

**02.03**10/02/2022  
C258wynd**02.03-1**10/02/2022  
C258wynd**STRATEGIC DIRECTION****Settlement****Urban growth**

Population growth in Wyndham is a significant issue requiring careful planning and management to ensure equitable and timely delivery of services, jobs and infrastructure to support a liveable community.

Growth Corridor Plans have been developed at the metropolitan level, setting the strategic direction for the future urban development of land within Melbourne's Urban Growth Boundary. Precinct Structure Plans (PSPs) are progressively being prepared and completed 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.

Council's strategic directions for urban growth are to:

- Align residential growth with key infrastructure and the delivery of economic and employment growth.
- Provide for growth on a scale and form consistent with maintaining the containment, compactness, accessibility and affordability of key growth areas.
- Manage the number of development fronts at any one time to assist in the timely provision of infrastructure.
- Develop infrastructure in partnership with state and federal governments.
- Protect industrial and residential activities from encroaching on each other.
- Providing jobs closer to where people live especially in the new employment corridor.

**Local places****Little River**

Little River is partly located within the municipalities of Wyndham and Greater Geelong. The town provides a basic level of services to residents and is remote from employment and services areas.

Growth of Little River is constrained by the location of Avalon Airport and lack of access to reticulated sewage.

Council's strategic directions for Little River are to:

- Provide for limited consolidation in the Little River area, subject to resolution of airport noise from Avalon Airport, infrastructure constraints and development of a township plan.
- Manage the development of Little River to avoid overdevelopment, protect adjoining rural precincts from development impacts and prevent further expansion of the township into the surrounding rural precincts.

**Eynesbury Station**

Eynesbury Station has a total site area of 7420 hectares and it lies partly within the municipalities of Melton and Wyndham. Eynesbury Station will be developed ensuring retention of productive agricultural use, environmental problems are addressed and the protection of heritage and environmental assets. A residential community has been developed on the balance of the land.

Council's strategic directions for Eynesbury Station are to:

- Provide opportunities for diversification and intensification of agriculture.
- Protect and enhance the environmental and heritage assets of Eynesbury Station.

### Werribee South Township

The Werribee South Township retains a distinctly coastal feel, with strands of cypress pines lining the Werribee South Coastal Reserve. The proximity of the township to the intensive agricultural precinct results in a sensitive residential-rural interface.

Council's strategic directions for the Werribee South Township are to:

- Plan the township in a way that protects agricultural land and retains the potential for infill development and infrastructure upgrades.
- Manage the development to avoid overdevelopment, protect the adjoining rural precincts from development impacts and prevent further expansion into the surrounding rural precincts.

### Wyndham Harbour

Wyndham Harbour is one of the largest marinas on Port Phillip Bay with a residential community. The harbour comprises a breakwater, marine berths, boat storage, commercial uses, dwellings, car parking and public beaches.

Council's strategic directions for Wyndham Harbour are to:

- Encourage tourism and new transport initiatives through the Wyndham Harbour development.
- Prevent further expansion of the Harbour into the surrounding rural precincts.
- Contain urban development within the boundaries of the Special Use Zone.

### Green Wedges

There are two designated Green Wedges in Wyndham: *Werribee South* Green Wedge and *Western Plains South* Green Wedge. These two areas make up a large percentage of Wyndham's land area and accommodate a diverse range of land uses.

Land uses range from intensive agriculture to dry cropping, grazing and quarrying. Coastal parks and biodiversity in grasslands and wetlands are key values of Wyndham's Green Wedges. Sustainable management of Green Wedges requires an understanding and consideration of the relationships between land uses, both within and adjoining the Green Wedge areas.

Council's strategic directions for the Green Wedges are to:

- Protect Wyndham's Green Wedges from inappropriate development and urban intrusion.
- Create physical buffers or use natural barriers to ensure protection of the Green Wedge.
- Maintain a strategic buffer between the Werribee South Green Wedge and urban development north of the RAAF base.

