

WYNDHAM INDUSTRIAL LAND-USE STRATEGY

Community Engagement Report 2022



PROJECT BACKGROUND:

The purpose of the engagement was to seek community feedback on the Draft Wyndham Industrial Land-Use Strategy (WILUS) that aims to ensure sufficient industrial land is available in Wyndham for the next 20 years to meet the community's needs of having access to a range of local jobs and services within the municipality.

The engagement process ran from 7 April to 7 May 2022.

METHODOLOGY:

The below table outlines the various methods and techniques used to engage with the community.

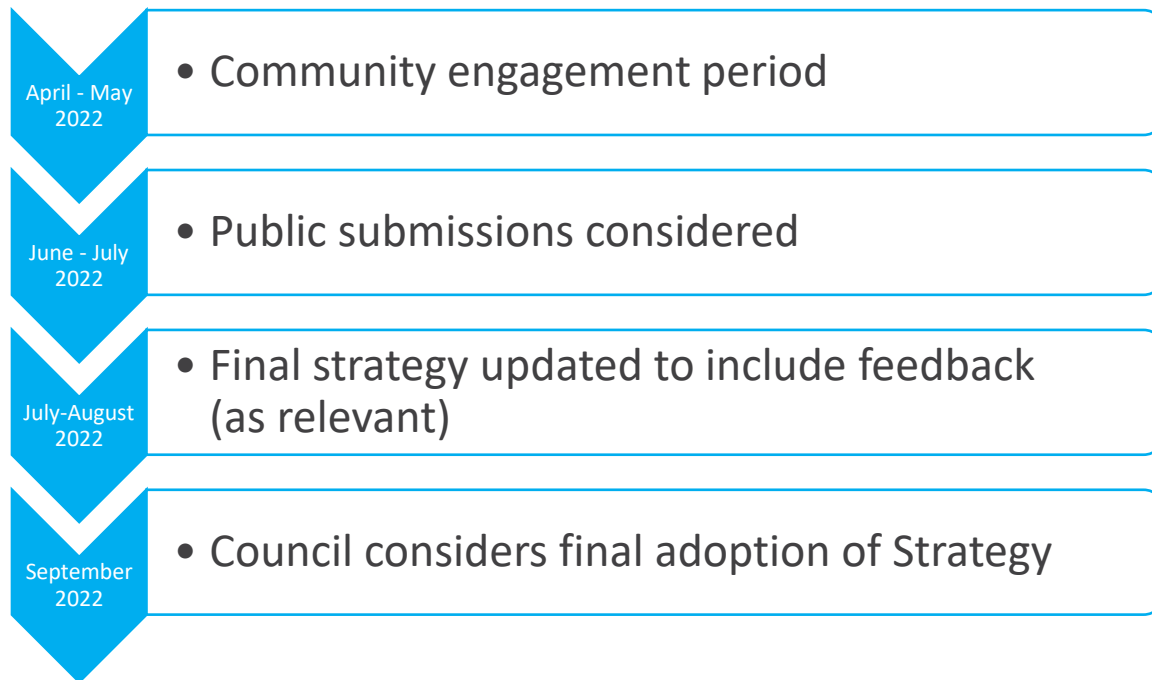


Community engagement activities / tools

Method / technique	Stakeholders engaged
Project page on The Loop	<p>235 total visitors to the page</p> <p>335 page views</p> <p>12 project followers</p>
Online survey	15 surveys completed

NEXT STEPS:

STAGES OF THE PROJECT



HOW CAN PARTICIPANTS STAY INVOLVED/INFORMED?

Participants can stay informed by visiting the Loop page (at <https://theloop.wyndham.vic.gov.au/wyndham-industrial-land-use-strategy>) and selecting to “Follow” the project. Updates will be posted on The Loop and the project timeline will be updated to reflect project status.

SUMMARY OF FEEDBACK:

The following feedback has helped shape the final version of the Wyndham Industrial Land-Use Strategy.

