

WYNDHAM PLANNING SCHEME

AMENDMENT C194

EXPLANATORY REPORT

Who is the planning authority?

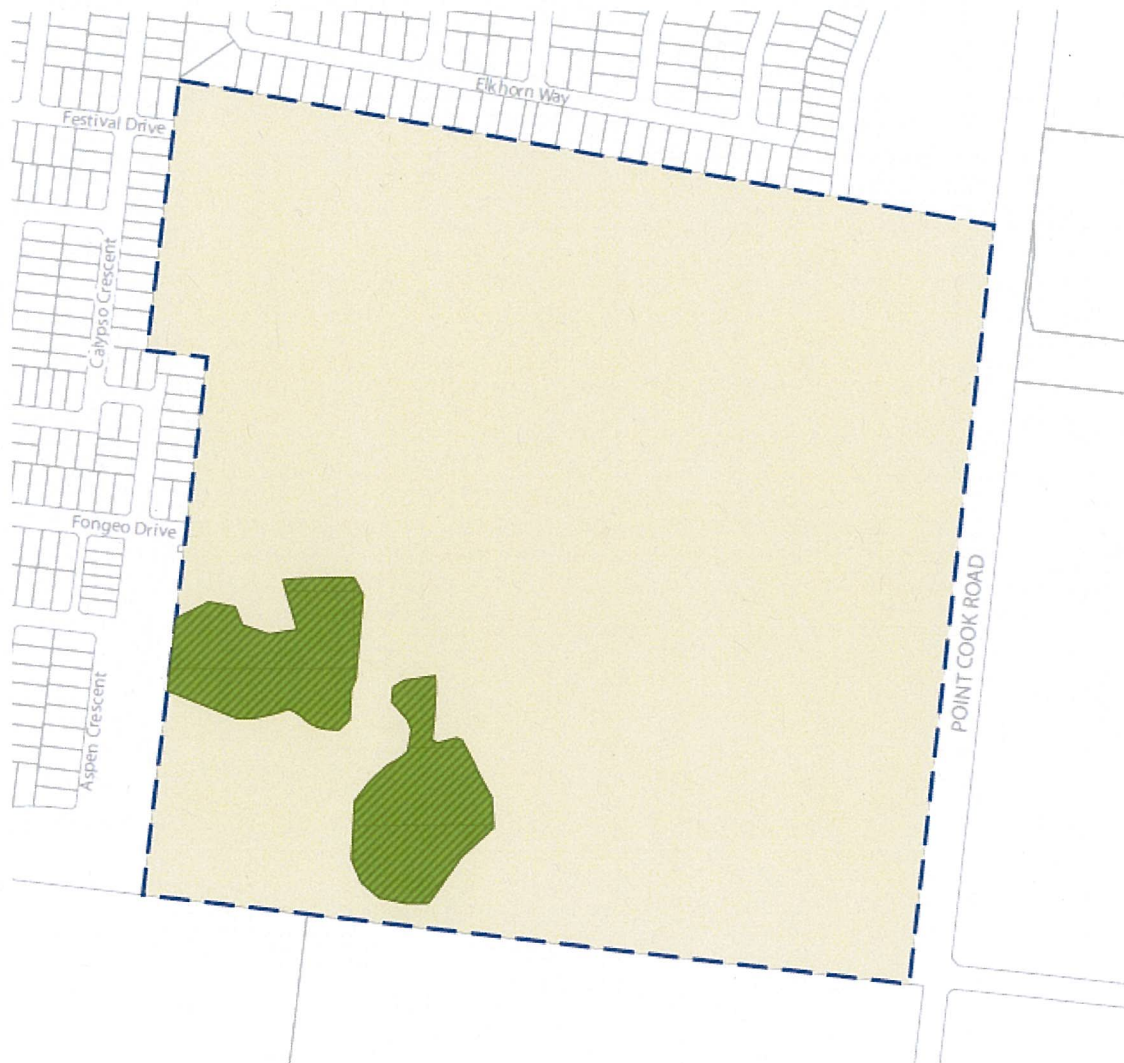
This Amendment has been prepared by the Growth Areas Authority (now known as the Metropolitan Planning Authority), who is the planning authority for this Amendment.

The Amendment has been made at the request of Australand Property Group.

Land affected by the Amendment

The Amendment applies to the land included in the Lincoln Heath South Precinct Structure Plan (PSP) as shown in Map 1 below. The PSP area covers approximately 43.33 hectares of land generally defined by Lincoln Heath residential estate to the north, Point Cook Road to the east, vacant land to the south and Alamanda residential estate to the west.

