

Wyndham Planning Scheme

Amendment C284wynd

Explanatory Report

Overview

Amendment C284wynd updates the Wyndham Planning Scheme to replace references to the *Werribee South Green Wedge Policy and Management Plan* (Wyndham City Council, 2017) with the *(Draft) Werribee South Green Wedge Management Plan* (Wyndham City Council, October 2025) as a background document to inform planning decision-making.

The amendment supports implementation of State and local planning policy relating to Green Wedges, environmental and landscape values, agriculture and tourism.

Where you may inspect this amendment

The amendment can be inspected free of charge at:

- The Wyndham City Council website at www.wyndham.vic.gov.au/services/building-planning/planning-scheme-amendments/current-planning-scheme-amendments; and
- On request, during office hours, at the office of the planning authority, Wyndham City Council, 45 Princes Highway, Werribee VIC 3030 or by contacting 1300 023 411 to arrange a time to view the amendment documentation.
- The Department of Transport and Planning website www.planning.vic.gov.au/public-inspection or by contacting 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by **Monday 22 June 2026**.

A submission must be sent with reference **C284wynd** to:

Strategic Planning & Property Department, Wyndham City Council.

By post: PO Box 197, Werribee, Victoria 3030

In person: Wyndham Civic Centre & Functions Centre, 45 Princes Highway, Werribee, Victoria 3030

By email: mail@wyndham.vic.gov.au

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: Week commencing 12 October 2026
- Panel hearing: Week commencing 9 November 2026

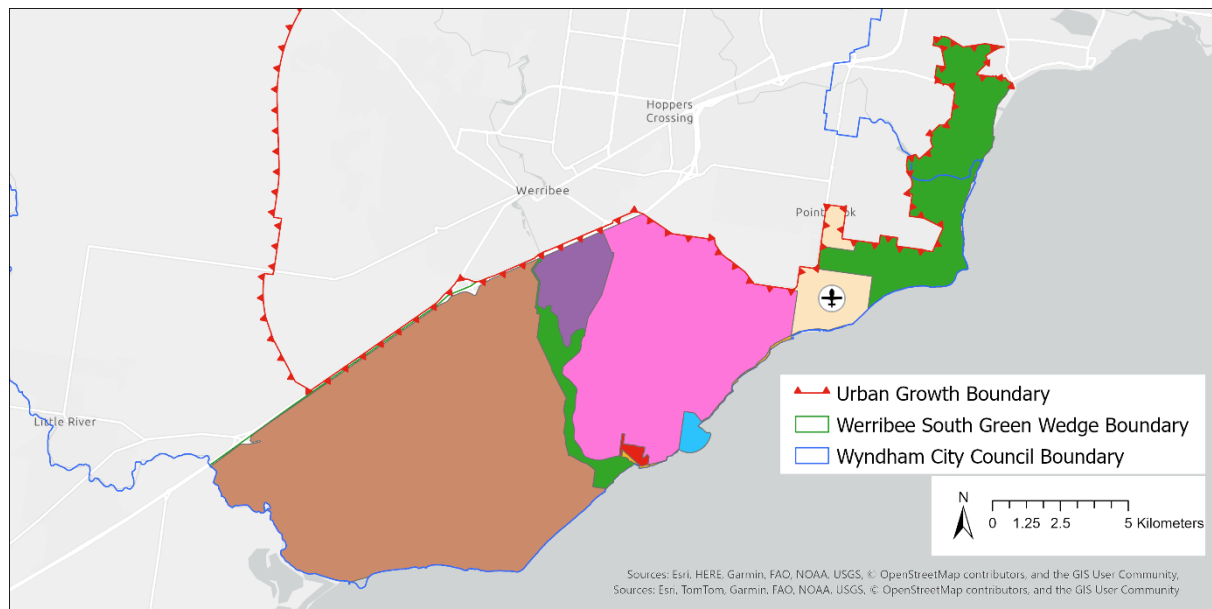
Details of the amendment

Who is the planning authority?

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

Land affected by the amendment

The amendment applies to all land in the Werribee South Green Wedge which is the area of land bound by the Port Phillip Bay coastline to the south, the Urban Growth Boundary to the north-east and the Princes Freeway to the north-west as it makes changes to the Municipal Planning Strategy and the Planning Policy Framework, see map area below (Figure 1).



