

## 21.11 LOCAL AREAS

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This clause focuses on Local Area implementation of the objectives and strategies set out earlier in the Wyndham Planning Scheme. Each section relates to a particular precinct, settlement or town, and should be read in conjunction with the rest of the Municipal Strategic Statement. The vision for development in each of these local areas is that it creates environments that are supportive of the health and wellbeing of Wyndham's communities.

### 21.11-1 Little River

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Little River is partly located within the municipalities of Wyndham and Greater Geelong. Little River township provides a basic level of services to residents. The following elements pose major physical constraints on future development of Little River:

- Avalon airport is located to the south and the Little River locality is partially affected by an existing flight path and a possible future flight path.
- Avalon airport is being increasingly used and may host international flights in the future.
- Little River is not connected to reticulated sewerage.
- There is limited additional reticulated water available.
- The township is remote from major sources of work, education and services.
- The proposed Lara Intermodal Freight Activity Centre (LIFAC) is to the south-west and the Little River locality is partially affected by potential amenity issues.

#### Vision

Limited consolidation of development in the Little River area may be justified, subject to resolution of airport noise, infrastructure constraints and development of a township plan.

#### Local area implementation

- Develop plans for the Little River township precincts and manage their development to avoid overdevelopment, protect the adjoining rural precincts from any detrimental impacts that might arise from the townships' development, and prevent further expansion of the townships into the surrounding rural precincts.

#### Settlement

- Restrain development in Little River township and environs based upon significant existing constraints and retention of existing rural village character.
- Develop a township plan to allow for minimal urban development in Little River, within the defined township area taking into account:
  - The implications of development upon nearby rural land use.
  - The effect of aircraft noise upon land use.
  - The appropriate lot size needed to retain waste water onsite.
  - The capacity of existing infrastructure.
  - Implications for drainage and potential flooding.
  - The impact of LIFAC upon land use.

- The views of relevant agencies and stakeholders.

### **Infrastructure**

- Ensure that development is in accordance with an approved development plan that establishes the urban growth boundary of the township, location of community facilities according to population needs, provision of infrastructure and the staging release of new residential areas.
- Resolve any aircraft noise effects from Avalon Airport prior to consideration of any additional, limited township development.
- Consider an assessment of availability of hydraulic infrastructure as part of consideration of any proposed subdivision.

### **21.11-2**

### **Eynesbury Station**

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Eynesbury Station has a total site area of 7420 ha and it lies partly within the municipalities of Melton and Wyndham. A concept for development of Eynesbury Station was identified in *the Eynesbury Station Incorporated Plan, September 2001* and is based on ensuring that the property remains in productive agricultural use, that environmental problems are addressed and that heritage and environmental assets are protected. A residential community has been developed on the balance of the land.

### **Vision**

The development of an integrated, innovative residential and recreational community based on principles of environmental, social and economic sustainability.

### **Local area implementation**

- Ensure that any proposed use or development within Eynesbury Station is generally consistent with the Eynesbury Structure Plan.

### **Settlement**

- Protect and enhance the environmental and heritage assets of Eynesbury Station.

### **Infrastructure**

- Provide opportunities for the reuse of water from Surbiton Park Treatment Plant, primarily in connection with the agricultural and recreational components of Eynesbury Station.

### **Economic Development**

- Provide opportunities for the diversification and intensification of agriculture.

### **21.11-3**

### **Werribee South Township**

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The Werribee South Township retains a distinctly coastal feel, with strands of Cyprus trees lining the Werribee South Coastal Reserve. The boat launching ramps at the river entrance are heavily utilised, though beach tourism is limited due to the narrow nature of the beach and deepwater channels close to the shore. The proximity of the township to the intensive agricultural precinct results in a sensitive residential-rural interface that must be planned in

a way that ensures that agricultural land is protected, while also protecting the viability of the township and retaining the potential for infill development and infrastructure upgrades.

**Local area implementation**

- Develop plans for the Werribee South township precinct.
- Manage the development of Werribee South to avoid overdevelopment, protect the adjoining rural precincts from any detrimental impacts that might arise from the townships’ development, and prevent further expansion of the townships into the surrounding rural precincts.

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**Wyndham Harbour**

The Wyndham Harbour is one of the largest marinas to be built on Port Phillip Bay. It will be the centrepiece of Wyndham Harbour, with a residential community along the bay. The harbour will comprise a breakwater, marine berths, boat storage, commercial uses, dwellings, car parking and public beaches.

