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STRATEGIC DIRECTION**Settlement****Urban growth**

Population growth in Wyndham is a significant issue requiring careful planning and management to ensure equitable and timely delivery of services, jobs and infrastructure to support a liveable community.

Growth Corridor Plans have been developed at the metropolitan level, setting the strategic direction for the future urban development of land within Melbourne's Urban Growth Boundary. Precinct Structure Plans (PSPs) are progressively being prepared and completed for all of the growth areas within the West Growth Corridor being, Wyndham West (urban area west of the Werribee River); East Werribee Employment Precinct; and Wyndham North.

Development of concentrated urban centres and Derrimut Road Boulevard to service large areas of suburban development is required consistent with Map 1 at Clause 02.04 to deliver infrastructure and services closer to where people live.

Management of development fronts and defining a preferred sequence of development and what constitutes out of sequence development is required to limit urban sprawl and direct growth to concentrated urban centres, Derrimut Road Boulevard and activity centres that are supported by infrastructure and services.

Council's strategic directions for urban growth are to:

- Prioritise and encourage development in locations that are supported by infrastructure and services.
- Create a central city area (Wyndham City Heart) to support Wyndham's future population of more than 500,000 people consistent with the area's designation as a National Employment and Innovation Cluster (NEIC).
- Encourage dense urban development, especially in and around activity centres serviced by rail and bus interchanges (Urban and Neighbourhood Pulses) and Derrimut Road Boulevard.
- Create concentrated, vibrant, attractive, high amenity urban places including high amenity public realm that can attract investment and enable people to come together, meet, connect with one another, or just relax and enjoy.
- Prepare a Structure Plan [Place Intervention Logic (PIL)] as defined in The Wyndham Plan 2023 for the Wyndham City Heart, Urban Pulses, Neighbourhood Pulses, Village Pulses and Derrimut Road Boulevard.
- Manage the number of development fronts at any one time to assist in the timely provision of infrastructure.
- Define the sequencing for development in growth areas and criteria to be used for the assessment of subdivision and development applications.
- Require proponents causing subdivision or development to be out of sequence to bear the cost of the infrastructure required to service the out of sequence development.
- Adopt the principles of density, diversity and design in Wyndham, consistent with maintaining the containment, compactness and accessibility of key growth areas.
- Advocate for development of infrastructure in partnership with state and federal governments.
- Facilitate diverse employment close to where people live, particularly within urban centres.

Activity centres

Activity centres provide a range of functions including retail, commercial, community, cultural, transport, education, social, entertainment, leisure and civic services. Activity centres also support higher density housing. These roles are vital to community and business development, and to growth and diversification of local employment.

Wyndham has identified an activity centre hierarchy that contains a network of existing, planned and proposed activity centres. These activity centres are identified on Map 1 and Map 5 at Clause 02.04.

Wyndham City Heart

'Wyndham City Heart' is central to the activity centre network. It includes the following three key activity centres and two precincts:

- **Werribee City Centre (Major Activity Centre)**

Wyndham is committed to the reinvigoration and redevelopment of the Werribee City Centre as its principal activity centre and as a major retail, commercial and residential hub. Map 6 to Clause 02.04 indicates council's preferred outcomes for the development of the centre.

The vision for the development of the Werribee City Centre is for a vibrant city centre that takes full advantage of its immediate connections to both the East Werribee Employment Precinct and the Werribee River. Activated street frontages combined with multi-level commercial, retail and residential uses will secure Werribee City Centre as a major employment centre.

- **East Werribee Employment Precinct (EWEP)**

The EWEP will consist of diverse land uses including international education research, health, medical technology, pharmaceuticals, science, business services, high-tech manufacturing, information technology, and higher density housing.

The vision for EWEP includes high-quality public realm comprising tree lined streets, local parks and botanical gardens as well as places for recreation, leisure and cultural pursuits.

