

Attachment 2 - Comparison of Principles, objectives & strategic directions between WSGWPMP 2017 and WSGWMP 2025

Guiding principles

WSGWP&MP (2017)	WSGWMP (2025)
<p><u>GREEN WEDGE GUIDING PRINCIPLES</u></p> <ul style="list-style-type: none"> • Decisions on non-agricultural land use and development will ensure that agricultural production is not detrimentally impacted upon or unreasonably constrained. • Opportunities for new agricultural and rural land uses will be preserved and promoted. • Decisions on land use will ensure that adverse impacts upon the natural environment and cultural heritage assets are minimised or avoided. • Sites of environmental significance will be protected and enhanced on both public and private land, and their contribution to biological diversity recognised in decision making. • The economic and social benefits of existing and planned tourism and recreation assets will be protected by integrated, partnership based planning. • Infrastructure provision and resource use will be sensitive to the environment whilst ensuring the needs of the community are considered. 	<p><u>Agriculture</u></p> <ul style="list-style-type: none"> • Agricultural production will not be detrimentally impacted or unreasonably constrained by non-agricultural land use and development. • Opportunities for new agricultural and rural land uses will be protected and promoted. <p><u>Environment</u></p> <ul style="list-style-type: none"> • Decisions on land use and development will avoid, minimise or offset adverse impacts to the natural environment and cultural heritage values. • Sites of environmental and cultural significance will be protected and enhanced on both public and private land, and their contribution to biological diversity will be recognised in decision making. <p><u>Infrastructure</u></p> <ul style="list-style-type: none"> • Infrastructure provision and resource use will be sensitive to the environment and cultural heritage values while ensuring the needs of the community are considered. <p><u>Economy and society</u></p> <ul style="list-style-type: none"> • The economic and social benefits of existing and planned tourism and recreation assets will be protected by integrated, partnership-based planning. <p><u>Governance, strategy and policy</u></p> <ul style="list-style-type: none"> • Council will be part of a whole-of -government effort to combat the climate crisis and conserve and protect the lands, biodiversity and natural resources in the Werribee South Green Wedge. • Council will support land use and development in the Werribee South Green Wedge to be resilient and adaptable to climate change and its impacts, in a way that benefits the environment and local farmers and residents. • Council will encourage and support the Werribee South Green Wedge to become an example for the future of farming where residents, Registered Aboriginal Parties, businesses and economic activities, visitors and nature coexist.

Objectives

WSGWP&MP (2017)	WSGWMP (2025)
<p><u>Intensive Agricultural Precinct</u></p> <ul style="list-style-type: none"> • To preserve agricultural areas within the Werribee South green wedge. • To protect agricultural land from incompatible land uses and promote the continuation of farming and its viability within the local economy. • To broaden the range of agricultural uses possible within the area and the conditions under which diversification may take place. • To separate agricultural land uses and activities from residential, commercial, and industrial development and facilities, and where necessary, provide buffer land uses. • To provide and advocate for the provision of infrastructure and services that are sufficient to support sustainable agriculture. <p><u>The Green Wedge Buffer</u></p> <ul style="list-style-type: none"> • To ensure that the aviation-urban interface is well managed and that an adequate buffer is maintained between residential development, agricultural activities and the airport environs. • To encourage a broadening in the range of uses within the Green Wedge buffer area and promote flexibility of land use to improve its function as a buffer given its proximity to the Urban Growth Boundary. • To protect the Green Wedge buffer area from small incremental incursions which compromise the area's long term strategic role as the Green Wedge buffer. 	<p><u>Agriculture</u></p> <ul style="list-style-type: none"> • To preserve agricultural land and activities within the Werribee South Green Wedge for future generations, promote the ongoing viability of farming and the local economy, and encourage diversification of agricultural uses. • To encourage sustainable agricultural practices and integrated water management in the precinct. • To protect agricultural land and activities from incompatible land uses. • To ensure that non-agricultural development is responsive to any adjoining agricultural land or activities, and does not encroach into the Intensive Agriculture Precinct. • To encourage the uptake of emerging agricultural technology and practices. <p><u>Environment</u></p> <ul style="list-style-type: none"> • To protect and enhance sites of environmental significance on public and private land within the Werribee South Green Wedge. • To encourage an expansion of recreational and learning uses and opportunities within the precinct to meet the emerging needs of the community, without compromising the natural value, cultural heritage attributes, or integrity of natural areas. <p><u>Infrastructure</u></p> <ul style="list-style-type: none"> • To ensure that land use and development planning includes consultation with infrastructure authorities, so that strategies and works are consistent • To collaborate with infrastructure authorities and ensure that ongoing infrastructure provision and maintenance is consistent with community needs.