We Asked	You Said	We will
What do you think of the Draft Strategy? What are some of the things you are excited about?	The Council has put together a thorough assessment of the situation and the challenges we face to achieve the goals. The attention to limiting inappropriate use in Industrial areas is particularly pleasing.	Ensure sufficient buffers between industrial areas and sensitive areas and limit the encroachment of non-compatible land-uses in industrial land.

We Asked	You Said	We will
Is there anything we might have missed that you think should be included?	Would be important to see stronger focus on trees and canopy cover to reduce urban heat and provide amenity in industrial areas. Improve interfaces between industrial development and natural areas such as waterways and native grasslands.	Implement policies regarding Tree planting to be in line with Council's Tree and Urban Forest Policy, that ensure tree planting to meet 25% of canopy cover. Wyndham's Tree Policy contains a requirement for 1 tree per 4 car park spaces in private publicly accessible car parks.

We Asked	You Said	We will
Is there anything else you want to tell us?	The development of the policy for commercial Zone 2 is urgent. This is key to the successful implementation of this policy. If Wyndham does not want more light commercial small businesses taking up industrial land, a clear area, near residential property needs to be allocated to community sporting facilities and other small businesses with shopfronts. Clearly there is not enough of these areas, if businesses feel they need to resort to taking tenancy in more industrial land.	Aim to ensure there is sufficient commercial 2 zoned land as part of our Activity Centres or in proximity to them and as part of further Council plans.

Public Submissions and Urban Planner Response

Sub No.	Submitter Comments	Submitter Issues Raised	Planner Comments	Change to WILUS
	<i>What do you think of the Draft Strategy? What are some of the things you are excited about?</i>	<i>Is there anything we might have missed that you think should be included?</i>	<i>Planner response (in brief)</i>	<i>Is a change to WILUS appropriate?</i>
9368	<p>That council is looking at Industrial Land availability in close proximity to housing.</p> <p>Identification of mixed uses because of lack of land availability. We have been frustrated by the lack of suitable land with good access in reasonable proximity to central Werribee.</p>	<p>Please concurrently review land choice for family living, and those that prefer to have a back yard or space to move on their own property. We appreciate the retention of the Riverbend Estate with grassy verges and larger allotments throughout. this sort of area is limited, and the limitation is restrictive for those wishing to live in the Werribee area. Developments wholly of 1000 - 1500 m2 would be excellent.</p> <p>We support the community and employ a large number of people and appreciate our living conditions, and as having seen Werribee grow from the early 1970's, we value the land choices that were available in the 1970's and 1980's, and to a limited extent in the 1990's and the first decade of the 2000's.</p>	<ul style="list-style-type: none"> - Issues related to housing, are to be addressed via other strategies. - Mixed uses are part of the Activity Centres Strategy. One of the issues the WILUS addresses is the need to ensure that industrial land is predominantly used for industrial purposes. - One of the objectives of the Activity Centres strategy is to explore the opportunity for mixed use zones in activity centres. <ul style="list-style-type: none"> -Industrial Strategy includes a recommendation that industrial precincts should not become de facto commercial areas. It also recommends that Council advocate to the state government to review the industrial zones so commercial uses are discouraged. - Council planning policy is to provide opportunities of employment close to where people live – Clause 02.03-1 of the Wyndham Planning Scheme states: <p><i>Providing jobs closer to where people live especially in the new employment corridor.</i></p> - WILUS also contains the following objective: Our City will provide a diverse employment base to service the needs of the economy and community buffers/ potential amenity issues to be addressed via setbacks/ buffers/ EPA requirements 	<ul style="list-style-type: none"> - No change to WILUS required - Issues discussed in Strategy
9353	Everything we wrote is excited me.	No comments. Perfect work	N/A	N/A