- **Pacific Werribee (Werribee Plaza) (Major Activity Centre)**

Pacific Werribee is the largest retail centre in Wyndham comprising over 100,000 square metres of leasable floor space. It has the potential to develop a broad mix of uses consistent with the major activity centre classification.

- **Hoppers Crossing Town Centre (Major Activity Centre)**

The vision for Hoppers Crossing town centre is for improved urban amenities including public spaces, parks and services. An increase in employment and business opportunities will be encouraged at Hoppers Crossing town centre.

- **Old Geelong Road Precinct**

The Old Geelong Road Precinct includes a mix of restricted retail homemaker stores and light industrial including manufacturing, engineering and service repair centres. It also accommodates churches, gymnasiums, play centres and indoor sports. Capacity for future development exists along Old Geelong Road east of Skeleton Creek.

The vision for the Old Geelong Road Precinct is to undertake urban revitalization within walkable distances of Hoppers Crossing train station, subject to the preparation of an Urban Design Framework or Structure Plan for this area.

Other major activity centres in the hierarchy include existing major activity centres at Point Cook and Williams Landing, as well as future major activity centres at Tarneit, Riverdale and Manor Lakes. Future neighbourhood level activity centres will be located in highly accessible locations at Tarneit West, Truganina and Mambourin.

Council's strategic directions for activity centres and precincts are to:

- Consolidate activity centres as the focus for retail and commercial activity.
- Create functional, attractive and accessible activity centres connected to surrounding communities, including cycling and walking routes.
- Develop a network of activity centres supporting a range of retail, commercial, community and residential uses.
- Prepare an Urban Design Framework (UDF) or Structure Plan for each of the activity centres within the central city area (Wyndham City Heart) and each of the Urban Pulses and Neighbourhood Pulses.

Local places

Derrimut Road Boulevard

Derrimut Road Boulevard is the main north-south city axis of Wyndham, linking Tarneit train and bus interchange to the north and future public transport hub in East Werribee to the south. It is planned to be the city's iconic boulevard which is serviced by an innovative public transport system and is suitable for higher density and mixed-use development.

Council's strategic directions for Derrimut Road Boulevard are to:

- Prepare an Urban Design Framework or Structure Plan for Derrimut Road Boulevard or specific portions of the boulevard.
- Unite elements of the boulevard and strengthen connection between the inner suburbs of Wyndham and its urban growth areas to the north.
- Act as a major landscaped greenway supporting higher density housing serviced by nearby local neighbourhood activity centres.

Little River, Eynesbury Station, Werribee South Township and Wyndham Harbour

Little River, Eynesbury Station, Werribee South Township and Wyndham Harbour are all small settlements located in the rural Green Wedges of Wyndham.

The townships of Little River and Werribee South provide basic level services to residents and are remote from employment and service areas. The Werribee South Township retains a distinctly coastal feel and the proximity of the township to the intensive agricultural precinct results in a sensitive residential-rural interface.

Council's strategic directions for **Little River** are to:

- Provide for limited consolidation in the Little River area, subject to resolution of airport noise from Avalon Airport, infrastructure constraints and development of a township plan.
- Manage the development of Little River to avoid overdevelopment, protect adjoining rural precincts from development impacts and prevent further expansion of the township into the surrounding rural precincts.

Council's strategic directions for **Werribee South Township** are to:

- Plan the township in a way that protects agricultural land and retains the potential for infill development and infrastructure upgrades.
- Avoid overdevelopment, protect the adjoining rural precincts from development impacts and prevent further expansion into the surrounding rural precincts.

The portion of Eynesbury Station located within Wyndham will be planned to ensure the retention of productive agricultural uses, that environmental problems are addressed and there is protection of heritage and environmental assets.

Council's strategic directions for **Eynesbury Station** are to:

- Provide opportunities for diversification and intensification of agriculture.
- Protect and enhance the environmental and heritage assets of Eynesbury Station.

Wyndham Harbour is one of the largest marinas on Port Phillip Bay with a residential community. The harbour comprises a breakwater, marine berths, boat storage, commercial uses, dwellings, car parking and public beaches.