Map 1



Note: Any reference to the Metropolitan Planning Authority (MPA) in this document is a reference to the Growth Areas Authority (GAA) as defined under the Planning & Environment Act 1987.

The Combined Permit and Amendment Process

Division 5 of Part 4 of the *Planning and Environment Act 1987 (the Act)* provides for a combined permit and Amendment process. The provisions provide for a planning authority to consider an application for a planning permit concurrently with an Amendment to a planning scheme where the Amendment is necessary to enable the proposed development. Notice must be given both of the preparation of the Amendment and of the permit application. The Minister may grant a permit at the same time as approving the Amendment.

One application for a permit has been made in respect to Lot T, Plan of Subdivision 521564 V, more commonly referred to as 360-348 Point Cook Road, Point Cook being the land affected by the Amendment under Division 5 of Part 4 of the Act

What the Amendment does

The Amendment makes a number of changes to the Planning Scheme to facilitate the development and use of land within the Lincoln Heath South PSP area. The amendment will introduce the Urban Growth Zone Schedule 15 to the Wyndham Planning Scheme and apply it to the amendment area. The amendment will also consider a concurrent planning permit for subdivision.

Specifically the Amendment:

- Incorporates a new document into the planning scheme by listing it in the Schedule to Clause 81.01:
 - *Lincoln Heath South Structure Plan, November 2014*
- Introduces Schedule 15 to the Urban Growth Zone (UGZ15) to the Wyndham Planning Scheme and applies UGZ15 to part of the land in the amendment area.
- Rezones Residential Growth Zone Schedule 1 (RGZ1) to Urban Growth Zone Schedule 15 (UGZ15)
- Removes the Development Plan Overlay Schedule 2 (DPO2) from the amendment area;
- Introduces Schedule 16 to the Development Contributions Plan Overlay to the Wyndham Planning Scheme and applies the DCPO Schedule 16 (DCPO16) to the land within the amendment area;
- Requires public open space contributions in the *Lincoln Heath South Precinct Structure Plan* area when land is subdivided by amending the Schedule to Clause 52.01;
- Updates the Schedule to Clause 61.03 to reflect mapping changes; and
- Facilitates the subdivision of land to a concurrent planning permit in the amendment area.

What the permits do

One application for a permit has been made in respect of the following parcel of land affected by the Amendment under Division 5 Part 4 of *the Act*:

Application Number	Applicant	Proposal	Land
WYP7759/14	Australand Property Group	Subdivision – Stages 1-4	360-438 Point Cook Road, Point Cook Lot T, Plan of Subdivision 521564 V

Strategic assessment of the Amendment

• Why is the Amendment required?

The amendment introduces planning provisions to implement the State Planning Policy Framework with regard to the growth of Melbourne by facilitating new urban development and associated infrastructure provision and conservation and open space outcomes.

A Planning Scheme Amendment is the most appropriate method for managing the proposed urban growth and associated development as the matters relate to land use and development outcomes.

The Planning Scheme Amendment allows for urban development outcomes specific to the land resulting in more certain and efficient regulation than might otherwise occur were the general provisions of the scheme were to be relied upon.

The amendment provides a balanced outcome in favour of net community benefit. The certainty provided by the amendment, in terms of land use, development and infrastructure outcomes, provides for a transparent and informed investment environment while delivering a clear picture of the future of the land for the existing community. The amendment provides for the housing and servicing of new residents in a manner that minimises disruption to the existing community.

The amendment provides for the development of approximately 547 new homes. The amendment also includes approximately 0.99 hectares or 2.28% of the total precinct of local parks, 2.86 hectares or 8.63% of waterways and 5.88 hectares or 17.73% of seasonal herbaceous wetlands and open space feature land.

The precinct will benefit from existing commercial services provided within the surrounding areas such as Point Cook Village, Centenary Lakes Shopping Centre as well as the Werribee Employment Precinct a little further afield.

The amendment removes an existing Development Plan Overlay (Schedule 2) from the PSP area. The provisions relating to stormwater and integrated water management are no longer required. Specific controls in the UGZ Schedule 15 have incorporated appropriate requirements as well as provisions within the incorporated Lincoln Heath South Precinct Structure Plan.

The amendment does not duplicate any management provisions for land use and development in other acts or regulations.

• How does the Amendment implement the objectives of planning in Victoria?