### Activity centres

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 and as a major retail, commercial and residential hub. Map 6 to Clause 02.04 - the *Werribee City Centre Activity Land Use and Built Form Map* indicates council's preferred development of the centre.

The vision for the development of the Werribee City Centre is for a vibrant city centre that takes full advantage of its immediate connections 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.

Precinct Structure Planning for Wyndham North and Wyndham West provides for commercial and retail activities centres, community facilities and home-based employment opportunities.

Wyndham's other activity centres are identified on Map 1 - *Strategic Framework Plan* and Map 5 - *Activity Centres Map* at Clause 02.04 and include:

- **Werribee Plaza** the largest retail centre in Wyndham comprising 70,000 square metres of leasable floor space.
- **Williams Landing Activity Centre** with a capacity to house 6,500 residents and is supported by a rail station and bus exchange with an integrated retail and commercial activity centre.
- **Point Cook Town Centre** comprising of about 30,000 square metres retailing, 5,000 square metres of office space and an integrated Community Learning Centre and Library.
- **Hoppers Crossing** which has up to 20,000 square metres of retail uses.
- **Old Geelong Road Precinct, Hoppers Crossing** with a mix of restricted retail homemaker stores and light industrial including manufacturing, engineering and service repair centres. It also accommodates churches, gymnasiums, play centres and indoor sports. Capacity for future development exists along Old Geelong Road east of Skeleton Creek.
- **Woodville Park centre** which provides for a range of mixed use developments.

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.

Council's strategic directions for activity centres are to:

- Consolidate activity centres as the focus for retail and commercial activity.
- Create functional, attractive and accessible activity centres connected to surrounding communities, including cycling and walking routes.
- Develop a network of activity centres supporting a range of retail, commercial, community and residential uses.

## 02.03-2

10/02/2022  
C258wynd

## Environmental and landscape values

### Biodiversity

Wyndham has a large number of threatened and endangered species that are classified as either vulnerable, endangered or depleted. Since European settlement, over 99 per cent of the native vegetation in Wyndham has been altered, degraded or cleared.

Wyndham has important wetlands listed under the Ramsar Convention including the Western Treatment plant lagoons, Point Cook and Cheetham Wetlands that provide habitat for many birds including internationally protected migratory species, and flora and fauna species such as the critically endangered Growling Grass Frog. There are coastal areas and foreshores that require ongoing management and protection.

The *Biodiversity Conservation Strategy* (Department of Environment and Primary Industries, 2013) defines how conservation objectives will be achieved within Melbourne's growth corridors. It includes land along the Werribee River, Lollypop and Davis Creeks to be reserved as habitat corridors for the Growling Grass Frog and commits to the development of two nature conservation areas outside the Urban Growth Boundary. The Western Grassland Reserve is one of these areas, and 78 per cent of its 15,000 hectares is within Wyndham.

Council's strategic directions for biodiversity are to:

- Protect and restore biodiversity and natural habitats.
- Protect and manage areas of natural biodiversity as identified on Map 2 (Conservation Map) at Clause 02.04.

### Significant environments and landscapes

Wyndham's landscapes include coastal and basalt plains, extensive grasslands, waterways, wetlands, swamps, dry stone walls and windbreaks shown on Map 3 Special Places and Landscapes Map at Clause 02.04. These landscapes require protection from loss and decline to ensure Wyndham's identity and character is maintained.

Council's strategic directions for significant environments and landscapes are to:

- Protect Wyndham's natural environment and landscape with respect to growth, land use and the impacts of climate change.
- Protect and enhance the distinctive sense of place, cultural identity and landscape within the growth areas of Wyndham.

### Coastal areas

Wyndham City includes significant stretches of coastline fronting Port Phillip Bay. There is a need to strike a balance between public use and the coastal and marine environment to ensure that the coastline is protected. The *Werribee South Green Wedge Policy and Management Plan* (Wyndham City Council, 2017) sets out a vision and guiding principles for many of these areas.

Council's strategic directions for coastal areas are to:

- Manage urban encroachment on the coast and its impacts on environmental values along the coast.
- Provide for tourism opportunities along the coast.
- Manage the needs for coastal infrastructure to adapt to climate change and sea level rise.
- Managing economic, environmental and social pressures on the agricultural precincts.

