



August 2026

Amendments to Riverwalk Estate Development Plan

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1. Introduction

The Riverwalk Estate Development Plan was prepared by Urbis Pty Ltd on behalf of Development Victoria in June 2022. The Riverwalk Estate Development Plan was endorsed by Wyndham City Council (Council) in August 2022.

The Riverwalk Estate Development Plan is the long-term plan for urban development at Riverwalk Estate in Werribee. The Riverwalk Estate Development Plan describes how the land is expected to be developed, and where facilities are planned to support the development of the new community.

The Riverwalk Estate Development Plan is informed by the State and Local Planning Policy Framework set out in the Wyndham Planning Scheme. More specifically, the Riverwalk Estate Development Plan accords with Schedule 2 and 16 (DPO2 and DPO16) of the Development Plan Overlay in the Wyndham Planning Scheme. The Riverwalk Estate Development Plan was prepared in consultation with Council.

The Riverwalk Estate Development Plan superseded and replaced the Riverwalk Development Plan Report and Plan (DP0086/09) approved by Council on 2 August 2010 and 16 May 2013 respectively. The two amendments made to the original 2010 Development Plan in 2013 and 2022 were made to reflect updates and design changes to the plan for developing Riverwalk Estate.

A further amendment to the Riverwalk Estate Development Plan is now proposed by Council, relating specifically to the land owned by Council next to the planned Riverwalk Town Centre. This land consists of:

- The former Melbourne Water site purchased by Council from Melbourne Water in 2020
- Land transferred to Council by Development Victoria in 2024 for the purpose of accommodating open space and a community centre.

By combining these two parcels of land, Council can now deliver an improved development and community outcome compared to what was possible in earlier versions of the Development Plan where the former Melbourne Water site was excluded.

The 2022, 2013 and 2012 Development Plans excluded the former Melbourne Water site, as the future of the site had not been planned at that time. Council has now prepared the ***Riverwalk Community Precinct Plan*** to detail how the former Melbourne Water site and the land transfer to Council by Development Victoria is planned to be developed. **The Riverwalk Community Precinct Plan will deliver an improved community outcome.** The proposed amendment to the Riverwalk Estate Development Plan is to incorporate and reflect the Riverwalk Community Precinct Plan prepared by Council.

The proposed amendment improves upon the Riverwalk Estate Development Plan by:

- Slightly shifting the location of the proposed community centre and open space so that it is integrated with the planned Riverwalk Town Centre
- Providing a larger area of open space (i.e. parkland) for the community to enjoy
- Providing a larger area of land to accommodate the community centre; land which is also more regularly shaped and not located over the filled site of the former Melbourne Water dam
- Designating tree reserves to protect large stands of significant native trees along Geelong Road.

It is noted that in the 2022 Riverwalk Estate Development Plan:

- On page 20 under 3.3 - Community Facilities and Education it states:
 - *All areas are approximate and will be refined at the detailed design stage*
 - *Final location of C3 (i.e. the community centre) to be determined by Wyndham City Council*
- On page 22 under 3.4 – Open Space and Riverfront Park it states:
 - *All areas are approximate and will be refined at the detailed design stage*

- *The ultimate use and configuration of sports reserves will be determined at a future planning permit stage.*

In accordance with these statements, Council has prepared the Riverwalk Community Precinct Plan to refine the size, location and configuration of the community centre and open space facilities. This has been done to optimise community, design and development outcomes. **Integrating the former Melbourne Water site purchased by Council has enabled this optimised outcome.**

This document lists the proposed amendments to the Riverwalk Estate Development Plan, to reflect the Riverwalk Community Precinct Plan adopted by Council in August 2026.

2. Riverwalk Estate Development Plan

Shown in Figure 1 below is the Future Urban Structure (Plan 3, page 5) from the Riverwalk Estate Development Plan. It can be seen that the former Melbourne Water site located next to the planned Town Centre is not included in the Riverwalk Estate Boundary. It can also be seen that community site (C3) and public open space site (P8) are shown located next to the former Melbourne Water site.

The former Melbourne Water site sits between the town centre, community centre and public open space. It acts as an obstacle between these facilities, when ideally they would be integrated for optimised community outcomes. As Council now owns the former Melbourne Water site and the land where community site (C3) and public open space site (P8) are shown, Council is able to plan and deliver the preferred integrated outcome.

With this additional land, Council is able to better locate the community site and public open space, as well as make these community assets larger. The size of the community site (C3) is planned to be increased from 0.5ha to 0.8ha. The size of the public open space (P8) is planned to increase from 2.65ha to 3.23ha.

