



Department of Transport and Planning

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Mr Stephen Wall
Chief Executive Officer
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Dear Mr Wall

PROPOSED WYNDHAM PLANNING SCHEME AMENDMENT C269wynd – PLANNING SCHEME REVIEW 2024

I refer to your council's application for authorisation to prepare the above amendment to the Wyndham Planning Scheme. The amendment proposes to implement the *Wyndham Planning Scheme Review 2024* by introducing policy changes, updating provisions and addressing zoning and overlay anomalies in the Wyndham Planning Scheme.

Under delegation from the Minister for Planning, in accordance with section 8A of the *Planning and Environment Act 1987* (the Act) I authorise your council as planning authority to prepare the amendment subject to the following conditions:

Prior to exhibition, unless otherwise agreed in writing with Department of Transport and Planning officers, the following changes must be made:

1. Review the proposed changes to the Municipal Planning Strategy (MPS) having regard to the enclosed marked-up version and the *Practitioner's Guide to Victoria's Planning Schemes* and make the following revisions:
 - a. Update Clause 2.02 Vision to be consistent with the *Wyndham Council Plan 2021-2025* or remove the Plan from the proposed list of new background documents.
 - b. Order the themes in the MPS to match the order in the Planning Policy Framework (PPF), move Gaming to its own section at 2.03-10 (as there is no equivalent PPF theme), and ensure heading styles are consistent with Ministerial Direction on Form and Content.
 - c. Reduce superfluous content in the MPS to maintain readability and keep to a maximum length of 5000 words.
 - d. Remove references to new documents that do not contribute new content to the scheme, for example *Healthy Waterways Strategy 2018-28* (Melbourne Water, 2018).
 - e. Review changes to Clause 2.03-1 sub section Activity Centres to ensure the name change for the Werribee Principal Activity Centre is consistent with state policy at the time of exhibition and that the name is used consistently throughout the scheme.
 - f. Consolidate changes in 2.03-9 Waste management with Clause 2.03-3 Amenity protection.

- g. Remove proposed 'Map 7: Greening the Pipeline' from Clause 02.04 (Strategic Framework Plan) as this is predominately a public land improvement project and consider adding it to an existing framework plan such as Clause 02.03-9 (Open space). Also, it requires accompanying strategic directions and/or policies.
2. Review the proposed changes to the PPF, having regard to the enclosed marked-up version and the *Practitioner's Guide to Victoria's Planning Schemes*, and make the following revisions:
 - a. Ensure new PPF objectives and strategies are clear and unambiguous about intended policy outcomes, do not duplicate state planning policy or existing local planning policy, are relevant to the exercise of discretion in the planning scheme and do not include advocacy, promotional or collaborative actions.
 - b. Consider including policy applications to make it clearer where local policies apply.
 - c. Remove the proposed change to Clause 11.03-1L (Activity centres) to include the *Wyndham Activity Centres Strategy* (Essentials Economics, 2016) as a policy document as it has not contributed new policy and the Planning Scheme Review recommends it be updated.
 - d. Amend proposed Clause 11.03-2L (Growth areas) to remove inclusion of the *Precinct Structure Plan Guidelines* (Victorian Planning Authority 2021) as a policy document as it is already listed under state policy, relocate strategies regarding out of sequence development to Clause 11.02-3L (Sequencing of development) and confirm whether the *Residential Growth Management Strategy* is still a current policy document.
 - e. Relocate the proposed new policy 12.01-2L (Tree and Urban Forest Management) as it is not appropriate under Native vegetation and consider consolidating with Clause 15.01-2L-03 (Heat island effects).
 - f. Delete the changes associated with Clause 12.02-1L (Werribee South Coastline) as the new strategy duplicates existing state policy and the policy documents have not contributed new policy.
 - g. Review the inclusion of changes to Clause 15.01-1L-01 (Landscaping) due to the age of the *Residential Design Guidelines Element: "Rear Loaded" Lots* (Wyndham City Council 2010) and because not recommended in the Planning Scheme Review.
 - h. Delete the proposed changes to Clause 15.01-2L-01 (Environmentally Sustainable Development) to retain consistency with other CASBE council policies.
 - i. Delete the Policy document *Wyndham City Environment and Sustainability Strategy 2011- 2015* (Wyndham City Council, 2011) from clause 15.01-2L-03 (Heat Island Effects) to be consistent with the explanatory report and proposed clause 72.08.
 - j. Delete proposed changes to Clause 16.01-1L (Housing Location) associated with the *Wyndham Affordable Housing Strategy 2022-25* as the proposed new strategy duplicates state policy.
 - k. Delete Clause 18.02-2L (Cycling) as it repeats state policy.
 - l. Relocate the proposed strategy in Clause 18.02-5L (Freight links) of providing support to development of the Western Interstate Freight Terminal to Clause 2.03.
 3. Review the proposed changes to the planning scheme ordinance and maps to:
 - a. Author proposed changes for Clause 02.03-6 sub-section (Housing diversity), Clause 15.01-1L-02 (Signs) and schedule to 45.09 (Parking Overlay) or remove from the amendment.
 - b. Amend Map 18zn to rezone all of the road reserve adjoining 330 Point Cook Road to General Residential Zone.
 - c. Delete the Public Acquisition Overlay Schedule 2 (PAO2) from land being rezoned to Transport Zone 2 (TRZ2), remove proposed rezoning of TRZ1 to TRZ2 land at