Werribee South Green Wedge Precincts

Date created: 15/05/2026

- | | |
|---|--|
| ■ Intensive Agricultural | ■ Wyndham Harbour |
| ■ Parks, Coast, Waterways and Wetlands | ■ Western Treatment Plant |
| ■ Tourism and Recreation | ■ RAAF and Dryland Farming |
| ■ Werribee South Township | ■ Council Coastal Reserve |

Figure 1: Map 4: Werribee South Green Wedge Precincts (Wyndham City Council, 2026)

The amendment does not rezone land, apply or remove overlays.

What the amendment does

The amendment updates the Wyndham Planning Scheme to ensure that planning decision-making for the Werribee South Green Wedge is informed by the most current and adopted strategic guidance.

Specifically, the amendment:

- Updates **Clause 02.03-2 (Environmental and landscape values)** within the Municipal Planning Strategy to replace references to the *Werribee South Green Wedge Policy and Management Plan* (Wyndham City Council, 2017) with the *(Draft) Werribee South Green Wedge Management Plan* (Wyndham City Council, October 2025);
- Updates **Clause 02.04 (Strategic Framework Plan)** within the Municipal Planning Strategy to replace Map 4 – Coastal and Werribee South Precincts Map with Map 4 - Werribee South Green Wedge Precincts Map to reflect the spatial context contained in the *(Draft) Werribee South Green Wedge Management Plan* (Wyndham City Council, October 2025);
- Updates **Clause 17.04-1L (Facilitating tourism)** within the Planning Policy Framework to ensure that local tourism policy within the Intensive Agriculture Precinct is guided by the *(Draft) Werribee South Green Wedge Management Plan* (Wyndham City Council, October 2025); and
- Updates the **Schedule to Clause 72.08 (Background documents)** within Operational Provisions to remove the superseded 2017 plan and include the *(Draft) Werribee South Green Wedge Management Plan* (Wyndham City Council, October 2025) as the relevant background document.

Strategic assessment of the amendment

Why is the amendment required?

The *(Draft) Werribee South Green Wedge Management Plan* (Wyndham City Council, October 2025) has been prepared and adopted by council for exhibition to replace the *Werribee South Green Wedge Policy and Management Plan* (Wyndham City Council, 2017). The Plan provides strategic guidance to planners, landowners, developers and the community in planning matters involving the Werribee South Green Wedge and supports the integrated and sustainable management of agricultural land, environmental and landscape values, coastal areas and compatible tourism and recreation uses.

The (Draft) 2025 Plan has been updated to reflect changes in State and local planning policy, legislation and strategic context since 2017, including contemporary Green Wedge planning guidance, updated council strategies, revised technical

information and engagement with Registered Aboriginal Parties to ensure appropriate recognition of Aboriginal cultural values.

Green Wedge land is subject to statutory protection under Part 3AA of the *Planning and Environment Act 1987*. While this amendment does not alter zoning or overlays, this legislative framework underscores the importance of ensuring the Wyndham Planning Scheme relies on current, adopted strategic guidance when considering land use and development within the Green Wedge.

To give effect to the adopted (*Draft*) *Werribee South Green Wedge Management Plan* (Wyndham City Council, October 2025), the amendment updates the following provisions of the Wyndham Planning Scheme:

- **Clause 02.03-2 (Environmental and landscape values)** – to update references within the Municipal Planning Strategy to the updated Green Wedge Management Plan;
- **Clause 02.04 (Strategic framework plan – Map 4)** – to replace Map 4 to reflect the spatial context contained in the updated Green Wedge Management Plan;
- **Clause 17.04-1L (Facilitating tourism)** – to ensure local tourism policy within the Intensive Agriculture Precinct is guided by the updated Green Wedge Management Plan; and
- **Schedule to Clause 72.08 Background documents** – to ensure references to Green Wedge Management Plans as background documents are current, replace the superseded 2017 document and replace it with the updated Green Wedge Management Plan accordingly.

The amendment is minor in nature and policy neutral. Its purpose is to ensure the Wyndham Planning Scheme remains current, accurate and strategically aligned with adopted council policy, including with previous Green Wedge planning scheme amendments.

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

The amendment implements the following objectives of planning in Victoria in s. 4(1) of the *Planning and Environment Act 1987*:

- s. 4(1)(a) to provide for the fair, orderly, economic and sustainable use and development of land;
- s. 4(1)(b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;
- s. 4(1)(c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- s. 4(1)(d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural values;

- s. 4(1)(f) to facilitate development in accordance with the objectives set out in the relevant paragraphs (a), (b), (c) and (d);
- s. 4(1)(g) to balance the present and future interests of all Victorians.