WSGWP&MP (2017)	WSGWMP (2025)
<p data-bbox="203 234 674 261"><u>Recreation and tourism development</u></p> <ul data-bbox="253 272 1066 815" style="list-style-type: none"> <li data-bbox="253 272 1066 373">• To recognise the social and local economic benefits of recreational and tourism activities in the Green Wedge and protect the viability of existing sites and enterprises. <li data-bbox="253 379 1066 520">• To encourage the appropriate development of the defined tourism precinct and growth in tourism and recreational opportunities elsewhere in the Green Wedge, whilst ensuring that off-site impacts are minimised. <li data-bbox="253 526 1066 627">• To manage the K Road interface between agricultural and tourism land uses in a manner that helps to secure the sustainability of both groups of activities. <li data-bbox="253 633 1066 702">• To ensure that new tourism and recreational uses within the Green <li data-bbox="253 708 1066 815">• Wedge are responsive to the surrounding agricultural and natural environs, and to protect such key assets from inappropriate or overdevelopment. <p data-bbox="203 855 696 882"><u>Parks, Coast, Waterways and Wetlands</u></p> <ul data-bbox="253 893 1099 1214" style="list-style-type: none"> <li data-bbox="253 893 1099 994">• To manage the effects of peripheral urban development to ensure that significant environmental assets within the precinct are not detrimentally impacted upon. <li data-bbox="253 1000 1099 1141">• To encourage an expansion of recreational and learning uses and opportunities within the precinct to meet the emerging needs of the community, without compromising the natural value, significance and integrity of natural areas. <li data-bbox="253 1147 1099 1214">• To protect and enhance sites of environmental significance on public and private land within the Green Wedges. <p data-bbox="203 1254 528 1281"><u>Werribee South Coastline</u></p> <ul data-bbox="253 1292 1099 1361" style="list-style-type: none"> <li data-bbox="253 1292 1099 1361">• To protect, manage and enhance the identified coastal values of the Werribee South coastline. 	<p data-bbox="1131 234 1402 261"><u>Economy and society</u></p> <ul data-bbox="1131 272 2029 775" style="list-style-type: none"> <li data-bbox="1131 272 2029 413">• To encourage development and growth in tourism and recreational opportunities within the tourism precinct and other appropriate locations in the Werribee South Green Wedge, while minimising off-site impacts. <li data-bbox="1131 419 2029 592">• To ensure that new tourism and recreational uses within the Werribee South Green Wedge are responsive to the surrounding agricultural activities, natural environs, Aboriginal Cultural Heritage and post-contact heritage, and to protect these key assets from inappropriate development or overdevelopment. <li data-bbox="1131 598 2029 667">• To ensure that the townships of Werribee South and Wyndham Harbour can function as economically and socially viable communities. <li data-bbox="1131 673 2029 775">• To ensure development in Werribee South and Wyndham Harbour does not detrimentally impact upon surrounding land or expand further into the rural precincts. <p data-bbox="1131 815 1536 842"><u>Governance, strategy and policy</u></p> <ul data-bbox="1131 853 2029 1394" style="list-style-type: none"> <li data-bbox="1131 853 2029 954">• To protect the Werribee South Green Wedge from incremental incursions and inappropriate land uses which compromise the area's long term strategic role. <li data-bbox="1131 960 2029 1101">• To ensure that the rural-urban interface is well managed and that an adequate buffer is maintained between residential development, agricultural activities and other uses in the Werribee South Green Wedge. <li data-bbox="1131 1107 2029 1208">• To manage the effects of development on the urban fringe, so that significant environmental and cultural heritage values within the precinct are not detrimentally impacted. <li data-bbox="1131 1214 2029 1315">• To ensure the Werribee South Green Wedge community and ecosystems are better prepared for a future with increased extreme weather events, rising temperatures and changing rainfall patterns. <li data-bbox="1131 1321 2029 1394">• To ensure climate change adaptation measures are considered to avoid, manage or reduce the consequences associated with climate change.