9343	Meh	N/A	N/A	N/A
9340	N/A	<p>The Wyndham vale, Mambourin and Werribee Junction sites should be designed around access to the Melbourne Outer Ring Road.</p> <p>The Werribee park is a 'hotch potch' of streets with little apparent planning. This needs to be rectified.</p>	<p>- Parts of Wyndham Vale, in particular, the Mambourin and Werribee Junction sites will be part of a new PSP which will support industrial land accessibility to the OMR. Part of the PSP Process will be to identify links to the OMR.</p> <p>- WILUS includes an objective to: <i>enhance the appearance, environmental performance and connectivity of industrial areas in Wyndham.</i></p>	-No change to WILUS required
9125	I am not impressed by this draft strategy. It is so scattered!	Keep the industrial park away from residential areas with strict environmental restrictions and regulations	<p>- It is considered the WILUS Document is structured to provide a coherent overall framework and provides a strong basis for a future planning scheme amendments. It is noted the submission does not specifically identify why it is considered scattered.</p> <p>- New industrial areas are located away from residential areas.</p> <p>- New industrial uses must comply with the buffer distances as required under Clause 53.10 of the Wyndham Planning Scheme.</p>	- WILUS updated to provide reader with easier navigation.
9113	This is a very detailed strategy document. There is clearly a lot of work taken to review the likely use cases and future focus. I am keen to see a clearer statement, with buy in from all forms of government.	The strategy obviously recognises that often the decision-makers impacting the outcome of the strategy are not locally based, but instead predominantly State-based politicians/governing bodies. It is not clear in this document exactly who Wyndham will be advocating towards, what avenues the advocacy will take, and the outcomes (SMART goals) that are to be achieved.	<p>- Comment about the detail of the document noted.</p> <p>- The Strategy contains a clear vision statement, and the Implementation Plan includes a number of advocacy actions.</p>	-No change to WILUS required
9109	In the laverton north truganina area near the truganina station. We hope that the wyndham and victoria education ministry will reclassify some of the industrial land into	in the laverton north truganina area near the truganina station. We hope that the wyndham and victoria education ministry will reclassify some of the industrial	- Higher education centres are ideally located within or near activity centres rather than in industrial areas. Improved connections between commercial areas and industrial areas could improve access for students and places of employment.	- No change to WILUS required

	technical/vocational campus. Something like a big universities opening up a branch technical/vocational campus in the area. or TAFE or Technology institute like RMIT. Being close to industrial area. it will be easier for students to go to their respective technical work to and from the campus.	land into technical/vocational campus. Something like a big universities opening up a branch technical/vocational campus in the area. or TAFE or Technology institute like RMIT. Being close to industrial area. it will be easier for students to go to their respective technical work to and from the campus.	- There is also potential for education uses to establish in the National Innovation and Employment Centre (NEIC) in East Werribee. The review of the NEIC PSP is to commence in the near future.	
9106	I wish we could put a technical school in laverton north truganina area knowing that this area is rich in diverse industries. Its proximity to industry is very ideal for a technical school to open. This technical schools can collaborate with the industry in the area for apprenticeship, work side by side, etc. when i mean technical school it is just not limited to schools like RMIT. It can be a university with a technical and technology campus, TAFE, or any technical institute.	I wish we could put a technical school in laverton north truganina area knowing that this area is rich in diverse industries. Its proximity to industry is very ideal for a technical school to open. This technical schools can collaborate with the industry in the area for apprenticeship, work side by side, etc. when i mean technical school it is just not limited to schools like RMIT. It can be a university with a technical and technology campus, TAFE, or any technical institute.	- Higher education centres are ideally located within or near activity centres rather than in industrial areas. Improved connections between commercial areas and industrial areas could improve access for students and places of employment. - There is also potential for education uses to establish in the National Innovation and Employment Centre (NEIC) in East Werribee. The review of the NEIC PSP is to commence in the near future.	-No change to WILUS required
9105	Knowing wyndham residents need, they wish to put a technical institute (like RMIT) in the laverton north-truganina industrial precinct. This will a win win zone for both the technical institute and industry as they are just a door away from each other. The school has access to industry and vice versa.	Knowing wyndham residents need, they wish to put a technical institute (like RMIT) in the laverton north-truganina industrial precinct. This will a win win zone for both the technical institute and industry as they are just a door away from each other. The school has access to industry and vice versa.	- Higher education centres are ideally located within or near activity centres rather than in industrial areas. Improved connections between commercial areas and industrial areas could improve access for students and places of employment. - There is also potential for education uses to establish in the National Innovation and Employment Centre (NEIC) in East Werribee. The review of the NEIC PSP is to commence in the near future.	

