



# Victoria Government Gazette

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## Planning and Environment Act 1987

### WYNDHAM PLANNING SCHEME

Notice of the Preparation of an Amendment to a Planning Scheme and  
Notice of an Application for Planning Permit Given Under Section 96C  
of the **Planning and Environment Act 1987**

Amendment C176

Authorisation A01217

Planning Permit Applications:

WYP6212/12

WYP6213/12

WYP6215/12

WYP6217/12

The land affected by the Amendment is approximately 1,120 hectares of land situated to the west of the existing areas of Werribee and Tarneit. The area is generally defined by the Regional Rail Link to the north, Davis Road in the north-east, Davis Creek in the south-east and the Werribee River to the south and west.

The land affected by the permit applications are:

WYP6212/12 – 990 Sayers Road, Tarneit

WYP6213/12 – 1070 Sayers Road, Tarneit

WYP6215/12 – Leakes Road, Tarneit

WYP6217/12 – Davis Road, Tarneit.

The Amendment proposes to:

- Incorporate the following documents into Wyndham Planning Scheme by updating the Schedule to Clause 81.01:
  - Riverdale Precinct Structure Plan, June 2013
  - Riverdale Native Vegetation Precinct Plan, June 2013
  - Wyndham precinct structure plans 40, 92, 1099 and 1091: Growling Grass Frog Conservation Management Plan, Wyndham Vale and Tarneit, Victoria
- Introduces and applies Schedule 11 to the Urban Growth Zone (UGZ11) to land in the amendment area. This zone sets out the land use and development controls for the precinct. The zone requires land use and development to be generally in accordance with the incorporated 'Riverdale Precinct Structure Plan';
- Amends the Rural Conservation Zone along the Werribee River where land is designated for conservation use;
- Removes the Environmental Significance Overlay Schedule 1 (ESO1) and Environmental Significance Overlay Schedule 2 (ESO2) from the Amendment area;
- Introduce and apply Schedule 2 to the Incorporated Plan Overlay (IPO) to land identified as Rural Conservation Zone in the PSP area;
- Applies the Public Acquisition Overlay 1 to land at 1122 Sayers Road, Tarneit, to allow for the widening and construction of the intersection of Sayers Road and Sewells Road;
- Provides for public open space contributions for land in the 'Riverdale Precinct Structure Plan' area when land is subdivided by amending the Schedule to Clause 52.01;
- Lists the 'Riverdale Native Vegetation Precinct Plan (Riverdale NVPP)' in the Schedule to Clause 52.16 to manage native vegetation in the precinct;
- Update the Schedule to Clause 66.04 to require applications for Town Centres to be referred to the Growth Areas Authority.

**SPECIAL**

The applications are for a permit to subdivide land.

The person who requested the Amendment is the Growth Areas Authority (the GAA).

The applicants for the permits are:

WYP6212/12 – Satterley Property Group

WYP6213/12 – Golden Group

WYP6215/12 – YourLand Developments Pty Ltd

WYP6217/12 – Stockland Pty Ltd.

You may inspect the Amendment, any documents that support the Amendment and the explanatory report about the Amendment, free of charge, at the following locations: during office hours, at the office of the planning authority, the Growth Areas Authority, Level 29, 35 Collins Street, Melbourne, or [www.gaa.vic.gov.au](http://www.gaa.vic.gov.au); during office hours at the Wyndham City Council, 45 Princes Highway, Werribee, or [www.wyndham.vic.gov.au](http://www.wyndham.vic.gov.au); and at the Department of Planning and Community Development website, [www.dpcd.vic.gov.au/planning/publicinspection](http://www.dpcd.vic.gov.au/planning/publicinspection)

Any person who may be affected by the Amendment may make a submission to the planning authority. The closing date for submissions is Monday 8 July 2013. A submission must be sent to the Growth Areas Authority, Submission to Amendment C176, Level 29, 35 Collins Street, Melbourne 3000, or via email to [amendments@gaa.vic.gov.au](mailto:amendments@gaa.vic.gov.au)

PETER SEAMER  
Chief Executive Officer

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### **Planning and Environment Act 1987**

#### WYNDHAM PLANNING SCHEME

#### Notice of Preparation of Amendment

#### Amendment C177

#### Authorisation A01217

The Growth Areas Authority (the planning authority) has prepared Amendment C177 to the Wyndham Planning Scheme.

In accordance with section 9(1) of the **Planning and Environment Act 1987**, the Minister for Planning authorised the Growth Areas Authority as planning authority to prepare the Amendment.

The land affected by the Amendment is approximately 4,000 hectares of land in Truganina and Tarneit generally bound by Boundary Road to the north, Woods Road, Davis Road and Davis Creek as the eastern boundaries, part of Leakes Road and Werribee River as the southern boundary and the urban growth boundary to the west.

The Amendment proposes to apply a contribution levy within the Wyndham North area to provide for infrastructure and community facilities. Specifically the Amendment proposes to:

- insert the Development Contributions Plan Overlay Schedule 13 into the Wyndham Planning Scheme and apply to the amendment area;
- incorporate the Wyndham North Development Contributions Plan, June 2013 in the Wyndham Planning Scheme; and
- update the Schedules to Clause 61.03 and 81.01 of the Wyndham Planning Scheme.

You may inspect the Amendment, any documents that support the Amendment and the explanatory report about the Amendment, free of charge, at the following locations: during office hours, at the office of the planning authority, Growth Areas Authority, Level 29, 35 Collins Street, Melbourne, Victoria 3000, or on their website, [www.gaa.vic.gov.au](http://www.gaa.vic.gov.au); during office hours, at the office of Wyndham City Council, 45 Princes Highway, Werribee, Melbourne, Victoria 3030; and at the Department of Planning and Community Development website, [www.dpcd.vic.gov.au/planning/publicinspection](http://www.dpcd.vic.gov.au/planning/publicinspection)

Any person who may be affected by the Amendment may make a submission to the planning authority.

The closing date for submissions is Monday 8 July 2013. A submission must be sent to the Growth Areas Authority, Submission to Amendment C177, Level 29, 35 Collins Street, Melbourne 3000 or via email to [amendments@gaa.vic.gov.au](mailto:amendments@gaa.vic.gov.au)

PETER SEAMER  
Chief Executive Officer

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