## 02.03-3

10/02/2022  
C258wynd

### Environmental risks and amenity

#### Sustainability

Built form and urban infrastructure contribute substantially to energy demand. Built form impacts on the energy efficiency of buildings, particularly through solar orientation and access. Consolidated urban areas provide for shorter travel distances, walking and cycling to more sustainably support people's access to services, social connections, recreation opportunities, education and employment.

Council's strategic directions for sustainability are to:

- Promote environmental sustainability through built form, urban infrastructure and consolidation.

#### Climate change

The potential future effects of global climate change include changes in temperature, rainfall, drought, water resources, fire, winds, storms and sea level rise. Planning strategies in Wyndham are designed to help minimise the City's per capita contribution to global warming.

Council's strategic directions for climate change are to:

- Apply the 'precautionary principle' when planning for the City to help avoid serious or irreversible climate change effects.
- Minimise the City's contribution to climate change and gas emissions.
- Minimise the impacts of climate change on Wyndham's natural and built environment.

#### Floodplains

The catchments of the various rivers and streams within Wyndham include areas of flood prone land where flooding has caused substantial damage to the natural and built environment. Floodplains need to be preserved to minimise the deterioration of environmental values and the long-term flood risk to floodplain production, assets and communities.

Council's strategic directions for flood plains are to:

- Protect the community from the economic, social and environmental risks associated with flooding.
- Maintain the natural environmental processes within floodplains.

### Bushfire

There are areas of the municipality prone to bushfires. The *Wyndham Municipal Fire Management Plan* (2020-2023) sets out measures for the protection of life and property from the threat of fire.

Council's strategic directions for bushfire are to:

- Identify areas prone to bushfire.
- Apply design, siting and subdivision standards in bushfire prone areas aimed at minimizing risks.
- Ensure that new use and development include adequate fire protection measures.

### Amenity protection

Care is required in siting and designing non-residential uses in residential zones to avoid loss of privacy and amenity, while still providing convenience to residents living nearby.

Council's strategic direction for amenity protection is to:

- Provide protection for residential areas and guide uses that have the potential to change the function and character of residential areas.
- Avoid development of defacto commercial strips in residential areas.
- Ensure that planning and development of sensitive uses avoid compromising the operation of existing lawful commercial, industrial and other uses with potential adverse off-site impacts.

## 02.03-4

10/02/2022  
C258wynd

## Natural resource management

### Agriculture

The Intensive Agriculture Precinct (IAP) at Werribee South comprises of about 3000 hectares that generates a large percentage of the total annual Victorian vegetable production.

In the City's north and north-west, beyond the urban areas, there is extensive dryland cropping and grazing. Parts of these areas, mainly in Tarneit and Wyndham Vale, have been identified for future urban use.

Many of the City's remaining dryland farming areas are likely to form part of a long-term Green Wedge, including about 11,000 hectares of native grasslands suitable for future restoration. Other farming areas may be suitable for renewable energy or quarrying uses, if well buffered.

Council's strategic directions for agriculture are to:

- Minimise the loss of productive agricultural land.
- Retain productive land identified on the Coastal and Werribee South Precinct Map 4 at Clause 02.04 for agricultural purposes.
- Minimise the impacts of incompatible uses on farming operations.
- Protect the Werribee South market gardens as an area of State agricultural significance.
- Support the role of rural areas beyond the Urban Growth Boundary to protect and restore biodiversity and viable future rural land uses.

## Waterways

Council has identified the need to protect its waterway corridors and waterway view sheds for their environmental, landscape character, heritage, cultural and economic values. The *Wyndham Waterways Strategy Plan* (Thompson Berrill Landscape Design, 2003) and the *Kororoit Creek Regional Strategy 2005-2030* (Land Design Partnership, 2006) guide future land use and development associated with the major waterways. The waterway corridors provide biodiversity links in estuarine environments. Environmental buffers beyond the waterway corridors provide protection between identified environmental values and development sites.

