, which will benefit and service the residents of both the Quandong Precinct and adjoining precincts. The Quandong Precinct will provide population catchment for the emerging Manor Lakes Major Town Centre and increase the viability for the provision of local services, and creation of new business and local jobs.

The retention and protection of environmental values will ensure that land along the Lollypop Creek tributary can be utilised for passive recreation for existing and future communities.

Does the Amendment address relevant bushfire risk?

The approach taken to address bushfire risk by the proposed Amendment is consistent with the objectives and strategies under State Planning Policy Framework *Clause 13.02-1S Bushfire planning* and under the Local Policy Planning Framework *Clause 21.04-4 Bushfire* in the Wyndham Planning Scheme. The CFA was consulted at both agency consultation and public exhibition stages of the drafting of the PSP and Amendment, and confirmed on 6 February 2019 that it is supportive of the PSP and Amendment's approach taken to address bushfire risk and that it has no objection.

On 21 February 2019 Council officers received correspondence from DELWP State Planning Services requesting that a comprehensive bushfire hazard and risk assessment addressing Clause 13.02-1S Bushfire planning of the Wyndham Planning Scheme be completed prior to taking the Amendment to a council meeting for adoption.

A *Clause 13.02 Bushfire Report: Quandong Precinct Structure Plan, Ballan Road, Manor Lakes* dated 12 April 2019 was subsequently completed by consultants Ecology and Heritage Partners. The Wyndham City Municipal Fire Prevention Officer has reviewed the report and provided written email correspondence on 16 April 2019 that the report is to satisfaction. The CFA has also reviewed the report and provided written correspondence on 17 April 2019 that they are satisfied the report addresses Clause 13.02-1 S and that they support the Amendment C219 in its current form. No changes were required to the C219 Amendment or the Quandong Precinct Structure Plan.

The *Clause 13.02 Bushfire Report* assessed the suitability of implementing the Quandong PSP under Amendment C219 against *Clause 13.02-1S Bushfire planning*. It concluded that the Quandong PSP meets the objectives and strategies by demonstrating that dwellings and other buildings can achieve a construction standard of BAL-12.5 and the commensurate separation distance. Other fire mitigation measures include maintaining the open space and waterway and drainage reserves in a low threat state, providing a hydrant network, providing adequate access for emergency vehicles throughout the precinct and providing a 20-metre wide rolling buffer around any new buildings during the construction phase.

Specific hazards and mitigation

The Precinct lies within a Bushfire Prone Area. A Bushfire Management Overlay does *not* apply to the site. Most of the land within and surrounding the Precinct has or is currently used for agriculture and general farming. In the short term, this land represents a fire risk as grassland. In the medium-to-long term, two-thirds of the land within the Precinct, and the land to the northeast, east and south will be developed for urban purposes. Subsequently, the fire risk will be substantially reduced. However, there will be potential risk in areas of open space and the land that is reserved for BCS Conservation Area 13.

To the northwest, the Precinct is aligned to the future Western Grassland Reserve. This could expose the development to grassfire risk. In the long-term, the Outer Metropolitan Ring (OMR) / E6 Transport Corridor will provide a fire separation function. The PSP proposes an interface to the OMR reserve containing a street and council-managed nature strip. The Country Fire Authority (CFA) is satisfied that this will provide a boulevard ring road treatment to provide effective fire separation between the grasslands and housing, especially in the short-to-medium term before the OMR is built.

The Quandong PSP also requires a boulevard road/ open space interface to the BCS Conservation Area, and waterway and drainage reserves. The Amendment introduces a mandatory "Bushfire management" subdivision permit application requirement in Schedule 16 to Clause 37.07 Urban Grown Zone, requiring applicants to submit a Site Management Plan that addresses bushfire risk during, and where necessary, after construction. This requirement combined with building regulations ensuring greater fire resistance for new buildings will assist in mitigating fire risk.

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

Ministerial Direction – The Form and Content of Planning Schemes

The Amendment complies with the requirements of the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The Amendment also complies with the following relevant Ministerial Directions:

Direction No. 1 Potentially Contaminated Land

The Amendment is compliant with Ministerial Direction No. 1. The Amendment includes mechanisms that ensures the environmental condition of potentially contaminated land in the Precinct, that is to be used for a sensitive use (including dwellings, residential buildings and child care centres) or public open space, will be suitable for the intended use before the construction or carrying out of buildings or works in association with the use.

The Environment Protection Authority Victoria (EPA) has advised that it considers the site potentially contaminated due to the nature of wastes, fill and fuel storage that have been identified on part of the land by the Preliminary Site Investigation (Atma Environmental, 9 Dec 2014). The EPA in its submission to the exhibition of the Amendment, recommended that a Section 53x environmental audit be undertaken on 955 Ballan Road and 1005 Ballan Road (the land for future urban uses), whilst Lot 8 (the parcel that is to be BCS Conservation Area) be assessed via an environmental site assessment (as proposed by per exhibited ordinance). The landowners for both 955 Ballan Road and 1005 Ballan Road have agreed in writing for an Environmental Audit Overlay (EAO) to be applied to their land as relevant.