The amendment will facilitate residential and local parks by introducing planning provisions that apply fairly and transparently to the landowner. The amendment facilitates this development in a location where existing services and infrastructure can be easily expanded.

Proposed planning provisions will protect and conserve the natural and scientific assets within the south western corner of the site including four of five Ecological Vegetation Classes (EVCs). The fifth is considered to be significantly degraded and disturbed by regrowth and is therefore exempt from permit requirements to clear this vegetation.

The amendment will facilitate the development of land within the Urban Growth Boundary of Metropolitan Melbourne and will provide for the efficient and sustainable servicing of the land.

The amendment allows for further urban development in Melbourne that will improve the supply of housing and create a robust neighbourhood structure.

The amendment implements a number of the objectives of planning in Victoria under Section 4 of the *Planning and Environment Act 1987* (Act). In particular:

- *To provide for the fair, orderly, economic and sustainable use and development of land*

The amendment will facilitate the development of a new community with good access to existing services, employment and public open space. The delivery of housing makes effective use of the available land within the area with a required average density of at least 16.5 dwellings per net developable hectare.

The amendment will apply a consistent set of controls across the precinct for residential development and requirements for delivery of road networks and local parks. .

- *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*

Stormwater flows will be managed through an integrated system with waterways, stormwater quality treatments and retarding basins that aim to manage flows beyond the precinct to be generally kept to pre-development levels.

Proposed planning provisions will protect and conserve the natural and scientific assets within the south western corner of the site including seasonal herbaceous wetlands and four EVCs.

- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*

The amendment will facilitate the delivery of key east-west connection through the precinct. New local parks and natural systems will also contribute to the creation of a pleasant living and recreational environment for the community and its visitors.

The precinct is located in proximity to existing education and employment opportunities and which will provide residents with established services and a choice in terms of travel modes in reaching these destinations.

- *To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.*

The amendment ensures that servicing of the new urban development will be of sufficient capacity to ensure all households are connected to sewer, water and gas.

The PSP encourages transport choice and a reduction in private car use by providing an inter-connected road network with the adjoining residential estates allowing for the continuation of bus routes through the precinct therefore also supporting the existing train network and associated stations, Aircraft (approximately 4.7kms from the precinct), Williams Landing (approximately 5.09kms) and Laverton (approximately 5.7kms) to the north and Hoppers Crossing (approximately 7.4kms) to the north west of the precinct. The PSP also provides for the creation of a network of pedestrian and bicycle paths across the precinct.

- The PSP provides for the enhancement and improvement to the natural environs and drainage systems in the precinct, which will play an important stormwater management role as well as providing a strong community focus through various recreation opportunities. *To balance the present and future interests of all Victorians*

The PSP identifies land within the precinct for local parks, residential development and natural assets. The PSP will deliver key road connections from Point Cook Road to the existing established subdivision to the west of the precinct. The development of land will contribute to the cost of new infrastructure (roads and local parks). By doing so the benefits of the infrastructure can be up front alleviating the need for costly public spending in the future to 'reclaim' privately developed land for public purposes.

- **How does the Amendment address the environmental, social and economic effects?**

Environmental effects

Approximately 9.73ha or 22.45% of the precinct is set aside for open space of varying types. The open space network will provide opportunities for informal recreational activities within the precinct.

8.74ha or 20.17% of the above will be dedicated waterways, seasonal herbaceous wetlands and open space feature land containing grassland and EPBC/EVC areas. This area is located in the south-western site corner and will connect with existing wetlands within the Alamanda Estate. Proposed wetlands along the southern site boundary will act as retarding basins to facilitate the appropriate maintenance and treatment of stormwater.

The distribution of open space within the precinct ensures that the majority of residential properties have access to open space within a walkable distance of 400 metres.

A Detailed Environmental Site Assessment has been carried out by ATMA for all the land contained within the PSP boundaries to determine whether or not it meets the definition of 'potentially contaminated land'. The assessment identified no areas of concern. Following a further detailed assessment of the site carried out by a program of soil and groundwater investigation, it has been concluded that environmental conditions are suitable for proposed uses. Therefore no further environmental auditing or remediation works are required to establish the suitability for use of the land.

The precinct will have a well inter-connected road network, minimising dead-ends and containing continuous footpaths with dedicated commuter and recreational bike lanes/ shared pathways on key routes. The PSP will deliver a bus capable road network that will allow increase public transport choice for future residents.

The amendment sets out what new infrastructure including road and trail upgrades and local parks are required to service the new community. This new infrastructure will ensure that new residents do not place an unfair burden on existing community assets in the area.