- Palmers Road/ Williams Landing Railway Station and remove the deletion of PAO2 from the intersection of Regional Rail Link and Sewells Road, Tarneit as this has already occurred.
- d. Provide evidence that 100 Sayers Road, Tarneit, is owned by the council.
 - e. Replace proposed references to Department of Transport and Planning with Head, Transport Victoria, where reference relates to the state transport network.
 - f. Review the proposed changes to land use terms in zone schedules to remove all outdated terms such as 'Tavern' in the Schedule 1 to the Activity Centre Zone.
 - g. Amend proposed changes to Schedule 1 to Clause 42.01 (ESO) to remove sub clause 6 and all background documents to meet Ministerial Direction Form and Content.
 - h. Remove proposed HO25 George Chirnside Experimental Dairy from the Schedule to Clause 43.01 (Heritage Overlay).
 - i. Review the proposed change to Schedule 1 to Clause 45.09 (Parking Overlay) to reference the *Werribee City Centre Parking Precinct Plan* (Wyndham City Council, 2015) as described in the explanatory report as the plan referenced in Clause 72.08 is dated 2014, no new content has been introduced to the Overlay, the change is not included in the Instruction Sheet and the Planning Scheme Review says plan is being updated. The new schedule was also not provided with the authorisation request.
 - j. Update the proposed change in the schedule to Clause 52.28 Gaming to refer to 'social housing as defined in the Housing Act 1983' instead of Department of Families, Fairness and Housing to avoid the need for further changes should the department name change again.
4. Review and consolidate further strategic work proposed to be retained and introduced in the schedule to Cause 74.02 (Further Strategic Work) particularly those which relate to updating flooding controls and implementing heritage reviews.
 5. Review existing and proposed new documents to be included in the Schedule to Clause 72.08 (Background documents) to:
 - a. Remove any that have not contributed to new planning scheme content and will not support planning decisions, eg *Wyndham Sports Strategy 2045*.
 - b. Remove any that are already referenced in Clause 72.08, such as the *Precinct Structure Planning Guidelines: New Communities in Victoria* (VPA, 2021).
 6. Revise the proposed amendment documentation to make the following changes:
 - a. Amend the Instruction Sheet, having regard to the enclosed marked-up version, to include map descriptions and meet template formatting requirements.
 - b. Amend the Explanatory Report, having regard to the enclosed marked-up version to:
 - i. Ensure that the 'what amendment does' section is accurate and consistent with the proposed provision and mapping changes.
 - ii. Provide further explanation of key proposed changes under 'Why the amendment is required'.
 - iii. Meet the content and formatting requirements of the explanatory report template.
 - iv. Ensure consistency with any required changes made to mapping and ordinance resulting from authorisation conditions.
 7. Ensure that electronic copies of new background documents are submitted for exhibition.

8. Give notice of the exhibition of the amendment to the Victorian Planning Authority in relation to changes to the Urban Growth Zone (UGZ) and to Department of Transport and Planning (Transport Services) in relation to rezonings to TRZ2 and policy changes.

The amendment must be submitted to the Minister for approval.

The authorisation to prepare the amendment is not an indication of whether or not the amendment will ultimately be supported.

Please note that [Ministerial Direction No. 15](#) sets times for completing steps in the planning scheme amendment process. This includes council:

- giving notice of the amendment within 40 business days of receiving authorisation; and
- before notice of the amendment is given, setting Directions Hearing and Panel Hearing dates with the agreement of Planning Panels Victoria. These dates should be included in the Explanatory Report.

The Direction also sets out times for subsequent steps of the process following exhibition of the amendment.

The Minister may grant an exemption from requirements of this Direction. Each exemption request will be considered on its merits. Circumstances in which an exemption may be appropriate are outlined in [Advisory Note 48: Ministerial Direction No.15 – the planning scheme amendment process](#).

In accordance with sections 17(3) and (4) of the Act, the amendment must be submitted to the Minister **at least 10 business days** before council first gives notice of the amendment.

Please submit the amendment electronically using the Amendment Tracking System (ATS).

If you would like further information, please contact Emma Bryant, Principal Planner Metro North West, Department of Transport and Planning, on emma.bryant@transport.vic.gov.au.

Yours sincerely



Steven Cox
Manager Metropolitan Planning Services

20 August 2025