The Amendment applies an Environmental Audit Overlay (EAO) to the future urban area of the Precinct (that land which is zoned UGZ16). This requires a certificate of environmental audit or an auditor's statement to be issued before the construction or carrying out of buildings and works in association with a sensitive use commences. A condition regarding Environmental Audit is included in Schedule 16 to Clause 37.07 Urban Growth Zone based on the guidance/ conditions in the potentially contaminated land 2005 practice note and relevant content of the exhibition version of the ordinance. A condition requiring an Environmental Site Assessment and subsequent Environmental Audit if required, is included in Schedule 5 to Clause 43.03 Incorporated Plan Overlay, for the land that is to remain as Rural Conservation Zone. The wording of these conditions has been fine-tuned with advice from the EPA, who on 18 December 2018 confirmed it is satisfied with the proposed wording.

Direction No.9 Metropolitan Planning Strategy

Ministerial Direction No. 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 (UGB) of Metropolitan Melbourne. The Amendment responds specifically to the following initiatives of *Plan Melbourne 2017-2050*:

Policy 1.3.2 Plan for new development and investment on the existing and planned transport network

The Quandong Precinct is located within 3km of the newly established Wyndham Vale Station at Manor Lakes and leverages the investment made in the Regional Rail Link. V/Line services operate via the Regional Rail Link (RRL) to provide access from Wyndham Vale Station to Geelong within 28 minutes, Sunshine within 19 minutes, Footscray within 25 minutes, and Southern Cross Station in the Melbourne CBD within 34 minutes.

A future railway station at Black Forest Road North will also service the area. A future extension of the electric Werribee Line to Wyndham Vale Station will provide direct rail access from Manor Lakes to destinations including the Werribee City Centre, East Werribee Employment Precinct (Derrimut Road), Hoppers Crossing, Williams Landing, Laverton, Footscray and the Melbourne CBD.

In providing catchment for the Wyndham Vale Station and future Black Forest Road North Station, the Quandong Precinct will support the viability for new development and investment within the emerging Manor Lakes Major Town Centre and future Black Forest Road North Town Centre, as well as other existing and future town centres along the RRL and Werribee Line.

Policy 2.5.2 Provide a range of housing types in growth areas

The PSP provisions require that subdivisions must deliver a broad range of lot sizes, large to small, capable of accommodating a variety of housing types and sizes. Higher amenity areas such as adjacent to open space, the waterway corridor and public transport facilities provide the opportunity for medium and higher density residential development. The provision of some lots larger than standard will also enable a diversity of housing to be achieved.

Policy 3.1.6 Support cycling for commuting

The Wyndham West area, incorporating the Quandong Precinct, will feature an extensive road and trail network to facilitate cycle movements, linking key destinations such as local and major town centres, schools and community facilities, and public transport facilities. Commuter cycling will be accommodated through a combination of off and on road routes.

Within the Quandong Precinct, a shared path along the gas pipeline easement, waterway corridor and through the BCS Conservation Area 13 will connect to Westbrook Precinct in the north, and Manor Lakes Precinct in the south, to provide direct access to further open space reserves, schools and the Ison Road Local Town Centre. A shared path and on-road cycling lanes along Ballan Road will

provide direct access to the Manor Lakes Town Centre. A shared path will extend along the OMR reservation when built, providing a regional trail linking the Wyndham West area.

Policy 3.2.2 Improve outer-suburban public transport

The North-South connector street through the Quandong Precinct will be bus capable and designed to PTV requirements. It will enable most residents to be within 400m of a bus route. It will allow PTV to provide local bus services utilising the extensive bus capable connector road network in the Wyndham West area, connecting Quandong to key local and regional destinations, including schools, local town centres, and the Manor Lakes Major Town Centre and Wyndham Vale Station, located less than 3km away.

Policy 3.3.1 Create pedestrian-friendly neighbourhoods

All streets within the Quandong Precinct will have street trees and footpaths of at least 1.5 metres on both sides. The PSP requires the construction of an integrated network of pedestrian/cycle paths linking to key destinations such as schools, local town centres and public transport facilities. A shared path along the gas pipeline easement, waterway corridor and through the BCS Conservation Area 13 will connect to Westbrook Precinct in the north, and Manor Lakes Precinct in the south, to provide direct access to further open space reserves, schools and the Ison Road Local Town Centre.

Policy 3.3.2 Create a network of cycling links for local trips

A shared path/bicycle path will be implemented along the connector street that traverses centrally through the Precinct. A shared path will also be implemented in a north-south direction through the Precinct, along the gas easement, waterway corridor and through the BCS Conservation Area 13 to connect to Westbrook Precinct in the north, and Manor Lakes Precinct in the south, to provide direct access to further open space reserves, schools and the Ison Road Local Town Centre. A shared path and on-road cycling lanes along Ballan Road will provide direct access to the Manor Lakes Town Centre. A shared path will extend along the OMR reservation when built, providing a regional trail linking the Wyndham West area.

Policy 4.4.2 Respect and protect Melbourne's Aboriginal cultural heritage

The Traditional Owners of the land within the Precinct are the Wadawurrung People of the Kulin Nation. Following a complex cultural heritage assessment, two Aboriginal Places were registered. The approved Cultural Heritage Management Plan (CHMP) includes several management recommendations which are required to be implemented. In accordance with the CHMP, the PSP provisions require the development and implementation of an interpretive strategy regarding Wadawurrung occupation of the Precinct, to the satisfaction of the Registered Aboriginal Corporation and the responsible authority.