The chosen location of local parks will provide recreational opportunities in a walkable catchment of future residential development.

Economic effects

The amendment will establish a framework for the development of a new urban community which will smoothly integrate with the surrounding Point Cook suburbs. The structural elements of the PSP are interlinked to facilitate an attractive built environment, a strong community and a sense of place for the precinct.

The amendment enables the delivery of a range of lifestyle opportunities to meet the needs of a variety of household sizes and budgets. It encourages the development of a range of house types from conventional to medium density residential development.

Social Effects

The amendment is expected to generate positive social benefits for the City of Wyndham through the provision of a range of residential densities that are well served by existing community facilities and other key services and infrastructure including the existing bus routes, railway stations, education centres, retail areas, parks and other public facilities.

- **Does the Amendment address relevant bushfire risk?**

The precinct lies within an identified Bushfire Prone Area. Most of the land within and surrounding the precinct, with the exception of land to the north and west which is an existing residential community, is currently used for agriculture and general farming. In the short to medium term this land presents a fire risk, albeit low, from grasslands. In the medium to long term most of the land within the precinct and all of the undeveloped land directly to the south, east and west of the precinct will be developed for urban purposes and subsequently will substantially reduce the fire risk.

This amendment sets out fire management planning controls that will ensure that the fire risk is managed during the staging of development across the precinct as well as any interim period fire risk within the precinct. These controls will work in combination with new building regulations and standard bushfire risk management provisions in a manner suitable for an area transitioning from rural to urban land uses.

- **Does the Amendment comply with the requirements of any Minister's Direction applicable to the Amendment?**

The amendment complies with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The amendment also complies with the following relevant Ministerial Directions:

Direction No. 1 Potentially Contaminated Land

Ministerial Direction No. 1 does not apply to the land affected by the amendment as the amendment is proposing to rezone land that has typically been used for various agricultural uses rather than industrial uses.

A Detailed Environmental Site Assessment has been carried out by ATMA for all the land contained within the PSP boundaries to determine whether or not it meets the definition of 'potentially contaminated land'. The assessment identified no areas of concern. Following a further detailed assessment of the site carried out by a program of soil and groundwater investigation, it has been concluded that environmental conditions are suitable for proposed uses. Therefore no further environmental auditing or remediation works are required to establish the suitability for use of the land.

Direction No 9 - Metropolitan Strategy

Direction 9 has been considered in preparing this amendment and the amendment complies with this direction. The amendment will facilitate the development of land within the urban growth boundary of Metropolitan Melbourne.

Initiative 1.5.3 Support the planning of other activity centres

The amendment facilitates an increase in the population catchment for existing town centre networks in the wider area such as Point Cook Town Centre, Sanctuary Lakes Shopping Centre and the East Werribee Employment Precinct.

Initiative 1.5.4 Accelerate investment in Melbourne's growth areas to increase local access to employment

The amendment will result in increased investment and job generation due to the increased population which result from the Lincoln Heath South community who will rely on existing services in surrounding areas. The amendment will provide investment in the construction industry in the short term by delivering development ready land.

Initiative 2.1.1 Apply the reformed residential zones

Higher residential densities will be encouraged through application of the Residential Growth Zone, the housing provisions of the PSP and the location of other land uses likely to attract higher density.

Initiative 2.1.4 Develop more diverse housing in growth areas

The PSP requires subdivision to provide a range of lot sizes capable of accommodating a wide range of housing types. The application of the Residential Growth Zone together with the provisions in the PSP and UGZ schedule require applications to provide a variety of housing types and sizes to accommodate a diverse community.

Initiative 3.3.1 Improve roads in growth areas and outer suburbs

The amendment clearly defines a new road network that builds on the existing roads in the area. The proposed road network will link Alamanda Estate to Point Cook Road and the wider arterial road network. The associated planning permit will provide the early delivery of Fongeo Drive, providing connectivity and access to the wider community.

Initiative 3.3.2 Improve outer-suburban rail and bus networks

The amendment provides for bus-capable roads serving the vast majority of the amendment area. Development of the area will generate additional patronage demand that will feed into improved bus services in the area.

Initiative 4.1.1 Support a network of vibrant neighbourhood centres

The precinct will benefit from the proximity of the existing Point Cook Town Centre and Sanctuary Lakes Shopping Centre. The additional population created by the Lincoln Heath South PSP will support the operation and success of these existing neighbourhood centres.