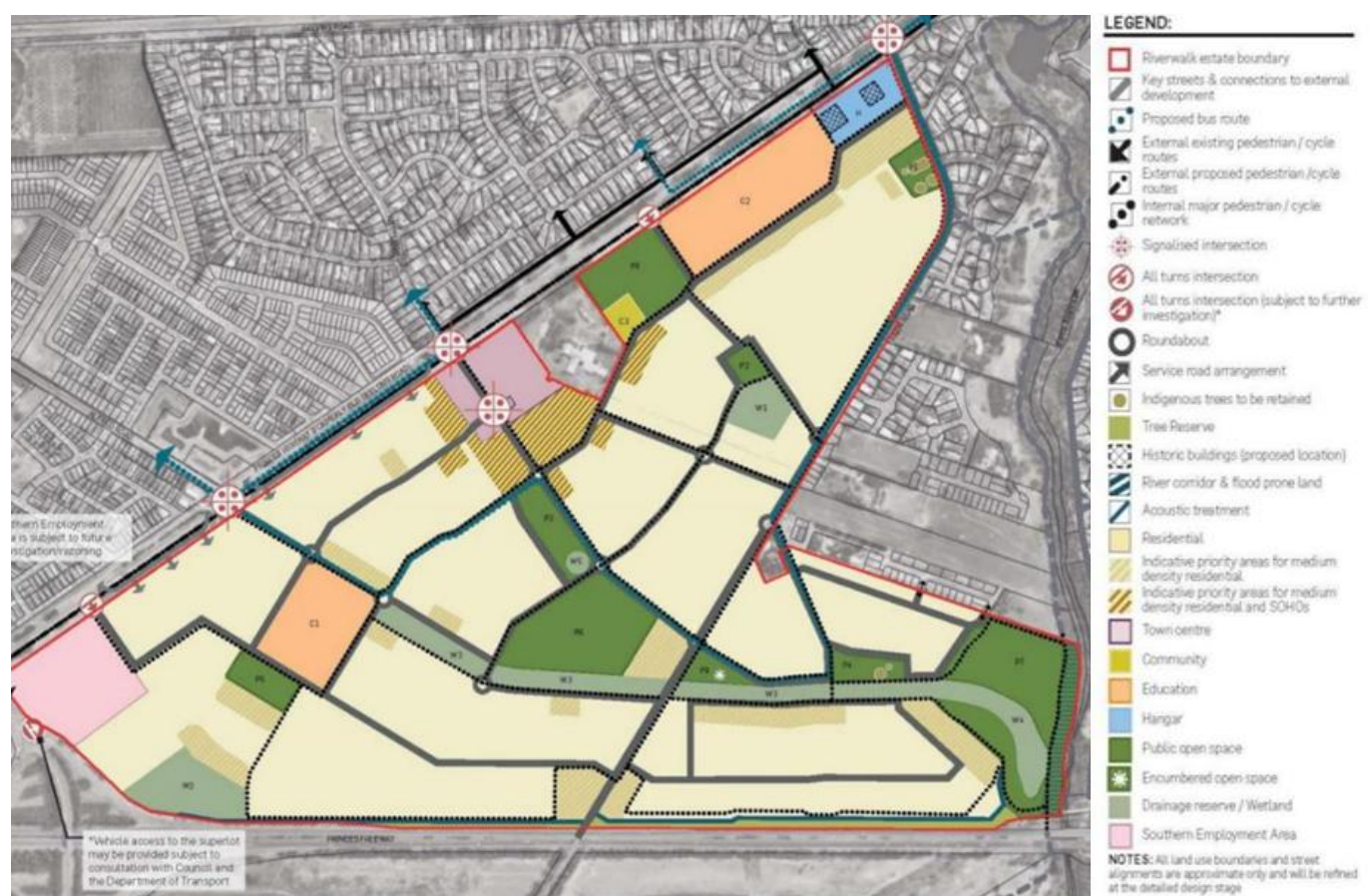


Figure 1: Future Urban Structure (Riverwalk Estate Development Plan, plan 3, page 5)

As can be seen in Figure 1 above, the Riverwalk Estate Development Plan covers the entire Riverwalk Estate, excluding the former Melbourne Water site. It is a large area of land that includes extensive residential areas, and multiple open space, school and commercial sites. The Riverwalk Community Precinct Plan focuses specifically on the area of land owned by Council next to the planned Riverwalk Town Centre.

The Riverwalk Estate Development Plan also sets out the targeted outcomes and implementation plan for the entire estate. This includes plans for delivering employment, community and education facilities, public open space, transport and movement networks, and integrated water management and services networks. Much of

the Riverwalk Estate Development Plan has already been delivered, as can be seen in the aerial photo in Figure 2 below.



