

Wyndham Planning Scheme

Amendment C269wynd

Explanatory Report

Overview

This amendment implements the findings of the *Wyndham Planning Scheme Review* (Wyndham City Council 2024) by introducing changes to the Municipal Planning Strategy and Planning Policy Framework, updating provisions and addressing zoning and overlay anomalies in the Wyndham Planning Scheme.

The proposed changes implement relevant Council strategies and policies adopted since the last planning scheme reviews in 2013 and 2018. The planning scheme review was prepared in accordance with the *Planning Practice Note 32 Review of Planning Schemes* and is underpinned by a comprehensive report *Wyndham Planning Scheme Review*.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Wyndham City Council website at <https://www.wyndham.vic.gov.au/services/building-planning/planning-scheme-amendments/current-planning-scheme-amendments>

And

The amendment is available for public inspection, free of charge, during office hours at the following places:

Wyndham City Council

Civic Centre

45 Princes Highway

Werribee VIC 3030

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 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 **27 July 2026**.

A submission must be sent to:

Wyndham City Council

Strategic Planning Department

Civic Centre

45 Princes Highway

Werribee VIC 3030

OR

urbantransformation@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 of 9 November 2026**
- Panel hearing: **Week of 7 December 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.

The amendment has been made at the request of Wyndham City Council.

Land affected by the amendment

The amendment applies to all land within the City of Wyndham municipal boundary as it is proposing to change policies that apply across the whole municipality. Additionally, some specific properties are affected as detailed in the mapping reference table attached at Attachment 1 to this Explanatory Report.

What the amendment does

The amendment proposes to:

- 1) Implement the key recommendations of the Wyndham Planning Scheme Review 2024 - Final Report. The review identified the need to update various objectives, strategies and policy documents in the Municipal Planning Strategy (MPS), Planning Policy Framework (PPF), Clause 72.08 (Background documents) and Clause 74.02 (Further strategic work). The proposed changes implement relevant new Council strategies and policies that have been adopted since the last planning scheme review in 2013 and 2018.
- 2) Make several mapping changes to rectify anomalies, remove redundant controls, fix errors, update the name of some Government Departments referenced and align controls to be consistent with other provisions of the Wyndham Planning Scheme, as identified in the Wyndham Planning Scheme Review.

For a detailed list of all proposed changes/updates refer to Table 12 (Summary of Recommendations) of the Wyndham Planning Scheme Review 2024 - Final Report.

Specifically, the amendment proposes the following changes:

Municipal Planning Strategy

- Specific changes to the Municipal Planning Strategy:
 - Amend Clause 02.03-2 (Coastal areas) to reference and include strategies from the *Wyndham Coastal and Marine Management Plan 2020-2025*.
 - Amend Clause 02.03-3 (Amenity protection) to consolidate a strategic direction provided from the EPA.
 - Amend Clause 02.03-4 (Waterways) to reference and include strategies from the *City Forest & Habitat Strategy 2017-2040*.
 - Amend Clause 02.03-5 (Built environment and heritage) to relocate the neighbourhood character sub-section from clause 02.03-6.
 - Amend Clause 02.03-6 (Housing) remove the neighbourhood character sub-section and include discussion and strategic direction taken from the *Wyndham Affordable Housing Strategy 2022-2025*.
 - Delete the Gaming section from Clause 02.03-7 (Economic development).
 - Amend Clause 02.03-8 (Integrated transport networks) to reference and include strategies from the *Wyndham Integrated Transport Strategy 2023*.
 - Amend Clause 02.03-9 (Infrastructure) to reference and include strategies

from the *Wyndham Open Space Strategy 2045*.

- Insert a new Clause 02.03-10 (Gaming) and insert the text approved in the Panel Report for Amendment C252 (Electronic Gaming Machine Policy).