**Local area implementation**

- Ensure that any proposed use or development within the Wyndham Harbour is generally consistent with the approved Wyndham Harbour Development Plan.
- Encourage tourism and new transport initiatives through the Wyndham Harbour development.

**Settlement**

- Support the development of the planned Wyndham Harbour.
- Provide a safe, functional and visually attractive harbour as part of an integrated marina and residential development.
- Ensure the use and development of the marina is compatible with existing uses in the vicinity.
- Ensure that development is responsive to the adjoining agricultural environs and does not encroach into the Intensive Agriculture Precinct.
- Manage the development of Wyndham Harbour to protect the adjoining rural precincts from any detrimental impacts.
- Prevent its further expansion into the surrounding rural precincts.

**Infrastructure**

- Provide for marine related leisure activities on Port Phillip Bay.

**Economic Development**

- Ensure that the use and development of the marina complements existing tourist and recreational facilities.
- Provide for a mix of retail, residential, tourism and other complementary uses which meet the demands of the marina.

**21.11-5 Werribee South and Western Plains South Green Wedges**28/05/2015  
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There are two designated Green Wedges in Wyndham: the **Werribee South** Green Wedge and the **Western Plains South** Green Wedge. The two Green Wedges 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 preservation of biodiversity in grasslands and wetlands, rural townships, tourism, and sewerage and waste treatment, disposal and recycling. Sustainable management of Green Wedges requires an understanding and consideration of the relationships between land uses, both within and adjoining the Green Wedge areas.

**Vision**

The sustainable management of Wyndham's green wedges.

**Local area implementation**

- Ensure that any proposed use or development is generally consistent with any adopted Green Wedge Management Plan.

**Settlement**

- Protect Wyndham's Green Wedges from inappropriate development and urban intrusion.
- Create physical buffers or follow natural or planned barriers to ensure protection.
- Examine options for land adjoining urban areas which may provide economic or recreational opportunities while reinforcing their buffer role.

**Environment**

- Protect and enhance sites of environmental significance on public and private land within the Green Wedges.
- Encourage continued retention of biodiversity values where they remain in the Western Plains South Green Wedge, especially within the area planned for inclusions in grassland reserves.

**Economic Development**

- Encourage farming and other compatible rural activities in areas beyond the UGB.
- Recognise the Werribee South Intensive Agriculture Precinct as a primarily agricultural area, promoting the continuation of agricultural activity and protecting farming activities from non-agricultural uses.
- Maintain the Dryland Farming Precinct in the Werribee South Green Wedge as a strategic buffer between urban development and the Intensive Agriculture Precinct.
- Investigate mechanisms to protect and enhance the Werribee South Coastal Reserve and adjoining agricultural land.
- Encourage the appropriate development of tourism within the defined Werribee South Green Wedge Tourism Precinct.
- Protect agricultural land within the Intensive Agriculture Precinct from incompatible land uses.

- Maintain large land holdings for rural land uses and discourage subdivision or development which will reduce land sizes to unviable areas for agriculture or grazing.
- Recognise the significant stone resources west of the Werribee River.
- Apply a minimum 500-metre quarry buffer to sensitive land uses.

#### **21.11-6 Implementation**

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The strategies will be implemented through the planning scheme by:

##### **Application of zones and overlays**

The objectives, strategies and policy guidelines in the Planning Scheme are implemented through the application of appropriate zones and overlays as follows:

- Outside PSP areas, apply Environmental Significance Overlay with design guidelines along Werribee River, Skeleton Creek, Lollypop Creek and Little River.
- Apply Design and Development Overlays to areas requiring specific design solutions.
- Apply Development Contributions Plan Overlays to properly plan for infrastructure provision.

##### **Policy Guidelines**

The objectives, strategies and policy guidelines in the Planning Scheme will be implemented through the application of the following local planning policy.

- Clause 22.01 (Non-Residential Uses in Residential Zones Policy) seeks to provide direction on a range of discretionary use and development options in residential zones.
- Clause 22.04 (Neighbourhood Character Policy) seeks to protect neighbourhood character and ensure development is respectful of its neighbourhood.

##### **Further strategic work**

- Review the Little River Strategic Land Use Position Statement.

##### **Reference documents**

- *Little River Strategic Land Use Position Statement (1996).*
- *Eynesbury Station Incorporated Plan, September (2001).*
- *Werribee South Green Wedge Policy and Management Plan (2010).*