Policy 5.4.1 Develop a network of accessible, high-quality, local open spaces

The PSP will provide, in accordance with Council policy, 3% passive open space in addition to 7% active open space. In accordance with the *Wyndham West Development Contributions Plan* a minimum 4.52 ha active open space reserve is required to be provided central to the Precinct adjoining Lollypop Creek tributary. Two Local Parks will be provided, one 0.76 ha park east of the Lollypop Creek tributary and one 1.18 ha park in the south west of the residential component of the Precinct, at locations central to residential neighbourhoods.

Policy 6.3.1 Reduce pressure in water supplies by making the best use of all water sources

The PSP contains a provision requiring that all lots within the Precinct be provided with access to a recycled water connection. The PSP also contains a guideline that encourages development to reduce reliance on potable water by increasing the utilisation of fit-for-purpose alternative water sources such as storm water, rain water and recycled water.

Policy 6.5.2 Protect and enhance the health of urban waterways

The PSP contains provisions requiring that the waterway corridor through the Precinct be protected and stormwater conveyance and treatment designed as per the requirements of Melbourne Water and the responsible authority. The PSP requires that three wetlands be developed as stormwater quality treatment assets in accordance with the Quandong Park Development Services Scheme.

Policy 6.5.1 Create a network of green spaces that support biodiversity conservation and opportunities to connect with nature

Open space in the Quandong Precinct will primarily be arranged in a central spine, integrating the active open space reserve and a passive open space reserve with the waterway corridor, associated stormwater treatment assets and the BCS Conservation Area 13. This collocation will enhance the creation of a habitat corridor along the waterway and sense of open landscape. A shared path will extend along the waterway corridor and through the BCS Conservation Area 13, facilitating access south to the waterway corridor and active open space in the Manor Lakes Precinct.

Direction No.11 Strategic Assessment of Amendments

This explanatory report fulfils the requirements of Direction No. 11.

Direction No.12 Urban Growth Areas

How the Amendment implements any Growth Area Framework Plan applying to the land.

The *West Growth Corridor Plan* applies to the land and identifies approximately two-thirds of the land as 'residential' and one third as 'biodiversity values'. It also shows a 'waterway corridor' traversing north-south through the precinct, and a freeway (the Outer Metropolitan Ring/ E6 Transport Corridor) along the land's western edge. The PSP reflects this land use arrangement in its urban structure for the Precinct.

How the Amendment accords with Precinct Structure Planning Guidelines (October 2009).

Objective One: To establish a sense of place and community

The Quandong Precinct will create a unique place distinguished by its rich biodiversity and cultural heritage. The large grassland conservation reserve and waterway corridor will preserve a sense of open landscape, whilst canopy trees in residential areas will provide greenery and shade in summer. As an environmental and recreation spine, the waterway corridor will link residents to the conservation reserve and passive and active open space, both within the precinct and beyond. The precinct will support the housing needs of the Wyndham community by providing a mix of large to smaller lots, enabling a range of housing types and sizes.

The Aboriginal cultural heritage of the site will be celebrated through an interpretive trail along the waterway, and the area's more recent farming heritage, through retention of dry stone walls along Ballan Road. The site's rich biodiversity will be protected and enhanced through the creation of BCS Conservation Area 13 on the south-east portion of the site, protecting native grasslands, the Golden Sun Moth, and other species associated with this habitat.

Objective Two: To create greater housing choice diversity and affordable places to live

The PSP provisions require that subdivisions must deliver a broad range of lot sizes, large to small, capable of accommodating a variety of housing types and sizes. Higher amenity areas such as adjacent to open space, the waterway corridor and public transport facilities provide the opportunity for medium and higher density residential development. The provision of some lots larger than standard will also enable a diversity of housing to be achieved.

Objective Three: To create highly accessible and vibrant activity centres

Due to its relatively small size, the Precinct will not include a town centre of its own. However, the Precinct has been factored into the catchment planning of a network of existing and planned town centres which will service the Precinct in the future:

- Ballan Road Local Convenience Centre, located 100m to the north of the Precinct;
- Westbrook Local Town Centre, located 1.1km to the north-east of the Precinct;
- Ison Road Local Town Centre, located 1.5km to the south-east of the Precinct;
- Manor Lakes Major Town Centre, a Major Activity Centre with stage one completed, located 1.8km south-east of the Precinct; and

- Black Forest Road North, a Major Activity Centre, located 3.7km to the south-east of the Precinct.

Objective Four: To provide for local employment and business activity

As mentioned above, due to its relatively small size, the Precinct will not include a town centre of its own. The population of the precinct will provide valuable catchment for the Manor Lakes Major Town Centre and will increase the viability for provision of local services, and creation of new business and local jobs. The Quandong Precinct and Wyndham West area will also be served by three proposed employment precincts, being:

- The Wyndham North Employment Area along Boundary Road to the north of the Precinct, is planned to be developed as a major employment area to support the proposed Western Intermodal Freight Terminal;
- The East Werribee Employment Precinct (EWEP) located to the south east of the Quandong Precinct will build on the current employment opportunities provided by the Mercy Hospital, Victoria University and the Melbourne University Veterinary School to provide 50,000 jobs; and
- The Bayview, Mambourin East and Werribee Junction precincts (PSPs yet to be planned) to the south of the Quandong Precinct will provide business and industrial zoned land to create job opportunities.

Objective Five: To provide better transport choices

The north-south connector road through the Quandong Precinct will be bus capable and designed to PTV requirements. It will enable the majority of residents to be within 400m of a bus route. It will allow PTV to provide local bus services utilising the extensive bus capable connector road network in the Wyndham West area, connecting Quandong to key local and regional destinations, including schools, local town centres, and the Manor Lakes Major Town Centre and Wyndham Vale Station, located less than 3km away.