Initiative 4.1.2 Support local governments to plan and manage their neighbourhoods

The amendment demonstrates planning for a local community through provision of facilities for a residential community. The PSP and UGZ set out clear guidance on how future development should be delivered and will connect to the existing neighbourhoods. The amendment area is well connected to established town centres, public transport in the region and is in close proximity to the future East Werribee Employment Precinct.

Initiative 4.3.1 Implement design guidelines to promote walking and cycling neighbourhoods for healthy living

The amendment requires new development to deliver a planned pedestrian and cycle network that provides safe and direct access to the planned recreational trails, local parks and the wider neighbourhood. Walking and cycling paths must also be integrated into roads designed primarily for vehicle use.

Initiative 4.5.2 Provide new neighbourhood parks and open space

The amendment sets aside 0.99ha (2.28% of precinct) for local parks and a further 2.67ha (6.16% of precinct) can be informally utilised for informal recreation around a proposed waterways and wetlands. Local parks are located so as to be within reasonable walking distance of planned residential areas.

Initiative 5.1.2 Ensure settlement planning in growth areas and peri-urban areas responds to natural hazards

The amendment area is within the Bushfire Prone Area. All developable land is located out of areas that are known to flood. The PSP has been prepared with stormwater management design and will require works to be undertaken to ensure future development will not be impacted by any future flooding.

Initiative 5.2.1 Increase the protection and restoration of biodiversity areas

The PSP area has no identified scattered trees that require protection. Land within the south west corner of the subject site is identified as a significant local ecosystem containing five Ecological Vegetation Classes (EVCs). It is intended to retain four of these EVC areas. The fifth is considered to be significantly degraded and disturbed with re-growth and as such is exempted from permit requirements under Clause 52.17-7 of the Wyndham Planning Scheme.

The applicant has undertaken the relevant referral to the Commonwealth Environment Minister who has been deemed the proposal to be a non-controlled action.

Initiative 5.2.2 Protect the values of our waterways

All developable land is located out of areas that are known to flood. The existing seasonal herbaceous wetlands in the south west corner of the precinct are being retained to ensure the waterway assets and values are protected. Proposed waterways and wetlands will provide key water assets and water to the precinct.

Initiative 5.4.1 Integrate noise and air quality guidelines into land use and transport planning provisions

The layout of land uses aims where practicable to shield residential uses from significant noise sources including major roads.

The Lincoln Heath South PSP is in close proximity to the Point Cook RAAF base. A condition has been inserted into the current planning permit requiring a Memorandum of Common Provisions to be placed on the Plan of Subdivision to ensure future landowners of lots within the 13-20 Australian Noise Exposure Forecast (ANEF):

- Are provided with information regarding the proximity of these lots to the Point Cook RAAF air base;
- Do not install any up lighting on the property;
- Ensure only non-reflective roofing materials are used; and
- Do not construct development more than 15m in height.

These measures have been put in place to ensure the new dwellings do not interfere with the operations of the RAAF base.

In addition to the currently proposed planning permit condition, a requirement has been inserted into the PSP to ensure any future planning permit applications also address this matter.

Direction No. 11 - Strategic Assessment of Amendments

This direction seeks to ensure a comprehensive strategic evaluation of a planning scheme amendment. This explanatory report addresses the requirements outlined in this direction.

Direction No. 12 - Urban Growth Areas

Part 6 of Ministerial Direction 12 requires that when preparing an amendment to introduce or change provisions in a schedule to the UGZ, a planning authority must evaluate and include in the explanatory report a discussion about:

- *How the Amendment implements any Growth Area Framework Plan applying to the land*

The land falls within the *West Growth Corridor Plan*, however the land was included in the Urban Growth Boundary (UGB) as part Logical Inclusions review process which was completed in 2012. The current corridor plans identify the land as 'Logical Inclusions Area'. Further work has been undertaken by the Metropolitan Planning Authority to provide an update to the current corridor plans and identify appropriate land uses across the logical inclusion land. These plans are yet to be endorsed by the Minister for Planning.

The land was known as 'Wyndham Area 1' as part of the Logical Inclusions Advisory Committee report. The committee state that the inclusion of the land would provide a positive contribution to the wider Point Cook residential community and supported the inclusion of the land for residential purposes. The committee also stated that matters relating to air craft noise attenuation, drainage, biodiversity management, traffic and urban/rural interface would need management via the PSP process. These matters have been investigated during the preparation of the planning scheme amendment and planning permit application process. Appropriate controls within the PSP, UGZ schedule or planning permit have sought to address these concerns.