Figure 2: Aerial photo of Riverwalk Estate (January 2026)

The Riverwalk Community Precinct Plan relates to a fraction of the full Riverwalk Estate Development Plan. Because of this, only very specific, targeted amendments to the Riverwalk Estate Development Plan have been made. The amendments are detailed in the sections below.

3. Riverwalk Community Precinct Plan

Shown in Figure 3 below is the Riverwalk Community Precinct Plan adopted by Council in August 2026. The Plan covers the land owned by Council. The Plan is shown in context, with the planned Riverwalk Town Centre shown to the south-west, the planned education facility to the north-east, the recently constructed aged care centre to the south and residential to the east.

The Riverwalk Community Precinct Plan features:

- A new community centre with car parking located on 0.8ha
- 3.23ha of public open space, which is proposed to include a kickabout space, play space, youth space, plaza, fenced dog park, path network, lawns and car parking
- 0.47ha of trees reserves to protect the stands of significant eucalyptus trees along Geelong Road/Princes Highway
- An area for residential development
- An area for mixed use development.



Figure 3: Riverwalk Community Precinct Plan

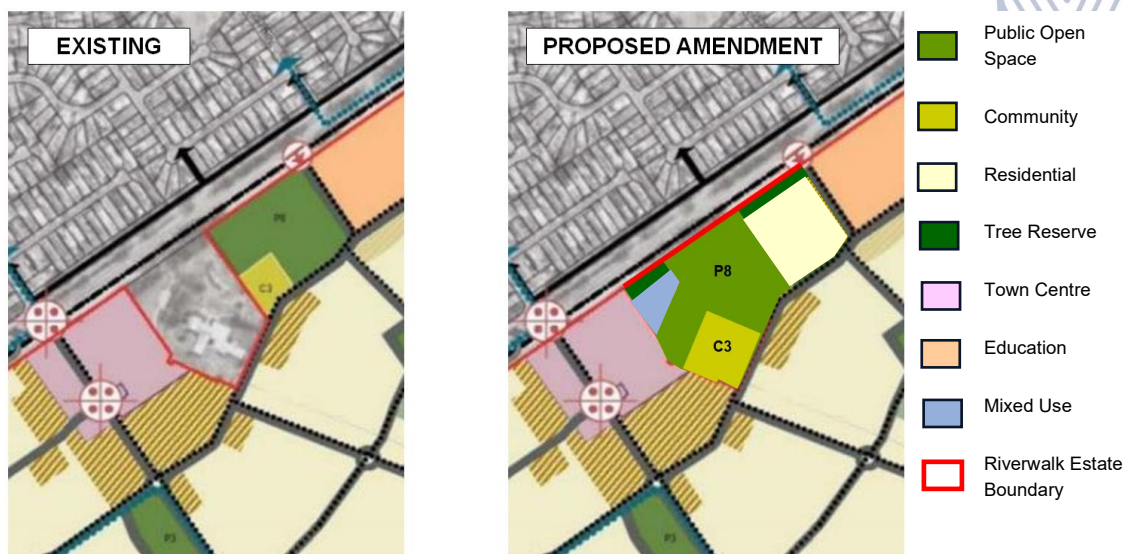
4. Amendments to the Riverwalk Estate Development Plan

Shown in the table below are the amendments to the Development Plan. These are listed in page order. All of the listed changes are designed to reflect the Riverwalk Community Precinct Plan adopted by Council in August 2026.