Council's strategic directions for waterways are to:

- Promote waterways as significant environmental assets, requiring enhancement and protection.
- Ensure that development provides an appropriate interface with waterways and open space and retains connectivity.
- Protect waterways, aquatic areas, wetlands, swamps, catchments, riparian land and waterway valleys.

## 02.03-5

10/02/2022  
C258wynd

## Built environment and heritage

### Urban design

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.

Siting, design, mass and scale of buildings, are important in preserving the character and historical attributes of urban areas. Major entrances, key arterial roads and streetscapes are important to the character of urban areas and should be addressed in the consideration of new use and development.

Signs have a major impact on urban amenity given Wyndham's diverse business activities, with strip shopping centres and stand-alone retail centres.

Council's strategic directions for urban design are to:

- Improve the presentation of all urban areas and entrances, particularly from major roads, gateways and waterways.
- Support new development that preserves the character and historical attributes of urban areas by improved design, siting and landscaping.
- Minimise detrimental impacts of signs on the visual environment.

### Heritage

Wyndham's heritage places consist of remnants of the municipality's Indigenous past and early European settlement of the Western Plains. These heritage assets help our understanding of the past, enrich the present and will be of value to future generations.

The *Wyndham North Heritage Strategy* (Heritage Alliance, 2013) addresses an area that has historically been associated with agricultural uses, but that has more recently been included within the Urban Growth Boundary.

Dry stone walls were among the first European constructions on the western basalt plains. In Wyndham they are of historical and aesthetic significance, and in some cases social and archaeological or scientific significance, for their association with and physical demonstration of the process of survey, subdivision, alienation and development of land from the period of first land sales to the late nineteenth century.

Urban development occurring in Wyndham's growth fronts pose a threat to the conservation of dry stone walls.

Council's strategic direction for heritage is to:

- Manage heritage places and dry stone walls to ensure their preservation.

### Heat island effects

Heat island effects are the product of high summer temperatures, lack of canopy or surface vegetation and heat absorbent surfaces of buildings and pavements. Together, they are a serious environmental health risk, especially in heat wave conditions.

Council's strategic direction for addressing heat island effects is to:

- Define urban design responses to alleviate heat island impacts.

### Liveability

Wyndham's liveability is centred on making it a connected, people-friendly place where there are employment, recreation and living options. A priority is to maintain liveability alongside sustained population growth.

Wyndham's high birth rate has implications in planning for the needs of children, young people and their families. Major growth provides opportunities to build a strong community for the good health, wellbeing and safety of residents.

Council's strategic directions for liveability are to:

- Plan for liveable, connected and healthy communities in a variety of housing typologies.
- Create employment nodes close to where people live.

## 02.03-6

10/02/2022  
C258wynd

### Housing

#### Residential development

In addition to the expected population growth in the greenfield areas, the 2011 population of Werribee is projected to increase from about 41,912 residents in 2016 to over 98,900 people by the year 2041 supporting an additional 20,000 dwellings. The rapid population growth of Wyndham requires more housing and a diversity of housing stock to ensure overall community needs are met.

Areas for accelerated population growth at higher densities have been identified near rail stations, particularly around the Werribee and Hoppers Crossing rail stations. In Werribee City Centre, near the Werribee River, there is potential for taller residential development addressing the park and river, without impacting on the natural attributes. Increased residential densities in this location and the addition of a civic component will revitalize the town centre.

New growth areas provide opportunities for higher density housing around new activity centres, especially transit based centres.

Council's strategic directions for residential development are to:

- Accommodate a projected population of about 425,000 people by 2040.
- Identify the Werribee City Centre as a key commercial and residential centre for Melbourne's west.
- Promote multi-level development near rail stations.
- Encourage higher density development in activity centres.
- Identify the Princes Highway corridor as an area where higher scale and higher density residential development may occur.

#### Housing diversity

Key characteristics of local housing include a dominance of separate dwellings, a small proportion of renters and growing levels of unaffordable housing. Access to affordable housing is becoming of increasing concern.