WSGWMP&MP (2017)	WSGWMP (2025)
<ul style="list-style-type: none"> • To provide for public access to the Werribee South coastline. • To protect private land and the right to farm along the Werribee South coastline. • To manage the interface and minimise conflicts between activity in public coastal areas and activity in adjoining private agricultural and domestic areas. • To protect and enhance the Werribee South coastline for environmental, recreational and tourism purposes. <p><u>Residential development</u></p> <ul style="list-style-type: none"> • To protect agricultural land from incompatible land uses and promote the continuation of farming and its viability within the local economy. • To conserve and enhance the cultural significance and character of the scenic rural landscape and open coastal spaces. • To separate agricultural land uses and activities from residential development through the protection of non-urban buffer areas. <p><u>Wyndham Harbour</u></p> <ul style="list-style-type: none"> • To ensure development of Wyndham Harbour is socially and environmentally responsive to the surrounding agricultural environs. • To ensure that any proposed use and development within the Wyndham Harbour is generally consistent with the approved Wyndham Harbour Development Plan. • To encourage tourism and new transport initiatives within the Werribee South area through the Wyndham Harbour development. • To ensure the use and development of the marina is compatible with existing uses in the vicinity. 	<ul style="list-style-type: none"> • To plan for long term impacts of climate change by considering climate change risks and factoring these risks into decision making processes.

WSGWP&MP (2017)	WSGWMP (2025)
<ul style="list-style-type: none"> • To ensure that development is responsive to the adjoining agricultural environs and does not encroach into the Intensive Agriculture precinct. • To prevent further expansion into the surrounding rural precincts. <p><u>Werribee South Township</u></p> <ul style="list-style-type: none"> • To protect the township from inappropriate development and overdevelopment. • To ensure future development of the township does not detrimentally impact on surrounding agricultural activities. • To ensure that the township can function as an economically and socially viable community. • To prevent further expansion of the township into the surrounding rural precincts. <p><u>Western Treatment Plant</u></p> <ul style="list-style-type: none"> • No objectives are contained in the 2017 version. 	