All streets within the Quandong Precinct will have footpaths of at least 1.5 metres on both sides. A shared path/bicycle path will be implemented along the connector street, and along the gas easement, waterway corridor and through the BCS Conservation Area 13, connecting to neighbouring precincts and providing direct access to further open space reserves, schools and the Ison Road Local Town Centre.

Objective Six: To respond to climate change and increase environmental sustainability

The PSP requires recycled water to all lots, and includes provisions for integrated water management. The precinct has been planned with a bus-capable connector road, and includes shared paths/bicycle paths connecting to the wider Wyndham West network, providing alternative and sustainable transport options.

The Amendment ensures habitat along the Lollypop Creek tributary corridor and in the BCS Conservation Area 13 is preserved, providing critical habitat and connectivity for the Growling Grass Frog and Golden Sun Moth.

Objective Seven: To deliver accessible, integrated and adaptable community infrastructure

The Quandong Precinct will be well serviced by planned community and education services in adjoining precincts, to which the Quandong Precinct forms a catchment. The *Wyndham West DCP* planned community infrastructure ratios for schools and community centres across the whole of the Wyndham West area. Due to the Quandong Precinct's relatively small predicted population, the DCP determined that the future residents be served and included in the catchments of schools and community infrastructure in adjoining precincts. The Quandong Precinct is within 2km of two government primary schools planned for the Manor Lakes precinct to the south, and one government primary school and a non-government P-12 school planned for the Westbrook precinct to the north. Kindergartens, and in some cases community learning centres are planned to be co-located with each of the government schools.

Existing community facilities located at Manor Lakes within 3km of the Precinct include the Manor Lakes P-12 College, Our Lady of the Southern Cross Catholic Primary School, Wyndham Vale

Montessori Centre, Wyndham Vale Kindergarten, Wyndham Vale Library, Wyndham Vale Community Learning Centre.

The proposed connector street and cycling and shared trails within the Precinct will provide excellent access to these community facilities in adjoining precincts.

How the provisions give effect to the intended outcomes of the precinct structure plan.

Most provisions in the incorporated document and associated ordinance are designed to be implemented at the subdivision development stage. At this point requirements and guidelines are either: designed into subdivision plans (e.g. spatial outcomes), implemented through permit conditions (e.g. development and biodiversity contributions), implemented through referral authority agreements (e.g. essential services) or required to be applied as restrictions on title (e.g. small lot housing code).

This provides for a single permission after approval of the PSP which is central to providing certainty, clarity and timeliness in the planning process.

Additionally, applied zones follow the pattern of development specified in the PSP, rather than lead it, allowing the PSP to be the primary guide to land use and development in the precinct. The PSP remains the guiding document for neighbourhood development.

How the translation of the provisions can be achieved, once development anticipated by the precinct structure plan is substantially complete.

As discussed above, most outcomes will be delivered through subdivision permits prior to translation of the PSP to standard provisions. Subdivision permits will implement most of the non-standard provisions.

An assessment of how development has proceeded and where public land uses have been established closer to the time of translation will provide a better guide to where zone boundaries should be settled.

Other than the UGZ, standard provisions are used to implement the plan including open space contributions through Clause 53.01 and the management of native vegetation through Clause 52.17. These will stay in place until all relevant contributions are collected and native vegetation is securely managed or offset.

Direction No. 15 The Planning Scheme Amendment Process

The Amendment has been prepared in accordance with the time frames set out in Direction No. 15, except for time frames regarding public submissions about an amendment.

The Manager, State Planning Services, Department of Environment, Land, Water and Planning, under delegation from the Minister for Planning, granted Council an exemption on 21 December 2018 from the need to comply with the following requirement of Ministerial Direction No. 15:

Public submissions about an amendment:

- set a date for a Directions Hearing and a Panel Hearing to consider any submissions. (MD15 4(2)).
- request the appointment of a Panel within 40 business days of the closing date for submissions. (MD15 4(3)).

The Department acknowledged that the amendment will be progressed following the Ordinary Council Meeting in March 2019, following either a resolution of adoption by Council, or alternatively if submissions unresolved, to request approval for a Panel to be appointed. An extension has been granted until 1 April 2019.

Direction No. 18 Victorian Planning Authority Advice on Planning Scheme Amendments

The three landowners within the Quandong Precinct approached the Victorian Planning Authority (VPA) in June 2014 to seek its engagement on a developer-led PSP for the Quandong Precinct. In January 2016 the VPA advised that it supported Council to be the planning authority for the Amendment. Council, as Planning Authority, has collaborated with the VPA and developer/landowners and consulted with government and utility agencies to plan the Precinct.

A draft version of the Quandong PSP and associated planning scheme ordinance was publicly exhibited as Amendment C219 from 19 April 2018 – 21 May 2018. In response to notification and exhibition of the proposed Amendment, the Victorian Planning Authority lodged a submission dated 26 June 2018. The VPA noted that it was generally supportive of the intent, content and structure of the PSP. The VPA also noted that most of the comments that it had previously provided on the agency review version of the PSP document had been addressed. As part of its submission to the exhibition of the Amendment the VPA provided a table of requested changes for Council's consideration under six key items. These items concerned the specific wording in the PSP of objectives, requirements and guidelines regarding subdivision layout, dry stone walls, bushfire management, minimum lot width, and Aboriginal cultural heritage. In some instances, Council agreed to the VPA's suggested changes. In other instances, on further explanation of Council's rationale, the VPA came to agreement on Council's position. The VPA's comments concerning the PSP document are resolved.