Planning Policy Framework

- Specific changes to the Planning Policy Framework:
 - Insert Clause 11.02-3L (Sequencing of development) into the Wyndham Planning Scheme.
 - Amend the heading of Clause 11.03-1L (Activity centre) from 'Activity centre' to 'Activity centres'.
 - Amend Clause 12.01-1L (Protection of biodiversity) to include the *City Forest and Habitat Strategy 2017-2040* as a policy document and include associated objectives and strategies.
 - Amend Clause 12.03-1L (Waterway Corridors) to include the *City Forest & Habitat Strategy 2017-2040* (Wyndham City Council, 2017) as a policy document and include associated strategies.
 - Amend Clause 15.01-1L-02 (Signs) to reference Clause 52.05-13 instead of Clause 52.05-9 in the general strategies section.
 - Amend Clause 15.01-2L-03 (Heat island effects) to update the heading to 'Heat island effects and tree urban forest management' and include as a policy document as well as include strategies and guidelines from *Wyndham Tree and Urban Forest Policy* (Wyndham City Council, 2021).
 - Insert Clause 16.01-2L (Housing Affordability) into the Wyndham Planning Scheme.
 - Amend Clause 17.04-1L (Facilitating tourism) to update a strategy to reference 'Wyndham Harbour precincts' instead of 'Harbour precincts'.
 - Amend Clause 17.04-2L (Coastal and Maritime Tourism and Recreation) to include as a policy document and include strategies from the *Wyndham Coastal and Marine Management Plan 2020-2025* (Wyndham City Council, 2020).
 - Amend Clause 18.01-2L (Transport System) to include the *Wyndham Integrated Transport Strategy 2023* as a policy document and include associated strategies.
 - Insert Clause 18.02-1L (Walking) into the Wyndham Planning Scheme.
 - Insert Clause 18.02-3L (Public transport) into the Wyndham Planning Scheme.
 - Insert Clause 18.02-4L (Roads) into the Wyndham Planning Scheme.

- Amend Clause 19.02-6L (Open Space) to include as a policy document and include objectives and strategies from the *Wyndham Open Space Strategy 2045* (Wyndham City Council, 2016).
- Amend Clause 19.03-3L (Integrated Water Management) to include the *Werribee Catchment Integrated Water Management Plan* as a policy document and include associated objectives and strategies.

Zones

- Specific changes to Planning Scheme Zone maps:
 - Amend Planning Scheme Map No. 3 to rezone 51-71 Hummingbird Boulevard, Tarneit from General Residential Zone 1 to Public Use Zone 2 and 20-40 Cloverdale Road, Tarneit from Public Use Zone 2 (Education) to Public Park and Recreation Zone.
 - Amend Planning Scheme Map No. 11 to rezone 440A Hogans Road, Tarneit from Farming Zone 1 to Public Park and Recreation Zone, the adjoining road reserve from Farming Zone 1 to General Residential Zone 1 - 65 Wootten Road, Tarneit from Farming Zone 1 to Public Use Zone 2 (Education) and the adjoining road reserve from Farming Zone 1 to General Residential Zone 1.
 - Amend Planning Scheme Map No. 16 to rezone the small portion of 13 Chirnside Avenue, Werribee from Public Use Zone 1 (Service and Utility) to General Residential Zone 1 and rezone the Princes Freeway / Duncans Road Interchange on and off ramps to the Transport Zone 2.
 - Amend Planning Scheme Map No.s 12 and 13 to rezone 100 Sayers Road, Tarneit from Commonwealth Land (CA) to Public Park and Recreation Zone and 44 Williams Landing Boulevard, Williams Landing from Priority Development Zone to Public Park and Recreation Zone to reflect ownership.

Zones

- Specific changes to zone ordinance:
 - Amend Schedule 1 and 2 to Clause 35.07 (Farming Zone) to update reference from a 'Road Zone Category 1 and 2' to 'Transport Zone 1 and 2' and update the acquiring authority for minimum setback from a road requirements.
 - Amend Schedule 1 to Clause 37.06 (Priority Development Zone) to update the version number of the Laverton Employment Node and Major Activity Centre Incorporated Plan detailed in the Schedule from Amended Version B May 2012 to Amended Version C June 2015.
 - Amend Schedule 1 to Clause 37.06 (Priority Development Zone) to update the reference to the incorporated documents from clause 81 to 72.04.

