

ITEM NO: 7.8.

Eric Braslis, Director Planning & Liveability

Werribee South Green Wedge Management Plan 2025

Recommendation

That Council:

1. Adopt the draft Werribee South Green Wedge Management Plan 2025 attached to this report, for public exhibition, to replace the previous Werribee South Green Wedge Policy and Management Plan (2017).
2. Seek authorisation from the Minister for Planning to prepare and exhibit a Planning Scheme Amendment, which proposes the inclusion of the draft Werribee South Green Wedge Management Plan 2025 into the Wyndham Planning Scheme as a background document to replace the previous Werribee South Green Wedge Policy and Management Plan (2017), in accordance with the *Planning and Environment Act 1987*.
3. Upon receipt of authorisation from the Minister for Planning, exhibit the proposed Planning Scheme Amendment in accordance with the *Planning and Environment Act 1987*.
4. Authorise the Director of Planning and Liveability to make changes to the Amendment based on conditions imposed in any authorisation granted by the Minister for Planning, and to make minor changes that do not alter the intent of the Amendment.

Brief Overview

This report contains information on the Werribee South Green Wedge, a summary of the history of planning in the green wedge, a summary of the draft Werribee South Green Wedge Management Plan 2025 and a recommendation that Council:

- Adopt the Werribee South Green Wedge Management Plan 2025 (the WSGWMP) to replace the Werribee South Green Wedge Policy and Management Plan 2017, for the purpose of public exhibition, and
- Seek authorisation from the Minister for Planning to prepare and exhibit the associated planning scheme amendment to introduce the WSGWMP into the Wyndham Planning Scheme.

Wyndham City Council is required to prepare a revised green wedge management plan for the Werribee South Green Wedge in accordance with Section 46AEB of the *Planning and Environment Act 1987*. Updates to green wedge management plans have previously been carried out every five years according to advice from the Department of Transport and Planning, but will now move to a ten year time frame as noted in Section 46AEB. Accordingly, the WSGWMP is scheduled to be revised and updated next in 2035.

Note: Community input on the draft WSGWMP was sought via the members of the Werribee South Green Wedge Steering Committee during its operations over the Council term 2020-2024 (refer to Consultation section for details). The Werribee South Green Wedge Steering Committee is no longer in operation and was dissolved by Council resolution in March 2025, until the next review of the WSGWMP is required in 2035. As noted in the Council meeting held 25 March 2025, the updated draft Werribee South Green Wedge Policy and Management Plan 2025 is being reported to Council, and if adopted will be incorporated into the Wyndham Planning Scheme via the planning scheme amendment process.

Rationale for Recommendation

The draft Werribee South Green Wedge Management Plan 2025 (the WSGWMP 2025) is proposed to replace the current background document *Werribee South Green Wedge Policy & Management Plan* (2017) in the Wyndham Planning Scheme. The WSGWMP 2025 is an updated version of the 2017 document and has been revised based on feedback from the Department of Transport and Planning, other external organisations, internal Council departments and community feedback via the Werribee South Green Wedge Steering Committee. The WSGWMP 2025 will continue the purpose of previous versions of the document adopted into the Wyndham Planning Scheme: to provide an overarching vision for the Werribee South Green Wedge, guiding principles, further actions, and objectives for the diverse areas that exist within the green wedge.

Critical Dates

Not applicable.