The VPA submitted further comments in a letter dated 3 July 2018, expressing concerns regarding the proposed planning scheme ordinance conditions for subdivision permits for land within the 'high pressure gas transmission pipeline measurement length' and 'gas city gate measurement length'. The VPA considered these requirements to be overly onerous and did not support the conditions proposed. Council officers met with officers from the VPA and DELWP Planning on 1 November 2018 to discuss the proposed ordinance and the VPA's concerns. Council officers acknowledged that the wording proposed in the use table for 2.3 Specific provisions – Use of land of Schedule 16 to Clause 37.07 Urban Growth Zone had unintended consequences and have subsequently agreed to the VPA's proposed approach and amended the wording in the table accordingly.

The VPA also had concerns about the proposed wording of a proposed permit condition requiring application of a restriction to any lots on the Plan of Subdivision within the 'high pressure gas transmission pipeline measurement length'. On consideration of recent planning panel reports, Council acknowledged the VPA's concerns and that the covenant proposed at exhibition was inappropriate as it would create APA (the high pressure gas transmission pipeline owner and operator) as a quasi-referral authority with a right to veto. Recent panel reports are clear that the gas pipeline owner should be a notified body, rather than a referral authority. However, Council considers it appropriate for a condition to still require a note on the title alerting owners and potential purchasers that there may be restrictions and/or conditions on nominated sensitive uses and works on their land, whilst the high-pressure gas transmission pipeline remains operational. Council considers its revised wording addresses the issue, although the VPA maintains some reservations, which it will discuss directly with DELWP, who can make changes if necessary.

The VPA also had some comments regarding the Schedule 16 to Clause 37.07 Urban Growth Zone and its compliance with the Ministerial Directions on The Form and Content of Planning Schemes, especially given the recent changes enacted by the VC148 amendment. Council officers have taken these comments into consideration in updating the schedule.

Council officers received advice from the VPA on 21 December 2018 that the VPA agrees for the Amendment to proceed with its submission not fully resolved. This means that a Panel is not required to consider any outstanding submissions and the matter will be resolved by the VPA discussing its remaining unresolved issues with DELWP, who can make changes if necessary when the adopted Amendment is provided to DELWP for review and approval by the Minister for Planning.

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

The amendment fulfils or enhances the following relevant aspects of State Planning Policy:

Clauses 11.02 Managing growth, 11.03 Planning for Places

The Amendment will facilitate the development of land for urban purposes within the Urban Growth Boundary of Metropolitan Melbourne, in accordance with the *West Growth Corridor Plan*. The Amendment provides for the development of at least 1,063 new homes for approximately 2,976 people over 64.47 ha, at minimum average density of 16.5 dwellings per net developable hectare. The Quandong Precinct Structure Plan considers the strategic and physical context of the site in the Wyndham West and plans for the development of a functional and pleasant environment for future residents. To service this new population the Amendment provides for an integrated road and path network connecting to community infrastructure in neighbouring precincts, a drainage network, essential services including fibre internet connections, an outdoor sports reserve, and two local parks.

The retention and protection of environmental values will ensure that land along the Lollypop Creek tributary can be utilised for passive recreation for existing and future communities.

The projected residential population of the Quandong Precinct has been factored into, under previous planning processes, the town centre, community infrastructure and transport infrastructure planning in adjoining precincts. This is reflected in the gazetted *Wyndham West Development Contributions Plan*. Development of the Quandong Precinct will provide development contributions for the construction of infrastructure across the Wyndham West area, which will benefit and service the residents of both the Quandong Precinct and adjoining precincts. The Quandong Precinct will provide population catchment for the emerging Manor Lakes Major Town Centre and increase the viability for the provision of local services, and creation of new business and local jobs. The Precinct includes a bus capable connector road for a future bus service and is located within 3 km of the established Wyndham Vale Railway Station enabling public transport access to job rich centres, including Melbourne CBD, Footscray, Sunshine, and Geelong.

Clause 12.01 Biodiversity

The Amendment provides for conservation of, and mitigation of impacts on Matters of National Environmental Significance under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth). Provisions in the Amendment facilitate the implementation of an endorsed program report under that Act. The same provisions also manage matters of state environmental significance. These requirements are consistent with the Commonwealth approved *Biodiversity Conservation Strategy for Melbourne's Growth Corridors, June 2013*, production and approval of which is a requirement of the endorsed program report.

The Amendment provides for conservation of, and mitigation of impacts on Matters of National Environmental Significance under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth). The Amendment protects the BCS Conservation Area 13, as per the *Biodiversity Conservation Strategy for Melbourne's Growth Corridors, June 2013*. The BCS Conservation Area 13 contains high quality native grassland which is high persistence habitat for the Golden Sun Moth. The Amendment also retains and protects the Lollypop Creek tributary waterway corridor which is habitat for the Growling Grass Frog. Approximately 45% of the Precinct is set aside for open space of varying types including, 51.68 ha for BCS Conservation Area 13 and 10.19 ha for waterways, wetlands & drainage reserves. Stormwater flows will be managed through an integrated system that aims to manage flows beyond the precinct to be generally kept to pre-development levels. Wetlands will treat stormwater prior to return to waterways.