- Amend Schedule 1 to Clause 37.06 (Priority Development Zone) to update the 'buildings and works associated with dwelling' exemptions under Buildings and Works to include the Palmer Mixed Use Precinct.
- Amend Schedule 1 to Clause 37.06 (Priority Development Zone) to update the references to government authority names to reflect current names.
- Amend Schedules 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 14 and 16 to Clause 37.07 (Urban Growth Zone) to update the references to government authority names to reflect current names and remove outdated terms.
- Amend Schedules 7, 10 and 11 to Clause 37.07 (Urban Growth Zone) to remove the VPA from its approval/consent role for UDFs in the Black Forest Road, Truganina and Riverdale PSPs.
- Amend Schedules 10 and 11 to Clause 37.07 (Urban Growth Zone) to remove local town centres from requiring referral to the VPA.
- Amend Schedule 10 to Clause 37.07 (Urban Growth Zone) to refer to the broiler farm at 695 Derrimut Road, Tarneit instead of 895 Derrimut Road, Tarneit in Section 5.0.
- Amend Schedule 1 to Clause 37.08 (Activity Centre Zone) to replace reference to 'Werribee Principal Activity Centre' with 'Werribee Major Activity Centre'.
- Amend Schedule 1 to Clause 37.08 (Activity Centre Zone) to update table of uses as follows:
 - Section 2 – Permit required:
 - Remove 'animal keeping' and replace with 'domestic animal husbandry'.
 - Section 3 – Prohibited uses:
 - Change from Agriculture (other than Apiculture) to Agriculture (other than Apiculture and domestic animal husbandry)
- Amend Schedule 1 to Clause 37.08 (Activity Centre Zone) to update the date reference of the Werribee City Centre Structure Plan from 2011 to 2013 and the date reference of the Werribee City Centre Parking Precinct Plan from 2013 to 2014.

Overlays

- Specific changes to Overlay maps:
 - Amend Planning Scheme Map No. 2HO (Heritage Overlay) by deleting the HO42 from 2 Dukelows Road, Mount Cottrell.
 - Amend Planning Scheme Map No. 20HO by deleting the HO134 at 120 Narraburra Road, Little River and replacing with a new HO124 along the

frontage of the property.

- Amend Planning Scheme Map No. 22HO to extend HO134 at 650 Diggers Road, Werribee South to include the portion of the heritage place contained within the road reserve.
- Amend Planning Scheme Map No. 16PAO to remove PAO2 (Public Acquisition Overlay) from the Princes Freeway / Duncans Road Interchange.
- Specific changes to Overlay ordinance:
 - Amend Schedule 1 to Clause 42.01 (Environmental Significance Overlay) to remove the following background documents:
 - Werribee Corridor Landscape Study, Green Dale & Wright, 1989;
 - Sites of Significance for Nature Conservation in the Werribee Corridor, T.J. Barlow, 1989;
 - Sites of Botanical Significance in the Western Region of Melbourne, K. McDougall, 1987;
 - Sites of Geological and Geomorphological Significance in the Western Region of Melbourne, N.J. Rosengren, 1986;
 - *Werribee River Policy and Management Manual*, Wyndham City Council, 1995; and
 - *Skeleton Creek Waterways and Environs Strategy*, Melbourne Water Corporation, 1996.
 - Wyndham Stormwater Management Plan, WBM Oceanics Australia, 2000;
 - Wyndham Waterways Strategy Plan, Thompson Berrill Landscape Design and Environment & Land Management, 2002.
 - Amend Schedules 2, 3, 4 and 5 to Clause 42.01 (Environmental Significance Overlay) to reflect current Ministerial titles.
 - Amend Schedule 3 to Clause 42.01 (Environmental Significance Overlay) to reflect current government authority names.
 - Amend the Schedule to Clause 43.01 (Heritage Overlay) to correct the address of the HO42 and HO123.
 - Amend Schedules 1, 2, and 5 to Clause 43.03 (Incorporated Plan Overlay) to reflect current government authority names.
 - Amend Schedules 2, 6, 8, 9, 10, 11, 12, 13, 16 and 17 to Clause 43.04 (Development Plan Overlay) to reflect current government authority names.
 - Amend Schedules 8, 11, 12 and 17 to Clause 43.04 (Development Plan Overlay) to update the references from 'Melbourne 2030' to 'Plan for Victoria'.