Attachments

1. Attachment 1 - Draft Werribee South GWMP October 2025
2. Attachment 2 - WSGWPMP 2017 vs WSGWMP 2025 principles objectives & strategic directions
3. Attachment 3 - BLCAC Cultural Values Statement
4. Attachment 4 - WTOAC Cultural Values Statement

Key Issues

Werribee South Green Wedge

The Werribee South Green Wedge (WSGW) is one of two green wedge areas within Wyndham. The other being the Western Plains South Green Wedge. The WSGW area contains a diverse range of land uses, including:

- Intensive Agriculture Precinct (IAP) approximately 3000ha in size and a major state and national agricultural area due to its soils, irrigation infrastructure and location close to local and interstate transport networks
- Werribee South and Wyndham Harbour settlements
- Royal Australian Air Force (RAAF) Base Point Cook and green wedge buffer
- Tourism and recreation precinct along Werribee River

- Natural environments and assets within the green wedge area's parks, coastline, waterways and wetlands
- Western Treatment Plant precinct

The WSGWMP 2025 contains an overarching vision for the Werribee South Green Wedge, guiding principles, further actions, and objectives for the diverse areas and cultural landscapes that exist within the green wedge. It has been updated from the previous version (the Werribee South Green Wedge Policy and Management Plan or WSGWP&MP, published 2017) to reflect planning and policy updates.

History of green wedge planning in the Werribee South area

In 2008 the initial version of the *Werribee South Green Wedge Policy & Management Plan* was first adopted by Council and later implemented as a reference document into the Wyndham Planning Scheme, under Planning Scheme Amendment C93 (gazetted in 2010). It was developed in conjunction with State Government and local stakeholders, in particular the Werribee South Steering Committee. The document was used to inform local policy implemented within the Wyndham Planning Scheme including existing policies relating to Werribee South. It identified a vision for the Werribee South Green Wedge, as well as objectives, guiding principles and sustainability issues for each of the precincts within the Green Wedge.

In 2015, Council reviewed the document in accordance with *Planning Practice Note 31: Preparing a Green Wedge Management Plan* (Department of Environment, Land, Water and Planning 2015), that stated five yearly reviews should occur. The updated *Werribee South Green Wedge Policy & Management Plan* was adopted at the 27 June 2017 Ordinary Council meeting and implemented into the Wyndham Planning Scheme under Planning Scheme Amendment C202 (gazetted in 2017), to replace the previous document from 2010.

The current WSGWMP 2025 has been updated from the previous version in 2017 to reflect changes to state planning policy around the form and content of green wedge management plans, updated technical information and updated Council actions and policy relating to the Werribee South Green Wedge. The draft has also been reviewed by the Bunurong Land Council Aboriginal Corporation and the Wadawurrung Traditional Owners Aboriginal Corporation, who represent the Traditional Owners within the Werribee South green wedge area.

Feedback and review

The review of the WSGWP&MP 2017 and preparation of the draft WSGWMP 2025 document has been undertaken to reflect changes which have occurred in local and state planning policy and the Wyndham Planning Scheme since the previous document was gazetted.

Feedback and input have been sought from stakeholders, including:

- Wyndham City Council internal departments
- Hobsons Bay City Council
- Department of Transport and Planning
- Werribee South Green Wedge Steering Committee, including representatives from:
 - Local farmers and residents
 - Melbourne Water
 - Southern Rural Water
 - Parks Victoria
 - Wyndham Harbour

- RAAF Base Point Cook
- Werribee Open Range Zoo
- Werribee River Association
- Bunurong Land Council Aboriginal Corporation (BLCAC)
- Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC)

Community input was sought via the members of the Werribee South Green Wedge Steering Committee during its operations from 2020-2024. Feedback received from the former Committee included:

- Focus on the importance of a fit for purpose water supply, support for agriculture and encouragement of new agricultural practices as key guiding principles
- Updates to the foreword to highlight the diverse environmental, cultural and social value of the Werribee South Green Wedge
- Map showing the strategic location of the Werribee South Green Wedge and its importance in relation to Melbourne and key transport routes
- Impacts of land uses in the green wedge on the Werribee River and its catchment
- Other feedback received included impacts of generational and demographic change, transport projects and water systems that are beyond the scope of Wyndham City Council.