Council's strategic directions for **Wyndham Harbour** are to:

- Encourage tourism and new transport initiatives through the Wyndham Harbour development.
- Prevent further expansion of the Harbour into the surrounding rural precincts.
- Contain urban development within the boundaries of the Special Use Zone.

Green Wedges

There are two designated Green Wedges in Wyndham: *Werribee South* Green Wedge and *Western Plains South* Green Wedge. These two areas make up a large percentage of Wyndham's land area and accommodate a diverse range of land uses.

Land uses range from intensive agriculture to dry cropping, grazing and quarrying. Coastal parks and biodiversity in grasslands and wetlands are key values of Wyndham's Green Wedges. Sustainable management of Green Wedges requires an understanding and consideration of the relationships between land uses, both within and adjoining the Green Wedge areas.

Council's strategic directions for the Green Wedges are to:

- Protect Wyndham's Green Wedges from inappropriate development and urban intrusion.
- Create physical buffers or use natural barriers to ensure protection of the Green Wedge.
- Maintain a strategic buffer between the Werribee South Green Wedge and urban development north of the RAAF base.

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Environmental and landscape values

Biodiversity

Wyndham has a large number of threatened and endangered species that are classified as either vulnerable, endangered or depleted. Since European settlement, over 99 per cent of the native vegetation in Wyndham has been altered, degraded or cleared.

Wyndham has important wetlands listed under the Ramsar Convention including the Western Treatment plant lagoons, Point Cook and Cheetham Wetlands that provide habitat for many birds including internationally protected migratory species, and flora and fauna species such as the critically endangered Growling Grass Frog. There are coastal areas and foreshores that require ongoing management and protection.

The *Biodiversity Conservation Strategy* (Department of Environment and Primary Industries, 2013) defines how conservation objectives will be achieved within Melbourne's growth corridors. It includes land along the Werribee River, Lollypop and Davis Creeks to be reserved as habitat corridors for the Growling Grass Frog and commits to the development of two nature conservation areas outside the Urban Growth Boundary. The Western Grassland Reserve is one of these areas, and 78 per cent of its 15,000 hectares is within Wyndham.

Council's strategic directions for biodiversity are to:

- Protect and restore biodiversity and natural habitats.
- Protect and manage areas of natural biodiversity as identified on Map 2 (Conservation Map) at Clause 02.04.

Significant environments and landscapes

Wyndham's landscapes include coastal and basalt plains, extensive grasslands, waterways, wetlands, swamps, dry stone walls and windbreaks shown on Map 3 Special Places and Landscapes Map at Clause 02.04. These landscapes require protection from loss and decline to ensure Wyndham's identity and character is maintained.

Council's strategic directions for significant environments and landscapes are to:

- Protect Wyndham's natural environment and landscape with respect to growth, land use and the impacts of climate change.
- Protect and enhance the distinctive sense of place, cultural identity and landscape within the growth areas of Wyndham.

Coastal areas

Wyndham City includes significant stretches of coastline fronting Port Phillip Bay. There is a need to strike a balance between public use and the coastal and marine environment to ensure that the coastline is protected. The *Werribee South Green Wedge Policy and Management Plan* (Wyndham City Council, 2017) sets out a vision and guiding principles for many of these areas.

Council's strategic directions for coastal areas are to:

- Manage urban encroachment on the coast and its impacts on environmental values along the coast.
- Provide for tourism opportunities along the coast.
- Manage the needs for coastal infrastructure to adapt to climate change and sea level rise.
- Managing economic, environmental and social pressures on the agricultural precincts.

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Environmental risks and amenity

Sustainability

Built form and urban infrastructure contribute substantially to energy demand. Built form impacts on the energy efficiency of buildings, particularly through solar orientation and access. Consolidated urban areas provide for shorter travel distances, walking and cycling to more sustainably support people's access to services, social connections, recreation opportunities, education and employment.