WSGWMP&MP 2017 Future Directions	WSGWMP 2025 Strategic Directions
<p data-bbox="206 237 577 264"><u>Intensive Agriculture Precinct</u></p> <ul data-bbox="253 276 1003 1139" style="list-style-type: none"> <li data-bbox="253 276 1003 411">• The Werribee South intensive agricultural precinct will be retained as an agricultural area. Further subdivision of holdings is not permitted unless a minimum lot size of 15 hectares is retained. <li data-bbox="253 422 1003 558">• Large land holdings for rural land uses should be maintained and subdivision or development which will reduce land sizes to unviable areas for agriculture be discouraged. <li data-bbox="253 569 1003 738">• Agriculture should be viewed flexibly and a wide interpretation of the definition applied. Agriculture may include a range of primary production activities that utilise one or all of the key resources (water, soil and transport infrastructure) in the area. <li data-bbox="253 750 1003 994">• All land use and development within the precinct must be compatible with agricultural activity. Existing agriculture and the protection of farm viability should take precedence over non-agricultural land uses in decision making. Well-managed agricultural activity will be promoted even where this may result in a loss of amenity to surrounding non-agricultural land users. <li data-bbox="253 1005 1003 1139">• The sensitive nature of rural, natural and tourism interfaces and the need to buffer and protect existing agricultural activities must be considered in decision making. 	<p data-bbox="1030 237 1402 264"><u>Intensive Agriculture Precinct</u></p> <ul data-bbox="1077 276 2029 1334" style="list-style-type: none"> <li data-bbox="1077 276 2029 387">• The Werribee South Intensive Agriculture Precinct will be retained as an agricultural area. Agricultural activity on land within the precinct will be supported and extended periods of inactivity will be strongly discouraged. <li data-bbox="1077 399 2029 510">• Large land holdings for rural land uses will be maintained, and subdivision or development which will reduce land sizes to unviable areas for agriculture will be discouraged. <li data-bbox="1077 521 2029 802">• Agriculture will be viewed flexibly and a wide interpretation of the definition applied. Agriculture may include a range of primary production activities that utilise one or all of the key resources (water, soil and transport infrastructure) in the area. Alternative farming methods such as regenerative agriculture and new technologies will be strongly encouraged within the precinct to accelerate the transition to a sustainable food system. <li data-bbox="1077 813 2029 925">• Pilot projects to provide incentives to producers and landowners to implement climate-smart production practices, activities and systems on land within the green wedge will be encouraged. <li data-bbox="1077 936 2029 1096">• Existing agriculture and the protection of farm viability will be prioritised over non-agricultural land uses in decision making. Well-managed agricultural activity will be prioritised even where this may result in a loss of amenity to surrounding non-agricultural land users. <li data-bbox="1077 1107 2029 1219">• The sensitive nature of rural, natural and tourism interfaces and the need to buffer and protect existing agricultural activities must be considered in decision making. <li data-bbox="1077 1230 2029 1334">• The effect of agriculture on the health of the surrounding environment through runoff, nitrification, erosion and other impacts, particularly local waterways, needs to be limited and mitigated.

WSGWP&MP 2017 Future Directions	WSGWMP 2025 Strategic Directions
<p data-bbox="203 236 510 261"><u>The Green Wedge Buffer</u></p> <ul data-bbox="253 276 1003 628" style="list-style-type: none"> <li data-bbox="253 276 1003 373">• The economic, historical and cultural values associated with the Point Cook airfield should be protected and promoted. <li data-bbox="253 384 1003 481">• An enduring buffer between urban development and the intensive agricultural precinct must be considered in decision-making. <li data-bbox="253 493 1003 628">• Buffer activities that provide economic and recreational opportunities for adjoining urban or agricultural activities should be considered, provided that they provide a buffer role. 	<p data-bbox="1032 236 2020 296"><u>Royal Australian Air Force (RAAF) Base Point Cook and the Green Wedge Buffer Precinct</u></p> <ul data-bbox="1081 311 2020 754" style="list-style-type: none"> <li data-bbox="1081 311 2020 419">• An enduring buffer between urban development within the Urban Growth Boundary and the Intensive Agriculture Precinct must be considered in decision-making. <li data-bbox="1081 430 2020 544">• Buffer activities that provide economic and recreational activities will be considered for land adjoining urban or agricultural activities, if they can demonstrate that they will provide a buffer role. <li data-bbox="1081 555 2020 628">• The economic, historical and cultural values associated with the Point Cook Airfield will be protected and promoted. <li data-bbox="1081 639 2020 754">• Applicants and statutory planning authorities must have regard to the <i>Defence (RAAF Base Point Cook Defence Aviation Area) Declaration 2021</i> to determine whether a property is affected by the DAA regulation.