Changes

Main updates from the 2017 version to the 2025 draft are summarized below:

- Updated format and content to match guidelines for green wedge management plans set by the Department of Transport and Planning, including:
 1. Addition of the Foreword to highlight the environmental, economic and social importance of the Werribee South Green Wedge
 2. Updates to glossary, abbreviations, maps and figures
 3. Updates to reflect planning policy and legislation introduced after the previous version was adopted in 2017 (The Wyndham Plan 2023, Avalon Corridor Strategy 2022, Plan for Victoria 2025, the Green Wedge and Agricultural Land Action Plan 2024, and others. A full list of policies, strategies and legislation relating to the updated draft is contained in Chapter 7.1 of the document.)
 4. Addition of Chapter 4.1 Local and strategic context, to show the local and regional planning context of the Werribee South Green Wedge and how the Draft WSGWMP 2025 responds to other planning strategies & policies
 5. Addition of Chapter 4.2 Traditional Owners of the Werribee South Green Wedge and review of the document by Bunurong Land Council Aboriginal Corporation (BLCAC) and Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC)
 6. Updates to guiding principles, objectives and information on the various precincts with input from authorities and community members via the Werribee South Green Wedge Steering Committee:
 - The guiding principles have been regrouped under five themes (agriculture, environment, infrastructure, economy and society, and governance strategy and policy), and some principles have been moved from precinct-specific chapters to *Chapter 5.1 Guiding principles and objectives*, as they are generally applicable across the green wedge area
 - All objectives have been moved from the precinct-specific chapters into *Chapter 5.1 Guiding principles and objectives* and grouped under the five themes listed above, as these are also generally applicable across the whole green wedge area

- Specific strategic directions for each precinct have been kept at the end of each precinct chapter, updated and reworded based on feedback and for clarity
7. Updates to Chapter 6 Actions, implementation and monitoring progress with responsible stakeholders and indicative timeframes

The draft WSGWMP 2025 is presented in Attachment 1.

A table comparing the guiding principles, objectives and future directions within WSGWP&MP 2017 versus the guiding principles, objectives and strategic directions within the draft WSGWMP 2025 is presented at Attachment 2.

The draft WSGWMP 2025 has been reviewed by the Bunurong Land Council Aboriginal Corporation (BLCAC) and Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC) as Registered Aboriginal Parties (RAPs) for the area comprising the Werribee South Green Wedge. Where possible, comments have been incorporated into the document. In addition to the review, the RAPs have provided Cultural Values Statements (CVS) for the Werribee South Green Wedge. CVS's help to communicate Traditional Owner values and aspirations and may include cultural values, assets, songlines, law and lore, Traditional Owners' connection to Country and may encompass tangible and intangible cultural values, cultural landscapes, waterways and use of resources. Cultural values research is an elective process and outcomes are determined by the RAPs and, therefore, may vary. These Cultural Values Statements do not form part of the GWMP but, as background documents, have informed the preparation of the GWMP.

Public versions of the Cultural Values Statements provided by Bunurong Land Council Aboriginal Corporation (BLCAC) and Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC) are presented at Attachments 3 and 4.

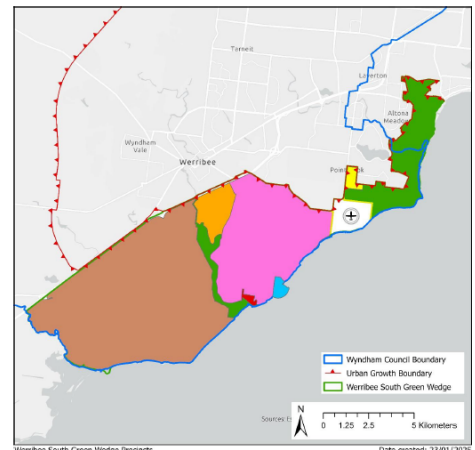
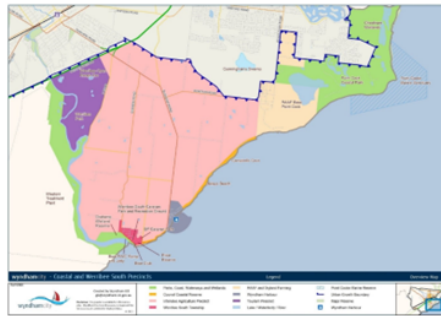
Proposed amendment to the Wyndham Planning Scheme