Council's strategic directions for sustainability are to:

- Promote environmental sustainability through built form, urban infrastructure and consolidation.

Climate change

The potential future effects of global climate change include changes in temperature, rainfall, drought, water resources, fire, winds, storms and sea level rise. Planning strategies in Wyndham are designed to help minimise the City's per capita contribution to global warming.

Council's strategic directions for climate change are to:

- Apply the 'precautionary principle' when planning for the City to help avoid serious or irreversible climate change effects.
- Minimise the City's contribution to climate change and gas emissions.
- Minimise the impacts of climate change on Wyndham's natural and built environment.

Floodplains

The catchments of the various rivers and streams within Wyndham include areas of flood prone land where flooding has caused substantial damage to the natural and built environment. Floodplains need to be preserved to minimise the deterioration of environmental values and the long-term flood risk to floodplain production, assets and communities.

Council's strategic directions for flood plains are to:

- Protect the community from the economic, social and environmental risks associated with flooding.
- Maintain the natural environmental processes within floodplains.

Bushfire

There are areas of the municipality prone to bushfires. The *Wyndham Municipal Fire Management Plan (2020-2023)* sets out measures for the protection of life and property from the threat of fire.

Council's strategic directions for bushfire are to:

- Identify areas prone to bushfire.
- Apply design, siting and subdivision standards in bushfire prone areas aimed at minimizing risks.
- Ensure that new use and development include adequate fire protection measures.

Amenity protection

Care is required in siting and designing non-residential uses in residential zones to avoid loss of privacy and amenity, while still providing convenience to residents living nearby.

Council's strategic direction for amenity protection is to:

- Provide protection for residential areas and guide uses that have the potential to change the function and character of residential areas.
- Avoid development of defacto commercial strips in residential areas.
- Ensure that planning and development of sensitive uses avoid compromising the operation of existing lawful commercial, industrial and other uses with potential adverse off-site impacts.

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Natural resource management

Agriculture

The Intensive Agriculture Precinct (IAP) at Werribee South comprises of about 3000 hectares that generates a large percentage of the total annual Victorian vegetable production.

In the City's north and north-west, beyond the urban areas, there is extensive dryland cropping and grazing. Parts of these areas, mainly in Tarneit and Wyndham Vale, have been identified for future urban use.

Many of the City's remaining dryland farming areas are likely to form part of a long-term Green Wedge, including about 11,000 hectares of native grasslands suitable for future restoration. Other farming areas may be suitable for renewable energy or quarrying uses, if well buffered.

Council's strategic directions for agriculture are to:

- Minimise the loss of productive agricultural land.
- Retain productive land identified on the Coastal and Werribee South Precinct Map 4 at Clause 02.04 for agricultural purposes.
- Minimise the impacts of incompatible uses on farming operations.
- Protect the Werribee South market gardens as an area of State agricultural significance.
- Support the role of rural areas beyond the Urban Growth Boundary to protect and restore biodiversity and viable future rural land uses.

Waterways

Council has identified the need to protect its waterway corridors and waterway view sheds for their environmental, landscape character, heritage, cultural and economic values. The *Wyndham Waterways Strategy Plan* (Thompson Berrill Landscape Design, 2003) and the *Kororoit Creek Regional Strategy 2005-2030* (Land Design Partnership, 2006) guide future land use and development associated with the major waterways. The waterway corridors provide biodiversity links in estuarine environments. Environmental buffers beyond the waterway corridors provide protection between identified environmental values and development sites.

Council's strategic directions for waterways are to:

- Promote waterways as significant environmental assets, requiring enhancement and protection.
- Ensure that development provides an appropriate interface with waterways and open space and retains connectivity.
- Protect waterways, aquatic areas, wetlands, swamps, catchments, riparian land and waterway valleys.

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Built environment and heritage

Urban design

There is insufficiently defined character and thematic urban design in some of Wyndham's development. Urban areas often lack visual appeal due to ineffective landscaping.