Recreation and tourism development

- Planning for tourism and recreation should incorporate environmental gains through the rejuvenation and rehabilitation of natural assets including coastal and waterway environs.
- New tourism developments should be responsive to the rural nature of the locality, and should be sited to minimise the potential for conflict with farming activities (including spraying, harvesting, lighting, operation of noisy machinery and transport).
- The need to buffer adjoining land uses from offsite impacts associated with tourism activities should be incorporated into planning of new sites and activities.
- Further development of tourism sites and facilities must be accompanied by appropriate levels of infrastructure, with the capacity of existing infrastructure considered in decision making.
- Networking of recreational and tourism nodes and population centres is encouraged where this does not detrimentally impact upon agricultural production or compromise the buffer between residential and non-urban land uses.
- Farm-based tourism activities which value-add to existing agricultural activities in the intensive agricultural precinct are supported where they meet the requirements of the Green Wedge Zone provisions and there is no detrimental impact on existing agricultural uses.
- Examine options for land adjoining urban areas which may provide economic or recreational opportunities while reinforcing their buffer role.

Tourism and recreation precinct

- Planning for tourism and recreation will support the rejuvenation and rehabilitation of natural assets including coastal and waterway environs. Modern environmentally sound practices will be strongly encouraged for all recreational development within the precinct.
- The environmental benefits and values of the green wedge should be protected when considering private tourism operations and recreational uses.
- Further development of tourism sites and facilities must be accompanied by appropriate levels of infrastructure, with the capacity of existing infrastructure considered in decision making. Access and connection within recreation areas should consider shared path development with a suitable level of infrastructure such as small strategically located car parks for cycling and walking activities, improved wayfinding, drinking water access and toilets. This includes the development of a second entrance to the Werribee Open Range Zoo and Werribee River Park precinct as identified in the *Werribee River Park Strategic Directions Plan 2021*, and the *Lower Werribee River Waterway Amenity Action Plan 2022*.
- Infrastructure for tourism and recreation should be scaled and designed to be sensitive to significant conservation values and fragile ecosystems. Certain types of recreation may need to be banned to protect the coastline. This would likely require a review (including a review of on water recreation zones) from Parks Victoria with Wyndham and Hobsons Bay City Councils. The Werribee South Boat launch area also needs to be protected from overdevelopment.
- Networking of recreational and tourism nodes and population centres is encouraged where this does not detrimentally impact upon agricultural production or compromise the buffer between residential and non-urban land uses. Access and connection within recreational areas should consider

WSGWP&MP 2017 Future Directions	WSGWMP 2025 Strategic Directions
	<p>shared path development with a suitable level of infrastructure such as small strategically located car parks for cycling and walking activities, improved way finding, drinking water access and toilets.</p> <ul style="list-style-type: none"> • New tourism developments must be responsive to the rural nature of the locality, and must be sited and designed to minimise the potential for conflict with farming activities (including spraying, harvesting, lighting, operation of machinery, and transport). • Farm-based tourism activities which value-add to existing agricultural activities in the Intensive Agriculture Precinct are supported, where they meet the requirements of the Green Wedge Zone provisions and there is no detrimental impact on existing agricultural uses. • The need to buffer adjoining land uses from offsite impacts associated with tourism activities must be incorporated into planning of new sites and activities. • Economic and recreational activities will be considered for land adjoining urban or agricultural activities, if they can provide a demonstrated buffer role.

Parks, Coast, Waterways and Wetlands

- New residential development in Point Cook should respond to the environmental context of the adjoining precinct, with urban land uses to be buffered when located adjacent to the Park.
- Council should work with the appropriate management agencies to inform their planning for the precinct, and support the development of educational and recreational facilities within the park's public spaces.
- Increased bicycle and pedestrian access (including the Bay Trail) through adjoining residential developments to the precinct will be supported where there is demonstrated sensitivity to environmental constraints.