There is presently a mismatch between declining average household sizes and a lack of smaller dwellings. 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.

Greenfield areas are dominated by small lot sizes, with many having single dwelling covenants potentially restricting future land use flexibility. Opportunity exists to define priority areas for development for multi-unit housing, based on development capacity and neighbourhood character.

There is a need for an increased supply and diversity of social housing in infill and greenfield areas.

Council’s strategic direction for housing diversity is to:

- Increase the supply of one to three bedroom dwellings and the diversity of housing.

### **Neighbourhood character**

The *Wyndham Neighbourhood Character Scoping Study* (Planisphere, 2012) identified five broad neighbourhood character types in the established residential areas of Hoppers Crossing, Werribee, Tarneit, Truganina, Wyndham Vale, Point Cook, Little River and Werribee South.

**Contemporary Garden** – comprising modern residential estates with establishing gardens.

**Garden Suburban** – comprising the formally established residential areas of Wyndham, 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 types 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.

**Bush Garden** – comprising informal streets with a predominate native landscape setting. Built form is hidden in larger lots behind well-established gardens and canopy trees.

**Coastal Garden** – comprising informal streets with coastal landscaping and vegetation surrounding buildings. Streets have views of the nearby coastal foreshore and market gardens.

Council’s strategic directions for neighbourhood character are to:

- Protect areas with identified neighbourhood character values.
- Balance the tension in policy between urban consolidation objectives and the desire to respect residential amenity and neighbourhood character.
- Minimise the loss of backyard areas and established vegetation.

## **02.03-7**

40/44/2022 12/12/2025  
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## **Economic development**

### **Economic growth**

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.

Attracting new investment to the region is critical to the city’s long-term economic future. The 925ha East Werribee Employment Precinct (EWEP) is a designated National Employment and Innovation Cluster with the potential to generate investment and expand employment opportunities.

The Wyndham A-League Stadium will provide employment, tourism and development opportunities and attract investment.

The *West Growth Corridor Plan* (Victorian Planning Authority, 2012) 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.
- The area immediately west of the Regional Rail Link between Wyndham Vale station and a potential future station at Tarneit West (Davis Road).
- The area bounded by Bulban Road, the Regional Rail Link and Outer Metropolitan Ring Transport Corridor.

Council's strategic directions for economic growth are to:

- Provide sufficient land to attract investment and generate additional jobs.
- Promote Wyndham as a place for long term business attraction and expansion.
- Create an employment corridor along the Werribee metropolitan rail line to provide jobs close to where people live.

## Industry

Wyndham's industrial land is part of a regional network of employment precincts. There are six existing industrial precincts in Wyndham with a further five identified in the West Growth Corridor Plan as future industrial land. Industrial sectors account for approximately 39% of all employment in the municipality, while the Laverton North – Truganina industrial precinct contributes 42.7% of Wyndham's total economic output (\$8.6 billion).

Wyndham has locational attributes and advantages that support opportunities for economic growth through local and regional industrial, retail and commercial activities. Wyndham has emerged over the past 15 years as a major logistics hub due to its efficient transport network that caters for high frequency freight movement; well-located industrial precincts that allow for 24/7 operations; considerable supply of available and affordable industrial zoned land and excellent connections to air, seaports, road and rail.

The Laverton North and Truganina industrial precincts, located within the western industrial node, are major manufacturing and logistics hubs offering a large supply of land.

Laverton North Industrial Precinct is the largest industrial precinct in the city with a capacity for significant investment and industrial development. The Truganina Employment 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.

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

Council's strategic directions for industry are to:

- Protect industrial precincts from intrusion by inappropriate land uses that put pressure on lawful existing industrial activities.
- Encourage the growth of Laverton North and the Truganina employment precinct for industrial development.
- Ensure that adequate industrial land will be provided for the next 20 years.
- Attract investment, support innovation and create jobs in Wyndham's industrial areas.
- Enhance the appearance, environmental performance and connectivity of industrial areas in Wyndham.
- Support State and Regional significant industrial precincts as identified in the Melbourne Industrial and Commercial Land Use Plan (MICLUP) to remain as industrial precincts that deliver significant employment for Wyndham.