- *How does the Amendment accord with the Precinct Structure Planning Guidelines (October 2009)?*

Objective one: To establish a sense of place and community

The precinct is a natural extension of the existing Lincoln Heath estate directly to the north and the existing Alamanda estates directly to the west, integrating well with these existing communities.

The proposed connector road network will complement and naturally connect to existing roads of adjoining neighbourhoods. Nature strips along roadways will be of sufficient width to support long term tree growth and contribute to the sense of the place, and allow individual neighbourhood characters to be established across the precinct.

Medium density sites have been proposed on connector streets central to catchment areas, co-located with both existing and proposed local parks for the future residential community. The retention of existing environmental values to the south-west corner of the site and expansion of the existing wetland in the Alamanda estate will provide informal recreation opportunities and a unique character for the future community. The proposed street network will provide direct and efficient travel movements and encourage the use of walking and cycle.

Objective two: To create greater housing choice, diversity and affordable places to live

An important new approach to housing diversity has been developed and introduced through this and other PSPs currently under preparation. New provisions in the PSP deliver a comprehensive guide to delivering diversity that provides for a range of densities across the area. This allows for increased choice to builders and purchasers to build a house of the size they want in the location they want while meeting policy goals seeking higher dwelling densities in growth areas. The use of the *Small Lot Housing Code*, incorporated into the Wyndham Planning Scheme, will provide developers the ability to provide diverse housing options promptly and within required design guidelines.

Objective three: To create highly accessible and vibrant activity centres

The precinct is not large enough to viably include any activity centres being a natural extension of the existing two residential estates to the north and west.

Objective four: To provide for local employment and business activity

The precinct is to be predominantly residential due to the small scale of this PSP area. However, the additional population resulting from this development will increase business activity within surrounding areas such as the already existing local town centres Point Cook Town Centre, Sanctuary Lakes Shopping Centre and the East Werribee Employment Precinct. The proposed development will also provide short term construction employment in the local area.

Objective five: To provide better transport choices

Existing bus services which already serve the existing residential precincts to the north and west will be easily accessible from the precinct. These include bus routes 446 (Hoppers Crossing Station to Williams Landing Station), 494 (Williams Landing – Point Cook South via Alamanda Bvd), 495 (Williams Landing – Point Cook South via Boardwalk Bvd) and 497 (Williams Landing – Saltwater Coast Estate). These bus routes also provide easy access to the existing train stations within the area.

The precinct integrates with the existing road network and provides a north-south connection along the proposed open space from Fongeo Drive to the south of the precinct. An extension of Fongeo Drive will provide an east west connection between Point Cook Road and the existing Fongeo Drive ensuring accessibility within and around the PSP area. The road network will provide a grid connector street system to ensure efficient connections between the new development area and the existing community.

The cycle and walking trail network is deliberately aimed at providing access to key local destinations but also providing direct routes to open space and adjoining residential areas.

Objective six: To respond to climate change and increased environmental sustainability

The PSP aims to locate residential lots within street walking distance of 400m of a potential Public Transport Route. The provision for shared path facilities also encourages the use of sustainable transport modes within the precinct.

All of the elements planned for the precinct, as described in the response to objectives above and below, have sustainability and climate change adaptability built into their design. They provide for:

- Reduced travel times to key services and multiple mode and route options for travel, including by means other than the currently dominant private car mode
- Management of natural systems and the effects of development on natural systems, so as to minimise or offset detriment to those systems

Objective seven: To deliver accessible, integrated adaptable community infrastructure

The proposed connector roads, cycling and shared trails within the precinct will provide excellent access to the proposed local parks and the informal recreation provided by the proposed wetlands in the south-west. The PSP will deliver an expected population of approximately 1532 and therefore does not justify a proposed community facility within the precinct. Residents will be in close proximity to existing community facilities and services that they can utilise.

- *How the provisions give effect to the intended outcomes of the precinct structure plan*

Most provisions in the incorporated document and associated ordinance are designed to be implemented at the subdivision development stage. At this point requirements and guidelines are either designed into subdivision plans (e.g. spatial outcomes), implemented through permit conditions (e.g. development and biodiversity contributions), implemented through referral authority agreements (e.g. essential services) or required to be applied as restrictions on title (e.g. bushfire protection, small lot housing code).

This provides for a single permission after approval of the PSP which is central to providing certainty and clarity and timeliness in the planning process.