Parks, coast, waterways and wetlands

- Management of the green wedge will focus on caring for Country in partnership with Traditional Owners and the protection and enhancement of Aboriginal Cultural Heritage values. The Cultural Values Assessment of the Werribee South Green Wedge will provide further detail.
- Council will work with the appropriate management agencies to inform their planning for the precinct, and:
 - Support the development of educational and recreational facilities within public reserves.
 - Support a healthy environment on site with a variety of restored and constructed habitats to support a diverse range of flora and fauna.
 - Collaborate with neighbouring land managers of control of pest species, such as partnerships (Peri-Urban Weed Management Partnership, etc) and regional control efforts and strategies (by green wedge areas, water catchments, etc).
- The parkland needs to be managed to accommodate appropriate recreation demand without compromising its significant environmental assets or its strong 'urban refuge' identity.
 - New residential development in Point Cook should respond to the environmental context of the adjoining precinct, with urban land uses to be buffered when located adjacent to the Point Cook Coastal Park.
- Community connectivity and access to the coast and waterways for recreational and health and wellbeing purposes will be supported and improved. Increased bicycle and pedestrian access (including the Wyndham Bay Trail) through adjoining residential developments to the precinct will be supported where there is demonstrated sensitivity to environmental constraints.

WSGWP&MP 2017 Future Directions	WSGWMP 2025 Strategic Directions
	<ul style="list-style-type: none"> • An Integrated Water Management approach will be used which incorporates multiple water sources for different uses and re-uses, with benefits to environmental flows and cultural values of the waterways and wetlands, consistent with: <ul style="list-style-type: none"> ○ <i>Healthy Waterways Strategy 2018</i> (Melbourne Water) ○ <i>Port Phillip & Western Port Regional Catchment Strategy 2023</i> (Port Philip & Western Port Catchment Management Authority) ○ <i>Wyndham Coastal & Marine Management Plan 2020-2025</i> ○ <i>Wyndham Active Transport Strategy 2020</i> ○ <i>Wyndham Integrated Water Cycle Quality Management Plan 2017</i> ○ <i>Wyndham Waterways Strategy Plan 2002</i> (background document in the Environmental Significance Overlay within the Wyndham Planning Scheme). • Council will continue to work with Melbourne Water in its implementation of the <i>Lower Werribee Waterway Amenity Action Plan 2022</i>.

WSGWP&MP 2017 Future Directions	WSGWMP 2025 Strategic Directions
<p data-bbox="206 237 528 261"><u>Werribee South Coastline</u></p> <ul data-bbox="255 277 999 735" style="list-style-type: none"> <li data-bbox="255 277 999 373">• Urban-scale development is to be contained to within the existing Werribee South Township Precinct and the Wyndham Harbour Precinct. <li data-bbox="255 389 999 517">• The potential impacts on existing infrastructure, especially the road networks through the intensive agriculture precinct, must be considered in decision making. <li data-bbox="255 533 999 735">• The interface between activity in the public coastal areas and activity in the adjoining private agricultural and domestic coastal areas must be carefully managed to minimise conflict between activities and ensure that the coastal environment meets the needs of all users without adversely affecting adjacent agriculture. 	<p data-bbox="1032 237 1355 261"><u>Werribee South Coastline</u></p> <ul data-bbox="1081 277 2029 1054" style="list-style-type: none"> <li data-bbox="1081 277 2029 469">• The interface between activity in the public coastal areas and activity in the adjoining private agricultural and domestic coastal areas must be carefully managed. Conflict between activities must be minimised to ensure that the coastal environment meets the needs of all users without adversely affecting adjacent agriculture. <li data-bbox="1081 485 2029 596">• The potential impacts on existing infrastructure, especially the road networks through the Intensive Agriculture Precinct, must be considered in decision making. <li data-bbox="1081 612 2029 676">• Urban-scale development will be contained within the existing Werribee South Township Precinct and the Wyndham Harbour Precinct. <li data-bbox="1081 692 2029 756">• The ongoing development of Wyndham Harbor as a tourist destination for Wyndham residents and visitors will be supported. <li data-bbox="1081 772 2029 1054">• Wyndham City Council in partnership with Melbourne Water and various other State agencies will continue to implement the <i>Wyndham Coastal & Marine Management Plan 2020-2025</i> (Wyndham City Council), the <i>Lower Werribee Waterways Amenity Action Plan 2022</i> (Melbourne Water) and the <i>Werribee River Park Strategic Directions Plan</i> (Parks Victoria) to improve public access, recreation opportunities and amenity along the Werribee South waterways.