It is recommended that Council adopt the draft WSGWMP 2025 for public exhibition and seek Ministerial authorisation for the preparation of a Planning Scheme Amendment (PSA). The proposed amendment to the MPS is considered policy neutral, in that it does not contradict existing policy regarding the Werribee South Green Wedge. It is intended to update references to the Werribee South Green Wedge Policy and Management Plan (2017) and replace this document with the 2025 version, and not result in any policy change.

The following references in the MPS are proposed to be amended:

Reference	Current wording	Proposed wording
02.03-2 Environmental and landscape values / 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 <i>Werribee South Green Wedge Policy and Management Plan</i> (Wyndham City Council, 2017) sets out a vision and guiding principles for many of these 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 <i>Werribee South Green Wedge Management Plan 2025</i> (Wyndham City Council, 2025) sets out a vision and guiding principles for many of these areas.

Map 4 - Coastal and Werribee South Precincts Map



Werribee South Green Wedge Precincts

- Intensive Agricultural Precinct: Highly valuable agricultural area of established market gardens, conventional cropping and other forms of farming
- Parks, Coast, Waterways and Wetlands Precinct: Areas of Aboriginal Cultural Heritage values, post-Contact historic sites, and high environmental and landscape quality
- Tourism and Recreation Precinct: Werribee Open Range Zoo, Werribee Park and surrounding activities
- Werribee South Township: Established residential township providing services to the local community
- Wyndham Harbour: Recreation and tourism attractions, and safe boat harbour on the western side of Port Phillip Bay
- Western Treatment Plant: Location of internationally recognised Ramsar wetlands
- RAAF Base Point Cook (Commonwealth land)
- Buffer area between the Werribee South Green Wedge and developing urban areas of Point Cook

Date created: 23/01/2025

17.04-1L Facilitating tourism

Ensure tourism operations within the Intensive Agriculture Precinct identified in the *Werribee South Green Wedge Policy and Management Plan* (Wyndham City Council, 2017) are agriculture related or have a significant agricultural component.

Policy document
Consider as relevant:

- Werribee South Green Wedge Policy and Management Plan* (Wyndham City Council, 2017)

Ensure tourism operations within the Intensive Agriculture Precinct identified in the *Werribee South Green Wedge Management Plan 2025* (Wyndham City Council, 2025) are agriculture related or have a significant agricultural component.

Policy document
Consider as relevant:

- Werribee South Green Wedge Management Plan 2025* (Wyndham City Council, 2025)

Schedule to Clause 72.08 Background documents

Werribee South Green Wedge Policy and Management Plan (Wyndham City Council, 2017)
Amendment number: C202, C192

Werribee South Green Wedge Management Plan 2025 (Wyndham City Council, 2025)

Anticipated timing and public exhibition

Subject to ministerial authorisation, the proposed PSA is anticipated to be on exhibition in late 2025/early 2026. Following public exhibition, submissions will be considered with a resulting panel hearing, if required. The implementation timetable may vary and depends on factors such as when or if authorisation is granted by the Minister for Planning, whether there is a pre-set Panel date, and whether significant amendments are required by the Minister or Council or as recommended by a Panel.

At the time of exhibition of the amendment, it is proposed to place a notice within a local Wyndham newspaper and hard copy folders will be made available at the Council offices and libraries and selected locations within Werribee South (if this can be achieved). The amendment and associated documents will also be available for viewing on Council and the Department of Transport and Planning websites. Letters and/or emails will be sent to the relevant stakeholders as well as owners and occupiers within the Werribee South Green Wedge boundaries. It is not proposed to send individual notifications to all Wyndham residents.