The PSP remains the guiding document for neighbourhood development.

- *How a translation of the provisions can be achieved, once development anticipated by the precinct structure plan is substantially complete.*

As discussed above, most outcomes will be delivered through subdivision permit prior to translation of the PSP to standard provisions. Subdivision permits will implement most of the non-standard provisions.

An assessment of how development has proceeded and where public land uses have been established closer to the time of translation will provide a better guide to where zone boundaries should be settled.

Other than the UGZ, standard provisions are used to implement the plan including open space contributions through Clause 52.01. This will stay in place until all relevant contributions are collected.

S46m(1) - Direction on Development Contributions Plan

This direction seeks to direct planning authorities in relation to the preparation and content of a development contributions plan.

Due to the PSP having only one landowner a detailed Development Contributions Plan (DCP) has not been prepared at this time. Rather, the collection of development contributions will be provided by way of a section 173 agreement. This will be included as a condition on the current planning permit forming part of the planning scheme amendment.

Development is conditional upon payment of levies in line with the s173 agreed between the applicant and Wyndham City Council.

It is intended that at the time of progressing the Point Cook South PSP the Lincoln Heath South PSP will form part of the wider Point Cook South DCP. This DCP will include the 43.33 hectares of land in Lincoln Heath South as well as approximately 415 hectares in Point Cook South PSP. The process will ensure development contributions are collected from Lincoln Heath South PSP for future transport and social infrastructure items that its residents will utilise, to be provided in Point Cook South PSP.

- **How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?**

The amendment represents an integrated decision making process that balances the conflicting objectives of the relevant State Planning Policies as follows:

- Clauses 11.02 Urban Growth, 11.03 Open Space - The amendment incorporates a precinct structure plan. This plan sets out an orderly structure for development of a residential precinct. This brings zoned land supply to the market and provides land with good proximity to existing and planned amenities, services, and infrastructure.
- Clause 16.01 Integrated Housing - Housing in the precinct will be fully serviced. New residents will have access to existing services and employment opportunities in the community in adjacent developed neighbourhoods and through provision of new infrastructure in the precinct. The precinct structure plan sets out a range of housing densities that can be accommodated in the precinct.
- Clause 17.01 Commercial – While the amendment itself doesn't provide for any local town centres due to the relatively small size of land within the precinct, the addition of the proposed residential development will provide increased commercial benefits to the existing commercial areas around it such as Point Cook Village, Centenary Lakes Shopping Centre and the East Werribee Employment Precinct.
- Clause 18.01 Land Use and Transport Planning, 18.02 Movement Networks - The precinct is strongly integrated with the existing and planned road network and Principal Public Transport Network. The proposed road network provides a robust structure for traffic and transport movement within and through the precinct.
- Clause 19.02 Community Infrastructure, 19.03 Development Infrastructure –

Community facilities such as schools have not been provided as part of the Lincoln Heath South PSP due to the small size of the precinct being only 43.33ha. Adequate community facilities will however be provided as part of the Point Cook South PSP which will be planned having consideration of Lincoln Heath South residents.

A s173 agreement will be prepared for the Lincoln Heath South precinct. This agreement will provide the strategic basis for the plan including the intersection at Fongeo Drive and Point Cook Road, shared paths and local parks. Water, sewer and drainage services are readily connectable from adjacent development into the precinct.

- **How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The amendment is consistent with and has been prepared in accordance with the Local Planning Policy Framework as discussed below.

Municipal Strategic Statement:

- *Clause 21.04 - Wyndham's Vision. This policy provides a strategic framework and vision for Wyndham. The PSP aims to meet the Land Use Planning Objectives as follows:*
- *The cost-effective and orderly management of urban growth, balancing the city and country aspects of the municipality.*

- Provide for new development to occur in areas that are not isolated from the core urban area and which integrate well with existing communities and physical infrastructure.
- Provide for urban development that does not adversely affect the water quality, flows, environmental values, landscape feature and cultural heritage sites of rivers and watercourses, their waterway corridors and adjoining land.
- *Access to a range and quality of housing opportunities which meet the needs of the population.*
 - Encourage diversity in subdivisions and housing in terms of lot size and housing type.
 - Encourage the integration of housing with compatible activities such as open space, community facilities and shopping centres.
- *Access to a range of leisure and recreational opportunities which meet the needs of the population and which can be provided cost-effectively.*
 - Maximise open space opportunities along the creeks, waterways and coastal areas of the municipality, including trails and other links.
 - Maximise the recreation links and opportunities for development within and near housing areas.