WSGWP&MP 2017 Future Directions	WSGWMP 2025 Strategic Directions
<p data-bbox="206 237 521 261"><u>Residential development</u></p> <ul data-bbox="253 276 1003 1201" style="list-style-type: none"> <li data-bbox="253 276 1003 480">• Further residential subdivision has been precluded within this Plan for the foreseeable future, including new rural residential living communities. This, however, should not negate the provision of additional infrastructure to meet the evolving needs of the existing Werribee South community. <li data-bbox="253 491 1003 730">• House lot excisions are not permitted except where more than one dwelling exists on the lot and has existed prior to implementation of this policy initially in 2010. Any additional dwellings, above one, may be subdivided as excisions providing that one dwelling remains as part of the original farm lot, and the excised lot is a minimum of 0.4 hectares and a maximum of 0.5 hectares in area. <li data-bbox="253 742 1003 946">• Siting of any new residences must minimise the potential for conflict with farming activities (including spraying, harvesting, lighting, operation of noisy machinery and transportation functions), and if adjacent to the Coastal Reserve, must comply with the existing siting guidelines. <li data-bbox="253 957 1003 1098">• Siting of any new residences should be sited and designed in accordance with the Victorian Coastal Council’s Siting and Design Guidelines for Structures on the Victorian Coast. <li data-bbox="253 1109 1003 1201">• An enduring buffer be provided between future urban/residential uses (outside of the UGB) and the adjoining to intensive farming land. 	<p data-bbox="1030 237 1592 261"><u>Residential development in the green wedge</u></p> <ul data-bbox="1077 276 2029 1121" style="list-style-type: none"> <li data-bbox="1077 276 2029 336">• Management of land use and development should protect and enhance the values and features identified within the Werribee South Green Wedge. <li data-bbox="1077 347 2029 496">• Further residential subdivision has been precluded within this Plan for the foreseeable future, including new rural residential living communities. This, however, should not negate the provision of additional infrastructure to meet the evolving needs of the existing Werribee South community. <li data-bbox="1077 507 2029 746">• The minimum subdivision area within the Werribee South Intensive Agriculture Precinct will remain 15 Ha except where two or more dwellings currently exist upon a lot. Where two or more dwellings lawfully exist on a lot, one lot of a minimum of 4000 sqm and a maximum of 5000 sqm containing each additional existing dwelling may be excised, provided that one dwelling remains part of the parent lot. <li data-bbox="1077 758 2029 911">• Siting of any new residences must minimise the potential for conflict with farming activities (including spraying, harvesting, lighting, operation of noisy machinery and transportation functions), and if adjacent to the Coastal Reserve, must comply with the existing siting guidelines. <li data-bbox="1077 922 2029 1038">• Siting of any new residences should be sited and designed in accordance with the <i>Siting and Design Guidelines for Structures on the Victorian Coast 2020</i>. <li data-bbox="1077 1050 2029 1121">• An enduring buffer should be provided between future urban/residential uses (outside of the UGB) and the adjoining intensive farming land.

WSGWP&MP 2017 Future Directions	WSGWMP 2025 Strategic Directions
<p data-bbox="206 236 448 263"><u>Wyndham Harbour</u></p> <ul data-bbox="250 274 967 375" style="list-style-type: none"> <li data-bbox="250 274 967 375">• To manage the development of Wyndham Harbour to protect the adjoining rural precincts from any detrimental impacts. 	<p data-bbox="1030 236 1272 263"><u>Wyndham Harbour</u></p> <ul data-bbox="1075 274 2027 550" style="list-style-type: none"> <li data-bbox="1075 274 2027 391">• The development of Wyndham Harbour will be managed to protect the adjoining rural precincts from any detrimental impacts (e.g. stormwater runoff, litter, traffic, etc). <li data-bbox="1075 399 2027 470">• Roads and transport links in the Wyndham Harbour area will be maintained and upgraded for the benefit of residents, farmers and tourists. <li data-bbox="1075 478 2027 550">• Support the ongoing development of Wyndham Harbor as a tourist destination for Wyndham residents and visitors.