The amendment achieves these objectives by ensuring that planning decision-making for the Werribee South Green Wedge is informed by the most current and adopted strategic guidance.

By updating the Wyndham Planning Scheme to reference the *(Draft) Werribee South Green Wedge Management Plan* (Wyndham City Council, October 2025), the amendment supports orderly and consistent planning outcomes, reinforces long-term protection of environmental, cultural and agricultural values and promotes sustainable land management within a non-urban context.

The amendment does not enable additional development or intensification but improves the strategic foundation upon which planning decisions are made, thereby balancing the present and future interests of the community while maintaining a safe, productive and environmentally sensitive landscape.

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

Environmental, social and economic effects

Environmental

The amendment will have no adverse environmental effects.

The *(Draft) Werribee South Green Wedge Management Plan* (Wyndham City Council, October 2025) continues to strongly advocate for the protection and sustainable management of the Werribee South Green Wedge, including its environmental, landscape, coastal and agricultural values. As with the previous versions of the Plan, the 2025 update reinforces the importance of protecting areas of environmental significance, waterways, coastal environments and biodiversity assets within the Green Wedge.

Social

The amendment will have positive social effects by improving clarity, certainty and transparency in planning policy that applies to the Werribee South Green Wedge.

Updating the Planning Scheme to reference the *(Draft) Werribee South Green Wedge Management Plan* (Wyndham City Council, October 2025) will assist future decision-making by ensuring planners, landowners and the community rely on a current strategic framework. This provides greater confidence in how planning matters within the Green Wedge are assessed and aligns local policy with contemporary council strategies.

The amendment also supports recognition of Aboriginal cultural values within the Werribee South Green Wedge by referencing a Plan that has been informed by

engagement with Registered Aboriginal Parties, contributing to more informed and culturally sensitive planning outcomes.

Economic

The amendment will have positive economic effects by providing certainty and consistency in planning policy for land within the Werribee South Green Wedge.

By implementing the most current Green Wedge Management Plan as a background document in the Wyndham Planning Scheme, the amendment supports informed decision-making relating to agricultural activities, tourism and recreation that are compatible with Green Wedge values. The *(Draft) Werribee South Green Wedge Management Plan* (Wyndham City Council, October 2025) continues to recognise the importance of the Intensive Agriculture Precinct and the contribution of agriculture to the local and State economy and reinforces the need for its long-term protection.

Does the amendment address climate change?

The amendment addresses climate change by ensuring the Wyndham Planning Scheme is informed by the most current strategic guidance for the Werribee South Green Wedge, including guidance relating to coastal areas, environmental values, sustainable land management and agricultural land.

The amendment does not introduce new land use or development outcomes and does not enable additional development or intensification. It therefore does not directly affect climate change mitigation or adaptation outcomes. However, by updating references to the *(Draft) Werribee South Green Wedge Management Plan* (Wyndham City Council, October 2025), the amendment supports existing policy settings that seek to manage environmental, coastal and agricultural land in a sustainable manner.

Does the amendment address relevant bushfire risk?

The Amendment will not have any implications regarding bushfire risk given that the strategic directions expressed for the use and development of land within the *(Draft) Werribee South Green Wedge Management Plan* (Wyndham City Council, October 2025) are fundamentally unaltered.

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

The amendment has been prepared in accordance with the Ministerial Direction on the Form and Content of Planning Schemes made under s. 7(5) of the *Planning and Environment Act 1987*. The amendment is consistent with this Direction and updates the Wyndham Planning Scheme using the appropriate Victoria Planning Provisions structure and tools.

The amendment has also been prepared in accordance with the Ministerial Direction

on the Preparation and Content of Green Wedge Management Plans under s. 46AEA of the *Planning and Environment Act 1987*, as it implements the updated (*Draft*) *Werribee South Green Wedge Management Plan* (Wyndham City Council, October 2025) as directed by current Green Wedge planning policy requirements for municipal councils.