Siting, design, mass and scale of buildings, are important in preserving the character and historical attributes of urban areas. Major entrances, key arterial roads and streetscapes are important to the character of urban areas and should be addressed in the consideration of new use and development.

Signs have a major impact on urban amenity given Wyndham's diverse business activities, with strip shopping centres and stand-alone retail centres.

Council's strategic directions for urban design are to:

- Improve the presentation of all urban areas and entrances, particularly from major roads, gateways and waterways.
- Support new development that preserves the character and historical attributes of urban areas by improved design, siting and landscaping.
- Minimise detrimental impacts of signs on the visual environment.

Heritage

Wyndham's heritage places consist of remnants of the municipality's Indigenous past and early European settlement of the Western Plains. These heritage assets help our understanding of the past, enrich the present and will be of value to future generations.

The *Wyndham North Heritage Strategy* (Heritage Alliance, 2013) addresses an area that has historically been associated with agricultural uses, but that has more recently been included within the Urban Growth Boundary.

Dry stone walls were among the first European constructions on the western basalt plains. In Wyndham they are of historical and aesthetic significance, and in some cases social and archaeological or scientific significance, for their association with and physical demonstration of the process of survey, subdivision, alienation and development of land from the period of first land sales to the late nineteenth century.

Urban development occurring in Wyndham's growth fronts pose a threat to the conservation of dry stone walls.

Council's strategic direction for heritage is to:

- Manage heritage places and dry stone walls to ensure their preservation.

Heat island effects

Heat island effects are the product of high summer temperatures, lack of canopy or surface vegetation and heat absorbent surfaces of buildings and pavements. Together, they are a serious environmental health risk, especially in heat wave conditions.

Council's strategic direction for addressing heat island effects is to:

- Define urban design responses to alleviate heat island impacts.

Liveability

Wyndham's liveability is centred on making it a connected, people-friendly place where there are employment, recreation and living options. A priority is to maintain liveability alongside sustained population growth.

Wyndham's high birth rate has implications in planning for the needs of children, young people and their families. Major growth provides opportunities to build a strong community for the good health, wellbeing and safety of residents.

Council's strategic directions for liveability are to:

- Plan for liveable, connected and healthy communities in a variety of housing typologies.
- Create employment nodes close to where people live.

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Housing

Residential development

Wyndham aims to address its growing population's housing needs through the provision of more diverse, and affordable housing.

Areas for accelerated population growth at higher densities have been identified near rail stations, particularly those within the 'Wyndham City Heart', around other activity centres serviced by existing and proposed rail and bus interchanges and Derrimut Road Boulevard.

Wyndham seeks to deliver well-planned, accessible, and vibrant communities, supporting 20-minute neighbourhoods. New growth areas provide opportunities for higher density housing around new activity centres.

Council's strategic directions for residential development are to:

- Accommodate a projected population of about 501,634 by 2041.
- Identify the 'Wyndham City Heart' as a key commercial and residential centre for Wyndham.
- Promote multi-level development near rail stations.
- Encourage higher density development in and around activity centres that are well serviced by infrastructure.
- Identify the 'Wyndham City Heart', Princes Highway corridor and Derrimut Road Boulevard as areas where higher scale and higher density residential development may occur.
- Ensure a diverse range of housing typologies on well located land to support new residential development.
- Ensure newly created and developing residential neighbourhoods are designed and developed as accessible, liveable, integrated and vibrant environments connected to their nearest activity centre.

Housing diversity

Currently there is a dominance of separate dwellings, a small proportion of renters and growing levels of unaffordable housing within Wyndham and access to affordable housing is of increasing concern.

There is presently a mismatch between declining average household sizes and a lack of smaller dwellings. There is a need:

- for a range of housing to be built with designs that are accessible and adaptable to all stages in the life cycle.
- to define priority areas for development for multi-unit housing and stacked housing, based on development capacity and neighbourhood character.
- to increase supply and diversity of social housing in infill and greenfield areas.