WSGWP&MP 2017 Future Directions	WSGWMP 2025 Strategic Directions
<p data-bbox="206 236 526 263"><u>Werribee South Township</u></p> <ul data-bbox="250 274 1008 957" style="list-style-type: none"> <li data-bbox="250 274 1008 446">• As the township is surrounded by the intensive agricultural precinct, further residential expansion is not considered appropriate. However, the long term strategic direction of the township should be further evaluated as a separate planning exercise. <li data-bbox="250 454 1008 590">• In the interim, development must not compromise or detrimentally impact on surrounding agricultural land uses, nor cause detrimental impacts on natural coastal processes or coastal view sheds. <li data-bbox="250 598 1008 805">• The need to buffer rural land uses from residential development must be considered in development assessment. New dwellings within the township should be sited to minimise potential conflict with surrounding agricultural activities and where possible should not directly adjoin it. <li data-bbox="250 813 1008 877">• The capacity of existing infrastructure systems should be considered in decision making. <li data-bbox="250 885 1008 957">• Manage development of the township area to avoid overdevelopment. 	<p data-bbox="1030 236 1355 263"><u>Werribee South Township</u></p> <ul data-bbox="1041 274 2027 1133" style="list-style-type: none"> <li data-bbox="1041 274 2027 630">• Werribee South is designated as a Village Pulse within The Wyndham Plan 2023. Village pulses are defined as “Rural townships that will service most of the daily needs of surrounding rural catchment areas, but not higher order needs” (The Wyndham Plan, 2023). Werribee South will continue to be a local residential area and will be the preferred location for any retail or commercial development to service the local community (subject to planning approval). Any further expansion of Werribee South township boundaries would encroach onto the Intensive Agriculture Precinct and is not supported by state or local policy. <li data-bbox="1041 638 2027 837">• Development must be managed to avoid compromising or detrimentally impacting on surrounding agricultural land uses, natural coastal processes, or coastal viewsheds. Refer to the Wyndham Marine Coastal & Management Plan 2020-2025 and Werribee South Beach Master Plan 2023 for more information. <li data-bbox="1041 845 2027 1045">• The need to buffer rural land uses from residential development must be considered in planning assessments. New dwellings within the township need to be sited to minimise potential conflict with surrounding agricultural activities, and where possible should not directly adjoin agricultural land. <li data-bbox="1041 1053 2027 1133">• The capacity of existing infrastructure systems must be considered in decision making.

WSGWP&MP 2017 Future Directions	WSGWMP 2025 Strategic Directions
<p data-bbox="203 236 517 260"><u>Western Treatment Plant</u></p> <ul data-bbox="253 272 985 296" style="list-style-type: none"> <li data-bbox="253 272 985 296">• No future directions are contained in the 2017 version. 	<p data-bbox="1032 236 1346 260"><u>Western Treatment Plant</u></p> <ul data-bbox="1081 272 2029 930" style="list-style-type: none"> <li data-bbox="1081 272 2029 344">• Continue to establish a best practice agricultural model that meets the site obligations. <li data-bbox="1081 357 2029 429">• Support a healthy environment on site with a variety of restored and constructed habitats to support a diverse range of flora and fauna. <li data-bbox="1081 442 2029 555">• Create a learning and research hub that leverages the world class sewage treatment facilities, the new laboratories, the internationally significant wetlands, and the nearby coastline. <li data-bbox="1081 568 2029 639">• Investigate opportunities for the community to connect with nature to increase community water literacy and appreciation of the environment. <li data-bbox="1081 652 2029 724">• Develop interpretative heritage experiences and materials in collaboration with the Friends of the WTP. <li data-bbox="1081 737 2029 809">• Leverage activities and attributes to be an integrated resource recovery facility which plays a key role in Victoria’s circular economy. <li data-bbox="1081 821 2029 930">• Recognise and support self-determination of Traditional Owners in the management of Aboriginal Cultural Heritage Values and economic inclusion in the water sector and land management.