The amendment has also been prepared in accordance with Ministerial Direction No. 11 – Strategic Assessment of Amendments under s. 12(1A) of the *Planning and Environment Act 1987*, as it is supported by a comprehensive strategic assessment that demonstrates the need for the amendment, its consistency with State and local planning policy and that it delivers a net community benefit. The amendment is minor and policy neutral in nature and does not rezone land, apply or remove overlays. The amendment is consistent with the policy directions of *Plan for Victoria* (Department of Transport and Planning, 2025), particularly those relating to the protection and management of Green Wedge land, the retention of productive agricultural areas and the safeguarding of environmental and landscape values in non-urban areas. By updating the Wyndham Planning Scheme to reference the (*Draft*) *Werribee South Green Wedge Management Plan* (Wyndham City Council, October 2025), the amendment supports State policy objectives to:

- Protect Green Wedge land from inappropriate development;
- Support the ongoing viability of agricultural land and associated industries;
- Manage environmental, coastal and landscape values in a strategic and integrated manner; and
- Maintain non-urban separation between metropolitan Melbourne and surrounding regional areas.

How does the amendment support or implement the Planning Policy Framework

The amendment supports and implements the objectives of the Planning Policy Framework (PPF) by strengthening the strategic basis for the protection and management of Green Wedge land, environmental and landscape values, agricultural land and compatible tourism uses within the Werribee South Green Wedge.

In particular, the amendment supports the following clauses of the Planning Policy Framework:

Settlement

- Clause 11.01-1S – Settlement
The amendment supports the objective of this clause to promote the sustainable growth and development of Victoria by reinforcing the non-urban role of the Werribee South Green Wedge and ensuring that planning decisions are informed by current strategic guidance for its long-term management.

- **Clause 11.01-1R – Green wedges – Metropolitan Melbourne**
The amendment supports State policy objectives to protect Green Wedges and maintain non-urban breaks between metropolitan Melbourne and surrounding regional areas including Geelong, through continued reliance on contemporary Green Wedge strategic guidance.
- **Clause 11.01-1L – Settlement**
The amendment supports metropolitan settlement objectives by protecting Green Wedge land from inappropriate development and maintaining non-urban separation between metropolitan Melbourne and surrounding regional areas, including the Geelong region.

Environmental and Landscape Values

- **Clause 12.02-1S – Protection of the marine and coastal environment**
Objective
 - To protect and enhance the marine and coastal environment.
- **Clause 12.02-1L – Werribee South coastline**
Policy application
 - This policy applies to land identified within Map 4 Werribee South Green Wedge Precincts Map at Clause 02.04.
- **Clause 12.03-1S – River and riparian corridors, waterways, lakes, wetlands and billabongs**
Objective
 - To protect and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands and billabongs.
- **Clause 12.03-1R – Waterways of the West**
Objective
 - To maintain and enhance the natural landscape, biodiversity, cultural and social values, and the Traditional Owner living cultural heritage values of the waterways of Melbourne’s west, including the Werribee River (Wirribi Yaluk), Maribyrnong River (Mirrangbamurn), Moonee Ponds Creek (Moonee Moonee), and associated tributaries and wetlands.
- **Clause 12.05-2S – Landscapes**
 - The amendment supports the protection of significant landscapes and open spaces by reinforcing strategic policy that recognises the landscape character, visual qualities and environmental significance of the Werribee South Green Wedge.

Natural Resource Management

- Clause 14.01-1S – Protection of agricultural land
The amendment supports the objective of protecting productive agricultural land of State and regional significance by ensuring the Planning Scheme references current strategic guidance for the management of the Intensive Agriculture Precinct within the Werribee South Green Wedge.
- Clause 14.01-1L – Protection of agricultural land
The amendment supports local agricultural policy by reinforcing the ongoing viability of agricultural uses and discouraging incompatible land use and development within the Green Wedge.

Economic Development

- Clause 17.04-1S – Facilitating tourism
The amendment supports State tourism policy by guiding tourism development that is compatible with agricultural, environmental and landscape values within non-urban areas.
- Clause 17.04-1L – Facilitating tourism
The amendment updates local tourism policy to ensure that tourism operations within the Intensive Agriculture Precinct are guided by the *(Draft) Werribee South Green Wedge Management Plan* (Wyndham City Council, October 2025) and remain agriculture-related or have a significant agricultural component.

How does the amendment support or implement any relevant strategic plan or policy statement adopted by a Minister, government department or public authority?

The amendment supports relevant State and local strategic policy by ensuring the Wyndham Planning Scheme references the most current strategic guidance for the Werribee South Green Wedge.