- Amend the Schedule to Clause 45.01 (Public Acquisition Overlay) to reflect the current names of the acquiring authorities.
 - Amend the Schedule to Clause 45.09 (Parking Overlay) to update the date reference of the Werribee City Centre Parking Precinct Plan (Wyndham City Council, 2014).
- Specific changes to General and Particular Provisions:
 - Amend the Schedule to Clause 52.17 (Native Vegetation) to reflect current government authority names.
 - Amend the Schedule to Clause 52.28 (Gaming) to reflect current government authority names.
 - Amend the Schedule to Clause 66.04 (Referral of Permit Applications Under Local Provisions) to reflect current government authority names.
- Specific changes to Administration and Enforcement:
 - Amend the Schedule to Clause 72.08 (Background Documents) to remove:
 - *Wyndham Stormwater Management Plan* (WBM Oceanics Australia, 2000)
 - *Urban Stormwater Best Practice Guidelines* (CSIRO, 2006)
 - *Urban Stormwater Best Practice Environmental Management Guidelines* (CSIRO, 1999)
 - *Wyndham Open Space Strategy* (EDAW, 2003)
 - *Wyndham Municipal Fire Management Plan 2013-2016* (Wyndham City Council, 2013)
 - *Wyndham Coastal Scoping Study* (URS Australia, 2012)
 - *Wyndham City Plan 2017-21* (Wyndham City Council, 2017)
 - *Responsible Gambling Strategy, 2012-2014* (Wyndham City Council, 2012)
 - *The Burra Charter – the Australian ICOMOS Charter for Places of Cultural Significance* (International Council on Monuments and Sites, 2013)
 - *Guide for Best Practise for Waste Management in Multi-Unit Developments* (Sustainability Victoria, 2010)
 - Amend the Schedule to Clause 72.08 (Background Documents) to include:
 - *Werribee Catchment Integrated Water Management Plan* (Department of Environment, Land, Water and Planning, 2022)

- *Residential Growth Management Strategy* (SGS Economics & Planning, 2016)
- *Wyndham City Affordable Housing Strategy 2022-2025* (Wyndham City Council, 2022)
- *Wyndham Coastal and Marine Management Plan 2020-2025* (Wyndham City Council, 2020)
- *Wyndham Tree and Urban Forest Policy* (Wyndham City Council, 2021)
- *City Forest and Habitat Strategy 2017-2040* (Wyndham City Council, 2024)
- *Wyndham Active Transport Strategy* (Wyndham City Council, 2020)
- *Wyndham Stormwater Management Plan* (Water Technology, 2015)
- *Wyndham Integrated Transport Strategy* (Wyndham City Council, 2023)
- *Wyndham Road Safety Strategy and Action Plan 2022-2032* (Wyndham City Council, 2022)
- *Wyndham Open Space Strategy 2045* (TRC Tourism, 2016)
- *Wyndham Municipal Fire Management Plan 2020-2023* (Wyndham Municipal Fire Management Planning Committee, 2019)
- Specific changes to Strategic Implementation:
 - Amend the Schedule to Cause 74.02 (Further Strategic Work) to include the future strategic work related to the ongoing implementation of key policies and projects.

* a mapping reference table providing further information about the land affected by specific rezonings as part of this amendment is at Attachment 1 to this explanatory report.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to implement the recommendations of the *Wyndham Planning Scheme Review 2024* in the Wyndham Planning Scheme.

The Review was finalised in 2024 as required by Section 12B of the *Planning and Environment Act 1987*. Periodic reviews ensure planning schemes provide the necessary framework to achieve a council's land use vision for the municipality.

The Review found that the local provisions of the Wyndham Planning Scheme are generally performing well. For the most part, the Review only identified minor compliance issues, anomalies and errors when assessed against the Ministerial Direction on the Form and Content of Planning Schemes, the Practitioners Guide to

Victorian Planning Schemes and relevant Practice Notes.

The Review identified a series of changes that should be made to the planning scheme, including the need to include the most recent Australian Bureau of Statistics (ABS) and other economic data in the Municipal Planning Strategy, removing redundant controls, rectifying zoning and overlay mapping issues as well as the need to include land use and development directions from adopted local and regional strategies in the Planning Policy Framework and as background documents.

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

The proposed Amendment implements the following objectives of planning in Victoria included at Section 4(1) of the *Planning and Environment Act 1987*:

- *To provide for the fair, orderly, economic and sustainable use, and development of land;*
- *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*
- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*
- *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;*
- *To facilitate development in accordance with the objectives; and*
- *To balance the present and future interests of all Victorians.*

The amendment seeks to implement the Review by making corrections and updating the Wyndham Planning Scheme to reflect the key strategic directions established for Wyndham City Council. This will provide certainty for all users of the planning system by ensuring the fair, orderly, economic and sustainable development of land in the municipality, which is consistent with the objectives of planning in Victoria.