Clause 13.02 Bushfire

The approach taken to address bushfire risk by the proposed Amendment is consistent with the objectives and strategies under *Clause 13.02-1S Bushfire planning*. The CFA was consulted at both agency consultation and public exhibition stages of the drafting of the PSP and Amendment, and confirmed on 6 February 2019 that it is supportive of the PSP and Amendment's approach taken to address bushfire risk and that it has no objection.

On 21 February 2019 Council officers received correspondence from DELWP State Planning Services requesting that a comprehensive bushfire hazard and risk assessment addressing Clause 13.02-1S Bushfire planning of the Wyndham Planning Scheme be completed prior to taking the Amendment to a council meeting for adoption.

A *Clause 13.02 Bushfire Report: Quandong Precinct Structure Plan, Ballan Road, Manor Lakes* dated 12 April 2019 was subsequently completed by consultants Ecology and Heritage Partners. The Wyndham City Municipal Fire Prevention Officer has reviewed the report and provided written email correspondence on 16 April 2019 that the report is to satisfaction. The CFA has also reviewed the report and provided written correspondence on 17 April 2019 that they are satisfied the report addresses Clause 13.02-1 S and that they support the Amendment C219 in its current form. No changes were required to the C219 Amendment or the Quandong Precinct Structure Plan.

The *Clause 13.02 Bushfire Report* assessed the suitability of implementing the Quandong PSP under Amendment C219 against *Clause 13.02-1S Bushfire planning*. It concluded that the Quandong PSP meets the objectives and strategies by demonstrating that dwellings and other buildings can achieve a construction standard of BAL-12.5 and the commensurate separation distance. Other fire mitigation measures include maintaining the open space and waterway and drainage reserves in a low threat state, providing a hydrant network, providing adequate access for emergency vehicles throughout the precinct and providing a 20-metre wide rolling buffer around any new buildings during the construction phase.

Specific hazards and mitigation

The Precinct lies within a Bushfire Prone Area. A Bushfire Management Overlay does *not* apply to the site. Most of the land within and surrounding the Precinct has or is currently used for agriculture and general farming. In the short term, this land represents a fire risk as grassland. In the medium-to-long term, two-thirds of the land within the Precinct, and the land to the northeast, east and south will be developed for urban purposes. Subsequently, the fire risk will be substantially reduced. However, there will be potential risk in areas of open space and the land that is reserved for BCS Conservation Area 13.

To the northwest, the Precinct is aligned to the future Western Grassland Reserve. This could expose the development to grassfire risk. In the long-term, the Outer Metropolitan Ring (OMR) / E6 Transport Corridor will provide a fire separation function. The PSP proposes an interface to the OMR reserve containing a street and council-managed nature strip. The Country Fire Authority (CFA) is satisfied that this will provide a boulevard ring road treatment to provide effective fire separation between the grasslands and housing, especially in the short-to-medium term before the OMR is built.

The Quandong PSP also requires a boulevard road/ open space interface to the BCS Conservation Area, and waterway and drainage reserves. The Amendment introduces a mandatory “Bushfire management” subdivision permit application requirement in Schedule 16 to Clause 37.07 Urban Grown Zone, requiring applicants to submit a Site Management Plan that addresses bushfire risk during, and where necessary, after construction. This requirement combined with building regulations ensuring greater fire resistance for new buildings will assist in mitigating fire risk.

Clause 16.01 Residential Development

The Amendment will facilitate diversity of choice in housing, and a high standard of urban design and amenity. The PSP provisions require that subdivisions must deliver a broad range of lot sizes, large to small, capable of accommodating a variety of housing types and sizes. Higher amenity areas such as adjacent to open space, the waterway corridor and public transport facilities provide the opportunity for medium and higher density residential development. The provision of some lots larger than standard will also enable a diversity of housing to be achieved.

The gazetted *Wyndham West Development Contributions Plan* includes the Quandong Precinct and provides an integrated approach to community and transport infrastructure planning and provision across the Wyndham West Area. The Precinct is well located to a variety of transport opportunities (i.e. within 3 km of the Wyndham Vale Station) which provide connections to the existing job-rich centres of the Melbourne CBD, Footscray, Sunshine and Geelong.

Clause 18.01 Integrated transport, 18.02 Movement networks

The Amendment and PSP plans for appropriate transport and land use integration and a hierarchy of movement networks. A suite of street cross-sections complements the PSP’s transport and movement plan. The north-south connector road through the Quandong Precinct will be bus capable and designed to PTV requirements. It will enable the majority of residents to be within 400m of a bus route. It will allow PTV to provide local bus services utilising the extensive bus capable connector road network in the Wyndham West area, connecting Quandong to key local and regional destinations, including schools, local town centres, and the Manor Lakes Major Town Centre and Wyndham Vale Station.

The Quandong Precinct is located within 3km of the newly established Wyndham Vale Station at Manor Lakes and leverages the investment made in the Regional Rail Link. V/Line services operate via the Regional Rail Link (RRL) to provide access from Wyndham Vale Station to Geelong within 28 minutes, Sunshine within 19 minutes, Footscray within 25 minutes, and Southern Cross Station in the Melbourne CBD within 34 minutes.

All streets within the Quandong Precinct will have footpaths of at least 1.5 metres on both sides. A shared path/bicycle path will be implemented along the connector street, and along the gas easement, waterway corridor and through the BCS Conservation Area 13, connecting to neighbouring precincts and providing direct access to further open space reserves, schools and the Ison Road Local Town Centre.