Financial Implications

Impact on key LTFP parameters if the recommendation is adopted

The process of the amendment will incur the standard advertising, notification and amendment cost and additional costs if a Panel is required.

Policy Strategy and Legislation

Many policies and strategies from different levels of government and organisations apply to the Werribee South Green Wedge, as shown in full in Chapter 7.1 of the draft WSGWMP 2025.

Lead agency/department	Strategy
Wyndham City Council	<ul style="list-style-type: none">• Avalon Corridor Strategy 2022 (in partnership with City of Greater Geelong)• Baileys Beach and Campbells Cove Master Plan (draft)• Boatshed Management Policy 2024• City Forest & Habitat Strategy 2017-2040• Climate Change Adaption Strategy 2016-2020• Economic Development Strategy 2022-2026• K Road Cliffs Master Plan 2019• Resilient Wyndham 2021-2025• The Wyndham Plan 2023• Werribee South Beach Master Plan 2023• Werribee South Coastal Conservation Action Plan 2017-2040• Wyndham 2050 Community Vision (draft)• Wyndham Active Transport Strategy 2020• Wyndham Coastal and Marine Management Plan 2020-2025• Wyndham Environmental Planning Atlas 2004• Wyndham Harbour Development Plan 2013• Wyndham Heritage Review Stage 1 (Gap Study) 2021• Wyndham Heritage Review Stage 2 (Residential Places and Precincts) 2024• Wyndham Integrated Transport Strategy 2023• Wyndham Open Space Strategy 2045• Wyndham Planning Scheme 2025• Wyndham Visitor Economy Strategy 2024-2028

<p>Department of Energy, Environment and Climate Action</p>	<ul style="list-style-type: none"> • Adapt West – Shaping our Shores (currently being developed) • Biodiversity 2037 • Biodiversity Conservation Strategy for Melbourne’s Growth Corridors 2013, including: <ul style="list-style-type: none"> ○ Sub-regional Species Strategy for the Golden Sun Moth 2013 ○ Sub-regional Species Strategy for the Growling Grass Frog 2013 • Guidelines for the removal, destruction or lopping of native vegetation 2017 • Guidelines for the management of existing bathing boxes and boatsheds on marine and coastal Crown land 2022 • Marine and Coastal Strategy 2022 • Marine and Coastal Policy 2020 • Port Phillip Bay & Bellarine Peninsula Ramsar Site Management Plan 2018 • Port Phillip Bay Coastal Hazard Assessment 2024 • Siting and Design Guidelines for Structures on the Victorian Coast 2020
<p>Department of Transport and Planning</p>	<ul style="list-style-type: none"> • Plan for Victoria 2025 (supersedes Plan Melbourne 2017-2050) • Planning for Melbourne’s Green Wedges and Agricultural Land Action Plan 2024 <ul style="list-style-type: none"> ○ Informed by feedback from the Planning for Melbourne’s Green Wedges and Agricultural Land project (2019-2021) • <i>A 10-year plan for Melbourne’s greenfields</i> (Victorian State Government, 2024) • Victorian Commercial Ports Strategy 2022 <ul style="list-style-type: none"> ○ Navigating our Port Futures – Summary of the Victorian Commercial Ports Strategy 2022 • Delivering the Goods – Victorian Freight Plan 2018 • Western Land Use Framework Plan (draft) • Western Metropolitan Regional Trails Strategic Plan 2017
<p>State Legislation</p>	<ul style="list-style-type: none"> • Aboriginal Heritage Act 2006 • Aboriginal Heritage Regulations 2018 • Catchment and Land Protection Act 1994 • Climate Change Act 2017 • Crown Land (Reserves) Act 1978