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

The amendment is expected to have positive environmental, social and economic effects for Victorian businesses, industry and the community by:

- Improving the clarity and transparency of local policy content in the Municipal Planning Strategy, Planning Policy Framework and local schedules, which will result in greater certainty for users of the planning system.
- Reducing unnecessary costs to applicants and Council by enhancing the effectiveness and efficiency of the Wyndham Planning Scheme.

- Improving planning outcomes by removing errors, anomalies, inconsistencies and incompatibility in local policy content in the Municipal Planning Strategy, Planning Policy Framework and local schedules.

The application of updated and improved local policy content in the Municipal Planning Strategy, Planning Policy Framework and amended local schedules will provide certainty to the users of the planning system by ensuring land use and development outcomes are consistent with environmental, social and economic land use objectives of planning in Wyndham and Victoria.

Does the amendment address climate change?

The amendment does not address climate change, as section 12(2A) of the *Planning and Environment Act 1987* and *Ministerial Direction No. 22 – Climate Change Consideration* do not apply to the amendment as it does not lead to a significant change to the use or development of urban land or introduce a new use that may be exposed to natural hazards that are likely to arise from climate change. The amendment does undertake minor rezonings from non-urban to urban zones but only part titles and road reserves to correct errors.

However, it is noted that the amendment does introduce the *Wyndham Coastal and Marine Management Plan 2020-2025* (Wyndham City Council, 2020) and relevant strategic directions for coastal areas.

Does the amendment address relevant bushfire risk?

Wyndham Council is not without bushfire risk, and the Municipal Planning Strategy identifies that changing bushfire risk is anticipated because of climate change. The proposed changes as part of this amendment, including the introduction of adopted strategies into the Planning Scheme will not result in any increase to the risk to life as a priority, property, community infrastructure and the natural environment from bushfire. Furthermore, it is noted that the Country Fire Authority (CFA) was consulted as part of the preparation of this amendment and raised no concerns and will also be consulted as part of the exhibition of this amendment.

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

Section 12(2)(a) of the *Planning and Environment Act 1987* requires that in preparing a planning scheme amendment, a planning authority must have regard to the Minister's Directions. The following Minister's directions are relevant to this amendment:

Ministerial Direction – The Form and Content of Planning Schemes

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the *Planning and Environment Act 1987*.

Direction No. 11 Strategic Assessment of Amendments

The amendment has been prepared having regard to Direction No. 11 Strategic Assessment of Amendments and Planning Practice Note 46: Strategic Assessment Guidelines.

Ministerial Direction No. 15 – The Planning Scheme Amendment Process

The amendment will be progressed in accordance with Ministerial Direction 15 that seeks to set times for completing steps in the planning scheme amendment process.

How does the amendment support or implement the Planning Policy Framework?

The proposed amendment is consistent with and supportive of the Planning Policy Framework by including or updating local policies that build upon and support the state and regional policies in the Planning Policy Framework. Any competing policies have also been removed.

This ensures that the Local Planning Policy in the Planning Policy Framework responds to a demonstrated need, is linked to a strategic direction in the Municipal Planning Strategy and is designed to assist the responsible authority in assessing planning permit applications and proponents in understanding whether a proposal is likely to be supported or not.

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 that the Wyndham Planning Scheme references the most current strategic guidance. Furthermore, it is noted that the primary purpose of the planning scheme review is to assess how effectively the planning scheme is performing, identify policy gaps, and ensure local development rules align with current State objectives and the community's vision.

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

The amendment is not expected to have a significant impact on achieving Wyndham's housing target, as it does not rezone land for residential development, does not apply any overlays, and does not make any other changes that would be expected to have a significant effect on the potential for residential development.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment supports the Municipal Planning Strategy by ensuring that the

strategy itself clearly articulates the Context and Strategic Directions for planning in Wyndham. It does this by improving the clarity of both the text and layout as well as including new or altered strategic directions in relation to environmental and landscape values, environmental risk and amenity, natural resource management, built environment and heritage, housing, economic development, transport, infrastructure and gaming.