## Tourism

Wyndham 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. New opportunities exist for tourism investment including water based activities, accommodation, sporting and recreational activities, wild life tours and celebrating culture and art.

Council's strategic direction for tourism is to:

- Promote use and development that supports local tourism, recreation, culture and art that will build Wyndham's reputation as a place to visit and be a source of community pride.

## Gaming

There are currently limited facilities for cultural and arts activities in Wyndham. Conversely, the city is well represented by electronic gaming machines (EGMs). 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 highly accessible locations and may not be appropriate for gaming venues.

Council's strategic direction for gaming is to:

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

## 02.03-8

10/02/2022  
C258wynd

## Transport

### Integrated transport networks

Wyndham's transport network experiences pressure from rapid population growth. Demand for transport is often met through private car use, with road and rail transport facing increasing capacity constraints as demand increases. Effective resolution of major passenger and freight transport planning issues requires significant regional co-operation.

Wyndham's reliance on cars for transport displaces active transport options like walking, cycling and public transport. The application of safer design principles and treatments can encourage people to leave cars at home, improving activity levels, overall health, safety and wellbeing and the pressure on health and hospital services. Public transport and transport options that meet the needs of the young, elderly and disabled are especially critical.

Council's strategic directions for integrated transport networks are to:

- Provide improved and accessible transport options.
- Maintain and enhance existing road infrastructure.
- Link the walking and cycling network.

## 02.03-9

10/02/2022  
C258wynd

## Infrastructure

### Open space

Open space in Wyndham ranges from major sports reserves to linear parks along waterways and small parks in residential areas. The quality of existing public open spaces and their connectivity to surrounding areas requires improvement.

Council's strategic directions for open space are to:

- Develop an integrated and accessible open space network.
- Design urban development to connect and capitalise on links such as road, drainage reserves and waterway corridors.

- Provide for the recreation needs of communities while preserving natural features, sustaining biodiversity and healthy waterways.
- Have parks and open spaces that will connect people to the outdoors and are inviting destinations for residents and visitors.

### **Waste management**

The Wyndham Refuse Disposal Facility is identified within the *Statewide Waste and Resource Recovery Infrastructure Plan* (Sustainability Victoria, 2018) as a regionally significant landfill site. It receives municipal, commercial and industrial waste (both solid inert and putrescible) from across Metropolitan Melbourne and the wider regional area and is expected to continue for more than 60 years.

Council's strategic directions for waste management are to:

- Provide long term security of well sited, designed and managed landfills such as the Wyndham Refuse Disposal Facility and protect against conflicting land uses.
- Provide alternate waste and resource recovery treatments in growth area planning.

### **Community facilities**

The provision of cost-effective infrastructure is a major challenge. The PSP process aims to ensure growth areas are sufficiently supplied with different types of community infrastructure by planning for and setting aside sufficient land parcels for the 'foundation blocks' of community centres, active open space reserves and government schools.

There will be extra demand for frontline health care, hospital and emergency services and social and emergency housing solutions. Council contributes to physical and social infrastructure and the *Disability Access and Inclusion Strategy 2013-2017* (Wyndham City Council, 2013) has been developed to build a diverse, inclusive, well designed and accessible local community.

Council's strategic directions for community facilities are to:

- Align infrastructure provision with population and housing growth.
- Deliver facilities that support the health and well-being of the community.
- Support the development of the Wyndham A-League Stadium Training Precinct for community use.

### **Development infrastructure**

Urban growth requires significant infrastructure investment. While State government will continue to provide major infrastructure, Council and developers will need to invest in infrastructure to service projected growth. Infrastructure funding will be needed if long term infrastructure requirements are to be met for major local roads, pathways, open space, and key community and recreation facilities.

Council's strategic directions for development infrastructure are to:

- Provide adequate physical infrastructure to accommodate future growth.
- Stage new growth so that it aligns with the provision of urban infrastructure.
- Minimise any adverse environmental and health impacts of new physical infrastructure.