Council's strategic direction for housing diversity is to:

- Increase the supply of one and two bedroom dwellings in locations that are supported by infrastructure and services.
- Encourage increased density and diversity of housing typologies to be delivered across each development with a focus on medium density in key locations supported by essential urban infrastructure.

Neighbourhood character

The *Wyndham Neighbourhood Character Scoping Study* (Planisphere, 2012) identified five broad neighbourhood character types in the established residential areas of Hoppers Crossing, Werribee, Tarneit, Truganina, Wyndham Vale, Point Cook, Little River and Werribee South.

Contemporary Garden – comprising modern residential estates with establishing gardens.

Garden Suburban – comprising the formally established residential areas of Wyndham, with a mixture of older buildings located around linear street patterns and pockets of established vegetation.

Garden Court – comprising street patterns of winding roads and cul de sacs, with a range of dwellings types set in garden surrounds. In some areas, an established tree canopy as well as wide grass verges at the street edge, creates a strong landscape character.

Bush Garden – comprising informal streets with a predominate native landscape setting. Built form is hidden in larger lots behind well-established gardens and canopy trees.

Coastal Garden – comprising informal streets with coastal landscaping and vegetation surrounding buildings. Streets have views of the nearby coastal foreshore and market gardens.

Council's strategic directions for neighbourhood character are to:

- Protect areas with identified neighbourhood character values.
- Balance the tension in policy between urban consolidation objectives and the desire to respect residential amenity and neighbourhood character.
- Minimise the loss of backyard areas and established vegetation.

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Economic development

Economic growth

Wyndham has a diverse local economy, including major industrial and logistics development in Laverton North, intensive agriculture at Werribee South, busy commercial precincts, an extensive new housing market, and a major tourism precinct. About one third of Wyndham's resident workforce is employed within the municipality meaning that two thirds leave the municipality for work.

Attracting new investment to the region is critical to the city's long-term economic future. The 925ha East Werribee Employment Precinct (EWEP) is a designated National Employment and Innovation Cluster with the potential to generate investment and expand employment opportunities.

The Wyndham A-League Stadium will provide employment, tourism and development opportunities and attract investment.

The *West Growth Corridor Plan* (Victorian Planning Authority, 2012) outlines significant employment nodes for future development:

- The EWEP between Werribee and Point Cook.
- South of Boundary Road between the Outer Metropolitan Ring Road and planned extension of Forsyth Road.
- The area immediately west of the Regional Rail Link between Wyndham Vale station and a potential future station at Tarneit West (Davis Road).
- The area bounded by Bulban Road, the Regional Rail Link and Outer Metropolitan Ring Transport Corridor.

Council's strategic directions for economic growth are to:

- Provide sufficient land to attract investment and generate additional jobs.
- Promote Wyndham as a place for long term business attraction and expansion.
- Create an employment corridor along the Werribee metropolitan rail line to provide jobs close to where people live.

Industry

The Laverton North and Truganina industrial precincts, located within the western industrial node, are major manufacturing and logistics hubs offering a large supply of land.

Laverton North Industrial Precinct is the largest industrial precinct in the city with a capacity for significant investment and industrial development. The Truganina Employment PSP comprises 662 hectares located at the north-eastern edge of Wyndham to the immediate west of the existing Laverton North Industrial Precinct. It is anticipated that between 10,000 and 15,000 new jobs will be delivered in the Truganina Employment Precinct.

There are also several sites with licences for extractive industry within the municipality which should be protected.

Council's strategic directions for industry are to:

- Protect industrial precincts from intrusion by inappropriate land uses that put pressure on lawful existing industrial activities.
- Encourage the growth of Laverton North and the Truganina employment precinct for industrial development.

Tourism

Wyndham is home to a range of tourism experiences including the Werribee Open Range Zoo, Werribee Park Mansion, National Equestrian Centre and the Point Cook Coastal Park. New opportunities exist for tourism investment including water based activities, accommodation, sporting and recreational activities, wild life tours and celebrating culture and art.

