

21.0228/05/2015
C192**SETTLEMENT**

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

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

21.02-128/05/2015
C192**Urban growth**

Growth Corridor Plans and Plan Melbourne have been developed at the metropolitan level which sets the strategic direction for the future urban development of land within Melbourne's Urban Growth Boundary. 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 most higher density residential and mixed use development and higher density employment areas and services within 400-800 metres of existing and planned rail stations.
- 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

28/05/2015
C192

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.

21.02-3

Proposed C252wynd

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.

Gaming and gambling is a potential source of considerable harm to the wellbeing, health and safety of the Wyndham community. Wyndham offers many established hotels and clubs with electronic gaming machines. Growth areas present further opportunities to increase the number of gaming venues and EGMs. These considerations need to be balanced against the lack of clarity regarding the socio-economic attributes of the new emerging communities; their potential vulnerability to harm from convenient access to gaming; the delays in delivering a full range of activity centres and other community facilities, which collectively will have a bearing upon the identification of appropriate locations for gaming.

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

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.

Objective 8

To site electronic gaming machines in appropriate locations and venues where the potential gambling related harm to the community will be minimised.

Strategies

- 8.1 Discourage the establishment of new gaming venues in the growth areas, the subject of Precinct Structure Plans, until the new community has fully established, its demographic characteristics can be surveyed and analysed and the layout, composition and form of land use and development have been delivered.
- 8.2 Encourage additional EGMs to be consolidated in established venues where it can be demonstrated that they would not be proximate to areas of social and economic disadvantage, transport interchanges or convenience retail and community facilities, used by many people on a regular basis.
- 8.3 Ensure that a choice of other leisure and recreation pursuits are available proximate to gaming venues and alongside EGMs.

21.02-4

--/--/---
Proposed C252wynd

Implementation

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.

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).

The Wyndham Gambling Harm Minimisation Policy and Action Plan 2018-2022