Amendments to the Riverwalk Estate Development Plan	
Page No.	Amendment
1	Plan 1 – Regional Context Plan is amended by adjusting the Subject Site to include the Former Melbourne Water Site now owned by Council.
2	1.1 – How to read this document is amended by noting the latest update and its date as shown below by the deletions (strikethroughs) and additions (blue text): <i>This ~~amendment to the~~ Development Plan supersedes and replaces the Riverwalk Development Plan Report and Plan (DP0086/09) approved by Wyndham City Council on ~~2 August 2022~~, 2 August 2010 and 16 May 2013 respectively. ~~It is evident from the ongoing discussions between Council and Development Victoria that the original Riverwalk Development Plan is cumbersome, outdated and no longer serves its intended purpose. Importantly the endorsed development plan does not reflect more recent design changes agreed between Council and Development Victoria. As such, it is prudent the development plan be replaced with a document that accurately reflects the desired strategy and agreed development outcomes for the Estate.~~ The amended Development Plan now includes the Former Melbourne Water Site (owned by Wyndham City Council) which had been excluded from the earlier versions of the Development Plan pending decision making by Wyndham City Council on the future of the Site. The Development Plan now shows the future development intended for the Site as per the Riverwalk Community Precinct Plan. This includes:</i> <i>The location of the planned public open space and community facility adjusted slightly to enable them to be integrated with the Riverwalk Town Centre using Wyndham City Council land</i> <i>An area of residential development added to the north of the public open space and community centre, within Wyndham City Council owned land.</i>
3	1.3 – Background Information is amended by noting the latest update and its date: <i>This development plan supersedes and replaces the Riverwalk Development Plan Report and Plan (DP0086/09) approved by Wyndham City Council on ~~2 August 2010~~ and 16 May 2013 respectively ~~and the Riverwalk Estate Development Plan approved by Wyndham City Council on 2 August 2022.~~</i>
4	Plan 2 – Precinct Features and Local Context is amended by adjusting the Riverwalk Estate Boundary to include the former Melbourne Water Site now owned by Wyndham City Council.
5	Plan 3 – Future Urban Structure is amended to the reflect the Riverwalk Community Precinct Plan by: - Adjusting the Riverwalk Estate Boundary to include the former Melbourne Water Discovery Site now owned by Council and showing the planned use of the Site and adjoining Council owned land as per the Riverwalk Community Precinct Plan. - Adjusting the area and location of Public Open Space 'P8' - Adjusting the area and location of Community Centre Site 'C3' - Adding areas of Tree Reserve along Princes Hwy - Adding a Residential area north of Public Open Space 'P8' - Adding a Mixed Use area on the north-eastern boundary of the Town Centre.

These changes to Plan 3 – Future Urban Structure are shown in the existing and proposed comparison below.

Riverwalk Estate Development Plan Amendment



- 10 **Plan 5 – Land Use Budget Plan** is amended to reflect the Riverwalk Community Precinct Plan by:
- Adjusting the Riverwalk Estate Boundary to include the former Melbourne Water Site and showing the planned use of the Site
 - Adjusting the area and location of Active Open Space #2 'P8'
 - Adjusting the area and location of Community Centre Site 'C3'
 - Adding areas of Tree Reserve along Princes Hwy
 - Adding a Residential area north of Public Open Space 'P8'
 - Adding a Mixed Use area on the north-eastern boundary of the Town Centre.

These changes to Plan 5 are the same as shown in the extract of Plan 3 above.

Indicative Land Budget Table is amended to reflect the Riverwalk Community Precinct Plan by:

- Increasing the area of Active Open Space #2 'P8' from 2.65ha to 3.23ha
- Increasing the area of Community Centre Site 'C3' from 0.5ha to 0.8ha
- Adding two 'Areas for tree retention (Along Princes Highway)' totalling 0.47ha
- Adding a Residential area of 1.85ha north of Public Open Space 'P8'
- Adding a Mixed Use area of 0.35ha on the north-eastern boundary of the Town Centre
- Increasing the Gross Site Area by 3.62ha as a result of including the former Melbourne Water Site (increasing the Gross Site Area from 197.54ha to 201.16ha)
- Changing the 'Subtotal Exclusions' from 11.86ha to 12.16ha as a result of increasing the area of C3 by 0.3ha
- Increasing the 'Total Exclusions' by 1.24ha (from 25.67ha to 26.91ha) as a result of adding 0.47ha of 'Areas for tree retention (Along Princes Highway)', increasing the area of Active Open Space #2 'P8' by 0.58ha, and increasing the area of 'C3' by 0.3ha.
- Adjusting the Gross Developable Area from 171.87 to 174.22ha (i.e. 201.16ha – 26.94ha = 174.22ha)
- Increase the area of 'Total Public Open Space Provided' from 18.64ha to 19.22ha, as a result of increasing the area of Active Open Space #2 'P8' by 0.58ha
- Change the Net Developable Area from 153.23ha to 155.11ha.

- 11 **2.3 Summary of Land Budget** is amended by:
- Increasing the area of Community Centre Site 'C3' from 0.5ha to 0.8ha
 - Adding 'Tree Retention Reserve (Princes Highway)' totalling 0.47ha
 - Increasing the 'Total Exclusions' by 1.24ha (from 25.67ha to 26.91ha) as a result of adding 0.47ha of 'Areas for tree retention (Along Princes Highway)', increasing the area of Active Open Space #2 'P8' by 0.58ha, and increasing the area of 'C3' by 0.3ha.
 - Increasing the area of Active Open Space #2 'P8' from 2.65ha to 3.23ha