Council's strategic direction for tourism is to:

- Promote use and development that supports local tourism, recreation, culture and art that will build Wyndham's reputation as a place to visit and be a source of community pride.

Gaming

There are currently limited facilities for cultural and arts activities in Wyndham. Conversely, the city is well represented by electronic gaming machines (EGMs). Problem gambling can cause significant community harm and planning is required to ensure that any proposed new gaming venues are established in appropriate areas. Activity centres and shopping areas are highly accessible locations and may not be appropriate for gaming venues.

Council's strategic direction for gaming is to:

- Ensure that the negative impacts of gambling on the health and wellbeing of the community are minimised.

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Transport

Integrated transport networks

Wyndham’s transport network experiences pressure from rapid population growth. Demand for transport is often met through private car use, with road and rail transport facing increasing capacity constraints as demand increases. Effective resolution of major passenger and freight transport planning issues requires significant regional co-operation.

Wyndham’s reliance on cars for transport displaces active transport options like walking, cycling and public transport. The application of safer design principles and treatments can encourage people to leave cars at home, improving activity levels, overall health, safety and wellbeing and the pressure on health and hospital services. Public transport and transport options that meet the needs of the young, elderly and disabled are especially critical.

Council’s strategic directions for integrated transport networks are to:

- Provide improved and accessible transport options.
- Maintain and enhance existing road infrastructure.
- Link the walking and cycling network.

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Infrastructure

Open space

Open space in Wyndham ranges from major sports reserves to linear parks along waterways and small parks in residential areas. The quality of existing public open spaces and their connectivity to surrounding areas requires improvement.

Council’s strategic directions for open space are to:

- Develop an integrated and accessible open space network.
- Design urban development to connect and capitalise on links such as road, drainage reserves and waterway corridors.
- Provide for the recreation needs of communities while preserving natural features, sustaining biodiversity and healthy waterways.
- Have parks and open spaces that will connect people to the outdoors and are inviting destinations for residents and visitors.

Waste management

The Wyndham Refuse Disposal Facility is identified within the *Statewide Waste and Resource Recovery Infrastructure Plan* (Sustainability Victoria,2018) as a regionally significant landfill site. It receives municipal, commercial and industrial waste (both solid inert and putrescible) from across Metropolitan Melbourne and the wider regional area and is expected to continue for more than 60 years.

Council’s strategic directions for waste management are to:

- Provide long term security of well sited, designed and managed landfills such as the Wyndham Refuse Disposal Facility and protect against conflicting land uses.
- Provide alternate waste and resource recovery treatments in growth area planning.

Community facilities

The provision of cost-effective infrastructure is a major challenge. The PSP process aims to ensure growth areas are sufficiently supplied with different types of community infrastructure by planning for and setting aside sufficient land parcels for the ‘foundation blocks’ of community centres, active open space reserves and government schools.

There will be extra demand for frontline health care, hospital and emergency services and social and emergency housing solutions. Council contributes to physical and social infrastructure and the *Disability Access and Inclusion Strategy 2013-2017* (Wyndham City Council, 2013) has been developed to build a diverse, inclusive, well designed and accessible local community.

Council’s strategic directions for community facilities are to:

- Align infrastructure provision with population and housing growth.
- Deliver facilities that support the health and well-being of the community.
- Support the development of the Wyndham A-League Stadium Training Precinct for community use.

Development infrastructure

Urban growth requires significant infrastructure investment. While State government will continue to provide major infrastructure, Council and developers will need to invest in infrastructure to service projected growth. Infrastructure funding will be needed if long term infrastructure requirements are to be met for major local roads, pathways, open space, and key community and recreation facilities.

Council’s strategic directions for development infrastructure are to:

- Provide adequate physical infrastructure to accommodate future growth.
- Stage new growth so that it aligns with the provision of urban infrastructure.
- Minimise any adverse environmental and health impacts of new physical infrastructure.