Overall, the amendment will support the Municipal Planning Strategy by ensuring that its content is up-to-date and clearly articulates the Council's overarching vision for sustainably managing land use and development in the municipality.

The proposed amendment seeks to update the Municipal Planning Strategy to include the land use and development directions in a number of local and regional strategies, which underpins the policy content of the Planning Policy Framework and local schedules.

The amendment is consistent with the following clauses of the Municipal Planning Strategy and Planning Policy Framework and will assist in achieving objectives of the clauses as follows:

- The amendment implements the strategic directions for environmental and landscape values (Clause 02.03-2) by introducing the Wyndham Coastal and Marine Management Plan 2020-2025 and directions that support the protection and appropriate development of Wyndham's coastal areas.
- The amendment implements the strategic directions for housing (Clause 02.03-6) by introducing a new local policy at Clause 16.01-2L (Housing Affordability) that supports increased residential supply and diversity of affordable housing.
- The amendment implements the strategic directions for gaming by updating the existing gaming directions under clause 02.03-7 and relocating them to a new introduced clause (02.03-10).
- The amendment implements the strategic directions for transport (Clause 02.03-8) by:
 - introducing the *Wyndham Integrated Transport Strategy 2023* including updated and new strategic directions.
 - introducing a new local policy at Clause 18.02-1L (Walking) that supports facilitation of interconnected pedestrian paths throughout the municipality, particularly those that connect to key destinations and other transport modes.
 - Updating the local policy at Clause 18.01-2L (Transport system) that supports the maximisation of transport modes and their integration.
 - Introducing a new local policy at Clause 18.02-4L (Roads) that supports a safe and efficient transport network for all users.
- The amendment implements the strategic directions for infrastructure (Clause 02.03-9) by:
 - introducing the *Wyndham Open Space Strategy 2045* including updated and

new strategic directions for open space.

Updating the local policy at Clause 19.02-6L (Open space) to reflect more specific objectives and to support the maximisation of open space opportunities. How does the amendment balance any competing policy objectives or strategies?

Given the nature of this amendment, which seeks to review the current Wyndham Planning Scheme and ensure that planning schemes provide the necessary framework to achieve a council's land use vision for the municipality. For the most part, the review only identified minor compliance issues, anomalies and errors, the need to remove redundant controls, rectify zoning and overlay mapping issues as well as the need to include land use and development directions from adopted local and regional strategies in the Planning Policy Framework and as background documents. As such, the changes proposed as part of this amendment do not have any competing policy objectives or strategies and instead seek to reinforce and contribute to existing policy/strategies.

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

The amendment makes proper use of the Victoria Planning Provisions. The amendment updates local policy and associated local content consistent with the *Ministerial Direction: the Form and Content of Planning Schemes* and the principles set out in *A Practitioner's Guide to Victoria's Planning Schemes, April 2022*.

The proposed amendment applies the appropriate planning provisions to land throughout the municipality allowing the planning controls contained within the Victoria Planning Provisions to be correctly applied.

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

The views of the relevant agencies/organisations were sought and assisted in the preparation of the *Wyndham Planning Scheme Review 2024* and consequential changes to the planning scheme ordinance as detailed above in this report. Furthermore, the views of the Department of Transport & Planning (DTP) will be taken into consideration throughout the Amendment process.

The agencies/organisations consulted in the development of the review include the Victorian Planning Authority (VPA), the Environmental Protection Agency (EPA), Department of Transport (DoT), Department of Energy, Environment and Climate Action (DEECA – formerly DELWP), VicTrack, Melbourne Water (MW), Southern Rural Water (SRW), Greater Western Water (GWW), Country Fire Authority (CFA), Melton City Council, Brimbank City Council, Hobsons Bay City Council, Moorabool Shire Council and Greater Geelong City Council. Additionally, all relevant internal

Council departments were consulted as part of the review.

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

The purpose of the *Transport Integration Act 2010* is to create a new framework for the provision of an integrated and sustainable transport system in Victoria. The vision statement recognises the aspirations of Victorians for an integrated and sustainable transport system that contributes to an inclusive, prosperous and environmentally responsible state.