	• Increase the area of 'Total Public Open Space Provided' from 18.64ha to 19.22ha, as a result of increasing the area of Active Open Space #2 'P8' by 0.58ha • Change the Net Developable Area from 153.23ha to 155.11ha.
15	Plan 6 – Riverwalk Local Town Centre Indicative Concept Plan is amended to the latest plan.
19	Plan 7 – Community Facilities and Education is amended to reflect the Riverwalk Community Precinct Plan by: • Adjusting the Riverwalk Estate Boundary to include the former Melbourne Water Site now owned by Council • Changing the location of the C3 Community Centre Site • Make changes to the Plan as per those shown/detailed above under Plan 3.
20	3.3 - Community Facilities and Education is amended by: • In Table 14 increasing the area of C3 from 0.5ha to 0.8ha It is noted that Table 14 states: <i>*all areas are approximate and will be refined at the detailed design stage.</i> <i>*final location of C3 to be determined by Wyndham City Council.</i> It is noted that Table 16 states: <i>Community facilities should be co-located with other community infrastructure to make efficient use of the land through the sharing and overall reduction of car parking where practicable.</i> The Riverwalk Community Precinct Plan achieves this by integrating the community centre, public open space and town centre, for optimised functionality, urban design and community outcomes.
21	Plan 8 – Open Space is amended to reflect the Riverwalk Community Precinct Plan by: • Adjusting the Riverwalk Estate Boundary to include the former Melbourne Water Site and showing the planned use of the Site • Adjusting the area and location of Active Open Space #2 'P8' • Adjusting the area and location of Community Centre Site 'C3' • Adding areas of Tree Reserve along Princes Hwy • Adding a Residential area north of Public Open Space 'P8' • Adding a Mixed Use area on the north-eastern boundary of the Town Centre.
22	3.4 – Open Space and Riverfront Park Table 17 is amended by: • Increasing the area of P8 from 2.65ha to 3.23ha • Increasing the area of Total Open Space from 18.83 ha to 19.22ha It is noted that Table 17 states: <i>*all areas are approximate and will be refined at the detailed design stage.</i> <i>*the ultimate use and configuration of sports reserves will be determined at a future planning permit stage.</i> The Riverwalk Community Precinct Plan provides further detail. The components of the Riverwalk Community Precinct Plan will have their own detailed design and documentation process prior to construction.
24	Plan 9 – Street Network Hierarchy Plan is amended to reflect the Riverwalk Community Precinct Plan by: • Adjusting the Riverwalk Estate Boundary to include the former Melbourne Water Site and showing the planned use of the Site • Adjusting the area and location of Active Open Space #2 'P8' • Adjusting the area and location of Community Centre Site 'C3' • Adding areas of Tree Reserve along Princes Hwy • Adding a Residential area north of Public Open Space 'P8' • Adding a Mixed Use area on the north-eastern boundary of the Town Centre.

27	Plan 10 – Public Transport and Shared Path Network is amended to reflect the Riverwalk Community Precinct Plan by: • Adjusting the Riverwalk Estate Boundary to include the former Melbourne Water Site and showing the planned use of the Site • Adjusting the area and location of Active Open Space #2 'P8' • Adjusting the area and location of Community Centre Site 'C3' • Adding areas of Tree Reserve along Princes Hwy • Adding a Residential area north of Public Open Space 'P8' • Adding a Mixed Use area on the north-eastern boundary of the Town Centre.
30	Plan 11 – Integrated Water Management is amended to reflect the Riverwalk Community Precinct Plan by: • Adjusting the Riverwalk Estate Boundary to include the former Melbourne Water Site and showing the planned use of the Site • Adjusting the area and location of Active Open Space #2 'P8' • Adjusting the area and location of Community Centre Site 'C3' • Adding areas of Tree Reserve along Princes Hwy • Adding a Residential area north of Public Open Space 'P8' • Adding a Mixed Use area on the north-eastern boundary of the Town Centre.
35	The date in the Disclaimer is amended to reflect the August 2026 adoption of the Riverwalk Community Precinct Plan and the amendments to the Riverwalk Estate Development Plan detailed in this document.

5. Conclusion

The proposed amendments to the Riverwalk Estate Development Plan were advertised for community and stakeholder feedback in April-May 2026, along with the draft Riverwalk Community Precinct Plan. This feedback was considered by Council and one adjustment was made to the draft Riverwalk Community Precinct Plan, in which the proposed Place of Worship site was redesignated as a Mixed Use site. The final Riverwalk Community Precinct Plan was then adopted by Council in August 2026.

The amendments to the Riverwalk Estate Development Plan were adjusted to reflect the final adopted Riverwalk Community Precinct Plan. The amendments to the Riverwalk Estate Development Plan detailed in this document were adopted by Council in August 2026.