In particular, the amendment is consistent with *Plan for Victoria* (Department of Transport and Planning, 2025), which recognises the importance of protecting Green Wedge land, retaining productive agricultural areas and managing environmental and landscape values in non-urban areas. The amendment also supports the strategic context established by the *Avalon Corridor Strategy* (Wyndham City Council and City of Greater Geelong, 2022), which recognises the role of the Werribee South Green Wedge in maintaining a non-urban break between metropolitan Melbourne and Geelong and supporting agricultural, environmental and landscape values.

Is the amendment consistent with the delivery of the relevant housing target set out in the Planning Policy Framework?

Not applicable. The amendment does not affect housing supply or land available for housing.

How does the amendment support or implement the Municipal

Planning Strategy?

The amendment supports the Municipal Planning Strategy by ensuring that Clause 02.03-2 (Environmental and landscape values) of the Wyndham Planning Scheme is implemented having regard to the most current and adopted strategic guidance for the management of the Werribee South Green Wedge.

By updating references within Clause 02.03-2 to the *(Draft) Werribee South Green Wedge Management Plan* (Wyndham City Council, October 2025), the amendment strengthens the strategic framework that informs planning decision-making within the Green Wedge, particularly in relation to the protection of environmental, landscape and coastal values in a non-urban context.

The amendment does not alter the structure, objectives or strategic intent of the Municipal Planning Strategy. It does not change the following clauses:

- Clause 02.01 (Context).
- Clause 02.02 (Vision).

It makes limited updates to Clause 02.03-2 and Clause 02.04 to update references to the relevant Green Wedge Management Plan and associated Strategic Framework Plan map.

The amendment is minor in nature and policy neutral. Its role is to improve the accuracy, currency and effectiveness of the Municipal Planning Strategy by ensuring it is supported by the most current and adopted Green Wedge strategy, the *(Draft) Werribee South Green Wedge Management Plan* (Wyndham City Council, October 2025) consistent with council's broader strategic framework.

How does the amendment balance any competing policy objectives or strategies?

The amendment balances relevant policy objectives by maintaining the existing strategic direction for the Werribee South Green Wedge while ensuring the Planning Scheme is informed by current Green Wedge guidance.

The amendment supports the protection of Green Wedge land, agricultural land, coastal areas, environmental and landscape values, while also recognising the role of compatible tourism and recreation within the Werribee South Green Wedge. These policy objectives are already reflected in the Wyndham Planning Scheme and the *(Draft) Werribee South Green Wedge Management Plan* (Wyndham City Council, October 2025).

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

Yes. The amendment makes proper use of the Victoria Planning Provisions (VPP) by updating references within the Municipal Planning Strategy and Planning Policy

Framework and by correctly including the *(Draft) Werribee South Green Wedge Management Plan* (Wyndham City Council, October 2025) as a background document at Clause 72.08. The amendment uses the appropriate VPP tools and does not introduce any non-standard provisions, controls or formatting.

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

What were the views of the relevant agencies and how were they addressed?

Relevant agencies were consulted during the preparation of the *(Draft) Werribee South Green Wedge Management Plan* (Wyndham City Council, October 2025) prior to exhibition of the amendment. Agencies consulted included the Department of Transport and Planning, Department of Energy, Environment and Climate Action, Melbourne Water, Southern Rural Water, Parks Victoria and the Department of Defence (RAAF Base Point Cook).

Agency feedback related to environmental protection, agricultural sustainability, water management, coastal and marine values, infrastructure interfaces and land use compatibility. This feedback was considered and, where appropriate, incorporated into the *(Draft) Werribee South Green Wedge Management Plan* (Wyndham City Council, October 2025). No agencies raised objections to updating the Planning Scheme to reference the *(Draft) Werribee South Green Wedge Management Plan* (Wyndham City Council, October 2025).

Relevant agencies will also be formally notified of the exhibition of the amendment and will have the opportunity to make submissions during the exhibition period.

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

Not applicable. The amendment is policy neutral and does not rezone land, apply or remove overlays, no assessment against the principles of the Act is required.

How does the amendment have regard to the principles set out in the Yarra River Protection (Wilip-gin Birrarung murron) Act 2017 in relation to Yarra River land and other land, the use or development of which may affect Yarra River land?

Not applicable. The amendment does not apply to Yarra River land and does not affect land, the use or development of which may affect Yarra River land.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment is policy neutral and will have minimal impact on the resource and administrative costs of the responsible authority.

The responsible authority will continue to have capacity to assess planning permit applications within the prescribed statutory timeframes, as the amendment does not change assessment requirements or workloads.