Local Planning Policies:

22.03 Infrastructure Financing Policy

The Lincoln Heath South PSP provides the strategic basis for necessary infrastructure including roads, local parks, intersections, bicycle paths and shared paths. Water, sewer, drainage services, gas and electricity are readily connectable from adjacent development into the precinct.

A s173 agreement is being prepared between Wyndham City Council and the applicant for the Lincoln Heath South precinct to ensure contributions for Fongeo Drive roads, stormwater assets, shared paths and open space will be delivered in a timely manner for the precinct.

22.07 Open Space Policy

The Lincoln Heath South PSP sets aside land for local parks throughout the PSP area and informal recreation provided via a large dedicated seasonal herbaceous wetlands open space feature around the existing EVC's in the south western corner of the site which will connect with existing wetlands within the Alamanda Estate.

• **make proper use of the Victoria Planning Provisions?**

The amendment meets the form and content requirements of the Victorian Planning Provisions. Importantly, the application of the UGZ is considered an appropriate tool to apply a suite of Victoria Planning Provision zones to guide future use and development of the site through the specification of conditions and requirements for permits.

• **How does the Amendment address the views of any relevant agency?**

The current suite of documents including the *Lincoln Heath South Structure Plan (April 2015)* and associated planning permit are provided for comment to state agencies and landowners within and surrounding the PSP. The MPA will seek to work with relevant agencies, landowners and stakeholders to resolve submissions made during the exhibition period.

- **Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

The Growth Areas Authority (now known as the Metropolitan Planning Authority) in itself and acting as a planning authority is an 'interface body' under the Transport Integration Act 2010. Under Section 25 of that Act:

- (1) *An interface body must have regard to the transport system objectives when exercising powers and performing functions under any interface legislation which are likely to have a significant impact on the transport system.*
- (2) *An interface body must have regard to the decision making principles in making decision under any interface legislation which are likely to have a significant impact on the transport system.*

The amendment is not likely to have a significant impact on the transport system at a local level. It will allow the creation of a new local road network that will set the future pattern of development in the precinct. It will contribute to the development of the bus network in the area.

The proposed additions and changes to the existing transport system in and adjacent to the precinct will meet the transport system objectives by:

- Providing for an interconnected road system that responds to the likely level of use generated by the precinct and hence facilitating investment in housing and local retail services in the area.
- Enabling efficient access to existing and planned employment and services and around the local area and region through connections to the arterial road network and planned extensions to bus services.
- Ensuring the road network minimises impacts on the site's topography and water flow regimes.
- Providing locally recreational facilities to reduce the need for extended travel.
- Designing roads that are of a suitable scale and compatible with the expected travel demand and that provide a suitable scale and impact in relation to likely adjoining development.
- Integrating the construction of bus stop facilities with the development process to minimise construction costs and provide the opportunity to optimise the location of bus stops and design of roads in relation to bus routes and associated facilities.
- Integrating relevant government bodies involved in the provision of transport infrastructure and services in the decision making process of the amendment.

Resource and administrative costs

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

The amendment will have minimum impact on the resources and administrative costs of the responsible authority. The incorporation of the PSP in the Planning Scheme will facilitate the future orderly and proper planning of the area. In most cases a single subdivision permit will capture all of the development requirements for a particular site.

Further, the UGZ Schedule 15 has been structured in such a way that the ultimate translation to conventional Victorian Planning Provisions zones can occur in a timely and efficient manner once the land has been substantially developed.

Where you may inspect this Amendment

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

Metropolitan Planning Authority

Level 25, 35 Collins Street
Melbourne 3000

Wyndham City Council

45 Princes Highway
Werribee Vic 3030

The amendment can also be inspected free of charge at:

- The Metropolitan Planning Authority Website,
www.mpa.vic.gov.au.
- The Wyndham City Council Website,
www.wyndham.vic.gov.au.
- The Department of Environment, Land, Water and Planning website,
www.dtpli.vic.gov.au/publicinspection .

Submissions

Any person who may be affected by the amendment may make a submission to the Metropolitan Planning Authority. Submissions about the amendment must be received by **Monday 25 May 2015**.

A submission must be addressed to the MPA and sent to:

Metropolitan Planning Authority
Wyndham Planning Scheme Amendment C194
Level 25, 35 Collins Street
Melbourne 3000

Or via email at: amendments@mpa.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: 30 June 2015
- panel hearing: 13 – 15 July 2015