The Amendment and PSP maintains the reservation for the future Outer Metropolitan Ring (OMR) / E6 Transport Corridor. It includes provisions regarding an appropriate residential and street interface.

Clauses 19.02 Community infrastructure, 19.03 Development infrastructure

The gazetted *Wyndham West Development Contributions Plan* (the DCP) applies to seven precinct areas within the Wyndham West area, including the Quandong Precinct. The DCP plans for the transport, community and recreation needs of the whole of the integrated Wyndham West area. The DCP includes the following infrastructure projects within the Quandong Precinct:

- AR26: The Quandong Active Recreation Reserve 13; concerning the purchase of land for an active recreation reserve and construction of sporting surfaces.
- AR27: The Quandong Active Recreation Reserve 13; concerning the provision of funding towards the construction of a sports pavilion in the reserve.
- IN29: The purchase of land for an intersection (ultimate) and construction of an arterial-to-connector signalised 4-way intersection (interim treatment).

The Quandong Precinct will be well serviced by planned community and education services in adjoining precincts, to which the Quandong Precinct forms a catchment. The *Wyndham West Development Contribution Plan* planned community infrastructure ratios for schools and community centres across the whole of the Wyndham West area. Due to the Quandong Precinct's relatively small predicted population, the DCP determined that the future residents be served and included in the catchments of schools and community infrastructure in adjoining precincts. The Quandong Precinct is within 2km of two government primary schools planned for the Manor Lakes precinct to the south, and one government primary school and a non-government P-12 school planned for the Westbrook precinct to the north. Kindergartens, and in some cases, community learning centres are planned to be co-located with each of the government schools.

Existing community facilities located at Manor Lakes within 3km of the Precinct include the Manor Lakes P-12 College, Our Lady of the Southern Cross Catholic Primary School, Wyndham Vale Montessori Centre, Wyndham Vale Kindergarten, Wyndham Vale Library, Wyndham Vale Community Learning Centre.

The proposed connector street and cycling and shared trails within the Precinct will provide access to these community facilities in adjoining precincts.

The PSP will provide, in accordance with Council policy, 3% passive open space in addition to 7% active open space. In accordance with the *Wyndham West Development Contributions Plan* a minimum 4.52 ha active open space reserve is required to be provided central to the Precinct adjoining Lollypop Creek tributary. Two Local Parks will be provided, one 0.76 ha park east of the Lollypop Creek tributary and one 1.18 ha park in the south west of the residential component of the Precinct, at locations central to residential neighbourhoods.

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

The Amendment supports and implements the Local Planning Policy Framework, and specifically the Municipal Strategic Statement, as follows:

- Clause 21.02 Settlement: As outlined previously in this report, the Amendment proposes urban uses in accordance with the *West Growth Corridor Plan*. The PSP proposes an environmental and recreation spine containing a shared walking/cycling path, that uses the waterway corridor to link residents to the conservation reserve and passive and active open space, both within the precinct and beyond. Requirements in the PSP require residential lots to front as, as priority, passive open space, waterways, wetlands and retarding basins. The PSP requires that subdivisions provide a broad range of lot sizes, enabling a variety of housing types and sizes.
- Clause 21.03 Environmental and Landscape Values: The Precinct includes BCS Conservation Area 13 which includes biodiversity values of national and state significance (i.e. Natural Temperate Grassland, Golden Sun Moth population, habitat for Striped Legless Lizard). PSP Planning Objectives, Requirements and Guidelines for the protection of the conservation area have been informed by the Biodiversity Conservation Strategy and Sub-regional Species Strategies for Melbourne's Growth Areas (Department of Environment & Primary Industries, June 2013) and advice from DELWP Environment. Open space in the Quandong Precinct will primarily be arranged in a central spine along the Lollypop Creek tributary, integrating the active open space reserve and a passive open space reserve with the waterway corridor, associated

stormwater treatment assets and the BCS Conservation Area 13. This co-location will enhance the creation of a habitat corridor along the waterway and sense of open landscape.

- Clause 21.04 Environmental Risks: The PSP requires the construction of an integrated network of pedestrian/cycle paths linking to key destinations such as open space, schools, local town centres and public transport facilities, that encourage walking and cycling. The PSP requires a boulevard road/ open space interface to the OMR, BCS Conservation Area, and waterway and drainage reserves, that will provide a fire separation function. The Amendment introduces a mandatory “Bushfire management” application requirement in Schedule 16 to Clause 37.07 Urban Growth Zone, requiring applicants to address and incorporate separation requirements and bushfire protection measures into the design of subdivisions before applying for a permit. Regarding the minimisation of heat island effects, the PSP requires extensive canopy tree planting along all streets.
- Clause 21.05 Natural Resource Management: The Amendment and PSP plans for the protection of waterways and riparian land in its urban structure, and through its objectives and requirements.
- Clause 21.06 Built Environment and Heritage: The Amendment and PSP includes objectives and requirements concerning the protection and interpretation of Aboriginal cultural heritage and dry stone walls, as discussed elsewhere in this report.
- Clause 21.07 Housing: The PSP provisions require that subdivisions must deliver a broad range of lot sizes, large to small, capable of accommodating a variety of housing types and sizes. Higher amenity areas such as adjacent to open space, the waterway corridor and public transport facilities provide the opportunity for medium and higher density residential development. The provision of some lots larger than standard will also enable a diversity of housing to be achieved.
- Clause 21.09 Transport: The Quandong Precinct is located within 3km of the newly established Wyndham Vale Station at Manor Lakes and leverages the investment made in the Regional Rail Link. The PSP specifies a north-south connector street through the Quandong Precinct that will be bus capable and enable most residents to be within 400m of a bus route. All streets within the Quandong Precinct will have street trees and footpaths of at least 1.5 metres on both sides. The PSP requires the construction of an integrated network of pedestrian/cycle paths linking to key destinations such as open space, schools, local town centres and public transport facilities.
- Clause 21.10 Infrastructure: As outlined previously in this report, the gazetted Wyndham West DCP has planned for community and development infrastructure across the whole Wyndham West area including the Quandong Precinct. The PSP is in accordance with the Wyndham West DCP.
- Clause 22.01 Non-Residential Uses in Residential Zones Policy: The PSP identifies on its plans a location suitable for siting non-residential uses, having regard to the amenity of the future residential area.
- Clauses 22.05 Heritage Conservation Policy, 22.07 Dry Stone Walls: The PSP and Amendment plans for the protection of the HO132 Ballan Road Walls by including objectives and requirements relating to the protection, enhancement and interpretation of dry stone walls.