9102	The Council has put together a thorough assessment of the situation and the challenges we face to achieve the goals. The attention to limiting inappropriate use in Industrial areas is particularly pleasing. One consideration regarding the inroads to sensitive ecological areas seems to be barely touched on but I am aware that the State Government is really responsible for this aspect in allocating overall areas for development. My main concern will be what industries want to set up in those areas where there is potential for run off into sensitive areas.	Good Job All	- The ecological impacts of new industrial areas must be taken into account, in considering any proposal for a PSP or to rezone land for industrial uses. For example, there is a requirement to prepare a flora and fauna report. Applications for industrial development are required to comply with environmental policies and guidelines, including EPA policies on the discharge of waste.	- The Wyndham Tree and Urban Forest Policy 2021 requires one tree planted per every 4 car parking spaces. - The WILUS has now been updated to identify the Tree and Urban Forest Policy as a document that guides industrial land development.
9094	The one in Wyndham Vale needs Hodds Rd with a bridge across the river joining up with Shanahans Rd be fixed in doing there are many Roads that lead off Shanahans Rd that being Sayers Rd, Leakes Rd Dohertys Rd, and Boundary Rd also helping traffic for the new stadium being built near there so in building this road would it would benefit the North Laverton take more traffic off Ballan Rd this road being built would benefit the North Laverton-Truganina industrial area	With Werribee we have to be very careful putting any more industrial in the city centre I believe in putting more in this area would place more sustain on our roads in the city centre. The other two areas of Hoppers crossing and Point Cook I would like to see more about what is purposed	-The Westbrook PSP shows a bridge in Hobbs Road over Werribee River which is to be partly funded under the Development Contributions Plan.- -Major road connections to the Stadium will be via Ison Road from the south and Leakes Road to the north. Both Leakes Road and Sayers Road will connect through Ison Road. -There is no proposal to locate industry in the Werribee City Centre which has a more commercial focus. The Strategy recognises Hoppers Crossing as a regionally significant industrial precinct. However, this precinct forms part of the proposed City Heart and a structure plan will need to be prepared confirming future land uses and development opportunities.	-Review of WILUS will occur every 5 years.

			The Strategy states that for Point Cook the preference is for this precinct to provide local service industries given location close to residential community and train station. mixed-use residential.	
9093		Stop putting restrictions on how people can use their land in little river. Preferably no container terminal	Comment on restricting land uses in Little River is not directly relevant to WILUS The State Government has identified an Intermodal freight precinct in Truganina. The precincts will help grow Victoria's economy and jobs, enhance the state's role as a leading freight and logistics hub and improve Melbourne's liveability.	-No change to WILUS required
9092	seems great.	can you reserve an area in western part of laverton north-truganina precinct for a hospital, university and aquatic center. It seems there will be no space for hospital in the residential area in northern wyndham.	Preferred locations for major medical facilities are at Hoppers Crossing, which is centrally located in the municipality. Regional aquatic facilities will be located where they can be easily accessed via a large number of people and this is unlikely to be Laverton-north, truganina, which is located on the edge of a residential catchment *See comments above in relation to establishing education precincts.	-Discussed in WILUS.
9091	Just don't put polluting or odour causing factories in wyndham in general.	can you reserve an area in western end most part of laverton north-truganina precinct for a hospital. It seems there will be no space for hospital in the residential area in northern wyndham.	- Preferred locations for major medical facilities are at Hoppers Crossing which is centrally located in the municipality or major activity centres.	
9090	I am glad that the council is thinking through this properly to make sure Wyndham is an attractive place for industries to create more jobs for local residents.	Migrant families, which make up the majority of Tarneit populations, where I live, are generally very religious and integrate their community life with religious life very closely. So, I am wondering if there is a provision for this and if there is a way we can access this.	-Places of Worship can cause land-use conflicts in industrial precincts.	-Discussed in WILUS.