The objectives of the *Transport Integration Act 2010* relate to social and economic inclusion, economic prosperity, environmental sustainability, integration of transport and land use, efficiency, coordination and reliability, safety, and health and wellbeing.

The proposed amendment does not have any detrimental implications on the objectives, strategies and decision-making principles set out in the *Transport Integration Act 2010*. Furthermore, the Amendment is not anticipated to have a significant impact on the transport system as it will not modify the physical, service, labour or management components of the existing system.

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?

The Yarra River Protection (Wilip-gin Birrarung murron) Act 2017 sets out that a planning authority must have regard to the principles in Part 2 of that Act when performing functions or duties or exercising powers in relation to Yarra River land or other land, the use or development of which may affect Yarra River land.

Pursuant to Part 3 of the Yarra River Protection (Wilip-gin Birrarung murron) Act 2017, the proposed amendment does not 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 proposed amendment will have minimal impact on Council's resource and administrative costs. The proposed amendment is not expected to increase the number of planning applications within the municipality to a significant extent. No

additional staff resources will be required because of the implementation of this amendment. Furthermore, the proposed amendment will reduce administrative burden on Council by correcting errors in the Wyndham Planning Scheme.

Attachment 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Mount Cottrell	The heritage place is the bluestone ruin and immediate surrounds - The ruin is located on 1060 Cobbledicks Ford Road Wyndham Vale as such it is recommended to remove the HO42 from 2 Dukelows Road, Mount Cottrell.	Wyndham C269wynd 001d-hoMap02 Exhibition	2 Dukelows Road, Mount Cottrell			HO42
Little River	Discrepancy of location of HO134 – B ranked Drystone Wall at 120 Narraburra Road Little River as referenced in the Wyndham Dry Stone Wall Study (2015)	Wyndham C269wynd 003d-hoMap20 Exhibition	120 Narraburra Road, Little River			HO134
Little River	Discrepancy of location of HO134 – B ranked Drystone Wall at 120 Narraburra Road Little River as referenced in the Wyndham Dry Stone Wall Study (2015)	Wyndham C269wynd 004d-hoMap20 Exhibition	Road reserve in front of 120 Narraburra Road, Little River		HO134	
Werribee South	The heritage place is the shop/house building and shopfront including petrol bowser - Correct HO mapping to cover bowser and awning.	Wyndham C269wynd 005d-hoMap22 Exhibition	650 Diggers Road, Werribee South and adjoining road reserve		HO34	

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Tarneit	73 and 51-71 Hummingbird Boulevard, Tarneit	Wyndham C269wynd 006znMap03 Exhibition	73 and 51-71 Hummingbird Boulevard, Tarneit	Rezone 73 Hummingbird Boulevard from PUZ2 to PPRZ And Rezone 51-71 Hummingbird Boulevard from GRZ1 to PUZ2		
Tarneit	440A Hogans Road, Tarneit and adjoining road reserve And 65 Wootten Road, Tarneit and adjoining road reserve	Wyndham C269wynd 007znMap11 Exhibition	440A Hogans Road, Tarneit and adjoining road reserve And 65 Wootten Road, Tarneit and adjoining road reserve	Rezone 440A Hogans Road from FZ1 to PPRZ and rezone adjoining road reserve from FZ1 to GRZ1 And Rezone 65 Wootten Road from FZ1 to PUZ2 and rezone adjoining road reserve from FZ1 to GRZ1		
Werribee	13 Chirnside Avenue, Werribee And	Wyndham C269wynd	13 Chirnside Avenue, Werribee	Rezone PUZ1 portion of 13 Chirnside Avenue to GRZ1		Remove the PAO2 from the extended TRZ2 area

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
	Princes Freeway / Duncans Road Interchange	008znMap16 Exhibition 013d-paoMap16 Exhibition	And Princes Freeway / Duncans Road Interchange	Extend the TRZ2 to include the on/off ramps		
Williams Landing and Laverton North	44 Williams Landing Boulevard, Williams Landing And 100 Sayers Road, Laverton North	Wyndham C269wynd 012znMap12_13 Exhibition	44 Williams Landing Boulevard, Williams Landing And 100 Sayers Road, Laverton North	Rezone 44 Williams Landing Boulevard from PDZ1 to PPRZ And Rezone 100 Sayers Road from CA to PPRZ		