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

The Amendment meets the form and content requirements of the Victoria Planning Provisions. The Amendment uses the Urban Growth Zone as the primary planning tool for a new urban growth area. It uses the Incorporated Plan Overlay to apply the Quandong PSP’s applicable requirements to the land within the Precinct that is to remain Rural Conservation Zone, for the purposes of protecting BCS Conservation Area 13. An Environmental Audit Overlay ensures the environmental condition of potentially contaminated land in the Precinct will be suitable for the intended use before development occurs. Open space and native vegetation provisions are engaged while the amendment complements the existing Development Contributions Plan Overlay and Environmental Significance Overlay affecting the land.

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

The amendment was prepared in consultation with affected agencies. A preliminary draft version of the PSP was sent to twenty-four relevant agencies in September 2016 inviting comment. Written submissions were received from sixteen agencies, with the following thirteen providing comments: APA, City West Water, CFA, DEDJTR Earth Resources Regulation, DEDJTR Transport Group, Federal Department of Environment, DELWP Environment, DELWP Planning, EPA, Heritage Victoria, Melbourne Water, VPA, and SP Ausnet. Wyndham City Council met with these submitting agencies and reviewed the draft PSP and proposed provisions with regard to their comments, making adjustments where practicable.

A draft version of the Quandong PSP and associated planning scheme ordinance was publicly exhibited as Amendment C219 from 19 April 2018 – 21 May 2018. In response to notification and exhibition of the proposed Amendment, submissions were received from the following agencies:

- City West Water (CWW)
- Aboriginal Victoria (AV)
- Department of Education & Training (DET)
- Environment Protection Authority Victoria (EPA)
- Victorian Planning Authority (VPA)
- Transport for Victoria (TfV)
- Country Fire Authority (CFA)

Council officers have worked to resolve each agency's submission through meetings and negotiation where necessary. All issues raised by submitting agencies have been resolved except for one issue of the Victorian Planning Authority. The PSP document and planning scheme ordinance have otherwise been updated as appropriate to reflect the resolved agency submissions. Council officers received advice from the VPA on 21 December 2018 agreeing the Amendment can proceed although its submission is not fully resolved. A Planning Panel was therefore not required to consider any outstanding agency (nor other) submissions.

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

The Amendment is likely to have an impact on the transport system at a local level. It will require upgrades to nearby parts of the regional road network and will provide for the creation of a new local road network. It will contribute to the development of a future bus network in the area and create demand for train services.

The proposed additions and changes to the existing transport system in and adjacent to the precinct will meet the transport system objectives by:

- Providing for an interconnected road system that responds to the likely level of use generated by the precinct and hence facilitating investment in housing and local retail services in the area.
- Enabling efficient access to existing and planned employment and services in and around Wyndham West and the southwest region through connections to the arterial road network and planned extensions to bus and train services in Wyndham West.
- Ensuring the road network minimises impacts on the site's topography, native vegetation and water flow regimes.
- Providing locally based sports and recreational facilities to reduce the need for extended travel.
- Designing roads that are of a suitable scale and compatible with the expected travel demand, and able to be efficiently constructed concurrent with subdivision development.
- Providing for the construction of bus stop facilities as part of the subdivision process.
- Integrating relevant government bodies involved in the provision of transport infrastructure and services in the decision-making process of future planning permit applications.
- Protecting the ability to construct transport routes in the Outer Metropolitan Ring / E6 Transport Corridor.

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 have minimum impact on the resources and administrative costs of the responsible authority. The incorporation of the PSP in the Wyndham Planning Scheme will facilitate the future orderly and proper planning of the area.

Further, the UGZ Schedule 16 has been structured in such a way that the ultimate translation to conventional Victorian Planning Provisions zones can occur in a timely and efficient manner once the land has been developed.

Where you may inspect this Amendment

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

- during office hours, at the office of the planning authority;

Wyndham City Council

Civic Centre

45 Princes Highway

WERRIBEE

www.wyndham.vic.gov.au

- at the Department of Environment, Land, Water and Planning website

www.delwp.vic.gov.au/public-inspection

- at the Wyndham City Council website

<https://www.wyndham.vic.gov.au/services/building-planning/planning-scheme-amendments/current-planning-scheme-amendments>