- Environmental Effects Act 1978
- Flora and Fauna Guarantee Act 1988
- Heritage Act 2017
- Marine and Coastal Act 2018
- Planning and Environment (Metropolitan Green Wedge Protection) Act 2003
- Planning and Environment Act 1987
- Subdivision Act 1988
- Water Act 1989
- Wildlife Act 1975
- Zoological Parks and Gardens Act 1995

Wyndham 2050 Community Vision

Infrastructure and Planning

Recreation and Tourism

Transport

Sustainability and Environment

Council Plan 2025-29 (incorporating the Municipal Health & Wellbeing Plan)

- 1.3 Actively recognise the First Nations People as the traditional owners of Wyndham and celebrate the cultural diversity of our municipality.
- 2.1 Work with all levels of government to ensure future growth is well planned and in line with the community's Vision for the City.
- 2.2 Deliver and advocate for an integrated, connected, and accessible transport network that enables the community to move round the City easily.
- 2.3 Attract and retain investment that grows the Wyndham economy and created more local jobs.
- 2.5 Protect, promoted, and celebrate our history and unique built and cultural heritage.
- 3.3 Work in partnerships with other levels of government and key stakeholders to ensure the City's unique natural environment, flora and fauna is protected.
- 4.2 Apply longer-term integrated planning approaches that allow it to better define and prioritise what it will deliver and invest in to meet community needs.

Strategic Risk

Local Economic Prosperity

Sustainability Implications

The draft WSGWMP 2025 is a strategic planning document with high level objectives and information designed to inform land use management and related issues within the Werribee South green wedge. The

document contains an overarching vision for the green wedge, guiding principles, further actions, and objectives for the diverse areas that exist within the green wedge.

The Draft WSGWMP 2025 is designed to be a Background Document referenced at Clause 72.08 of the Wyndham Planning Scheme. Its purpose is to provide information on the context of the geography and values of the Werribee South Green Wedge and to assist the reader to understand the context within which the provisions of the Wyndham Planning Scheme have been framed.

Consultation

The draft WSGWMP has been reviewed by the Werribee South Green Wedge Steering Committee during its operations over the Council term 2020-2024. Draft versions of the WSGWMP were shared with the committee members in March 2023 and July 2024, and discussed at the final committee meeting in August 2024.

Feedback received from community members included:

- Focus on the importance of a fit for purpose water supply, support for agriculture and encouragement of new agricultural practices as key guiding principles
- Updates to the foreword to highlight the diverse environmental, cultural and social value of the Werribee South Green Wedge
- Map showing the strategic location of the Werribee South Green Wedge and its importance in relation to Melbourne and key transport routes
- Impacts of land uses in the green wedge on Werribee River and its catchment
- Other feedback received included impacts of generational and demographic change, transport projects and water systems that are beyond the scope of Wyndham City Council.

Public community consultation will occur during the formal exhibition phase of the planning scheme amendment process.

Officers' Declaration of Interests

Under Section 130 of the *Local Government Act 2020*, officers providing advice to Council must disclose any interests, including the type of interest.

The following staff involved in the creation of this report have no disclosable interest in the report.

Eric Braslis, Director Planning & Liveability

Aaron Chiles, Manager Strategic Planning & Property

Elio Comello, Acting Manager Strategic Planning & Property

Jennifer Camp, Strategic Planner

Conclusion

This report has summarised the contents of the draft Werribee South Green Wedge Management Plan 2025 and changes made from the previous Werribee South Green Wedge Policy & Management Plan 2017. The report also sets out the changes proposed to the Wyndham Planning Scheme via the proposed

Planning Scheme Amendment.

Council officers have subsequently recommended that Council adopt the draft Werribee South Green Wedge Policy and Management Plan 2025 attached to this report, for public exhibition and seek authorisation from the Minister for Planning to prepare and exhibit a Planning Scheme Amendment. The Planning Scheme Amendment proposes the inclusion of the draft Werribee South Green Wedge Management Plan 2025 into the Wyndham Planning Scheme as a background document, replacing the 2017 version.