

Wyndham Planning Scheme

Amendment C270wynd

Explanatory Report

Overview

The amendment proposes to implement the findings of the *Wyndham Heritage Review, Stage 2 Residential Places and Precincts* (Wyndham City Council, July 2025) (the Review) by applying the Heritage Overlay to 15 individual places and one heritage precinct, introducing statements of significance, precinct heritage design guidelines and heritage permit exemptions as incorporated documents, introducing the Review as a background document, and making associated mapping changes to the Wyndham Planning Scheme.

The amendment seeks to achieve the objectives of the State and Local Planning Policy Framework of the Wyndham Planning Scheme in recognising and protecting places of local heritage significance. The heritage places and precinct were reviewed and assessed against the recognised heritage criteria set out *Planning Practice Note 1: Applying the Heritage Overlay (August 2018)* and meet the threshold for inclusion in the Heritage Overlay.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Wyndham City Council website at <https://www.wyndham.vic.gov.au/services/building-planning/planning-scheme-amendments/current-planning-scheme-amendments>

The amendment is available for public inspection, free of charge, during office hours at the following places:

Wyndham City Council

Civic Centre

45 Princes Highway WERRIBEE

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by Sunday 2 November 2025.

A submission must be sent to either of the following places:

- via email to Heritage.Review@wyndham.vic.gov.au; or
- via post to the Heritage Unit, Wyndham City Council, PO Box 197, Werribee, Victoria, 3030.

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: week commencing 27 April 2026
- panel hearing: week commencing 25 May 2026

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the Wyndham City Council, which is the planning authority for this amendment.

The amendment has been made at the request of Wyndham City Council.

Land affected by the amendment

The amendment applies to fifteen (15) individual heritage places and one (1) heritage precinct located in Werribee and Little River, identified in the tables below.

HO number	Property Address
HO137	13 Anderson Street, Werribee
HO138	15 Anderson Street, Werribee
HO139	57 Cottrell Street, Werribee
HO140	1 Francis Street, Werribee
HO141	2 Galvin Road, Werribee
HO142	26 Geelong Road, Werribee
HO143	24 Market Road, Werribee
HO144	13 Princes Highway, Werribee
HO145	23 Princes Highway, Werribee
HO146	1 Purcell Court, Werribee
HO147	112 Wedge Street, Werribee
HO148	8 Wyndham Street, Werribee

HO149	46-62 Flinders Street, Little River
HO150	48 Manor Road, Little River
HO151	60 and 80 You Yangs Road, Little River
HO152	4-6, 8-10 and 11-18 Beamish Street, Werribee & 3-24 and 28 Gibbons Street, Werribee

A mapping reference table is attached at **Attachment A** to this Explanatory Report.

What the amendment does

The amendment proposes to implement the *Wyndham Heritage Review, Stage 2: Residential Places and Precincts* (Wyndham City Council, July 2025) by applying the Heritage Overlay to fifteen (15) individual heritage places and one (1) heritage precinct on a permanent basis. Specifically, the amendment:

- Amends the Schedule to Clause 43.01 (Heritage Overlay) to apply the Heritage Overlay to, and introduce Statements of Significance for:
 - HO137 – 13 Anderson Street, Werribee
 - HO138 – 15 Anderson Street, Werribee
 - HO139 – 57 Cottrell Street, Werribee
 - HO140 – 1 Francis Street, Werribee
 - HO141 – 2 Galvin Road, Werribee
 - HO142 – 26 Geelong Road, Werribee
 - HO143 – 24 Market Road, Werribee
 - HO144 – 13 Princes Highway, Werribee
 - HO145 – 23 Princes Highway, Werribee
 - HO146 – 1 Purcell Court, Werribee
 - HO147 – 112 Wedge Street, Werribee
 - HO148 – 8 Wyndham Street, Werribee
 - HO149 – 46-62 Flinders Street, Little River
 - HO150 – 48 Manor Road, Little River
 - HO151 – 60 and 80 You Yangs Road, Little River
- Amends the Schedule to Clause 43.01 (Heritage Overlay) to apply the Heritage Overlay to and introduce a Statement of Significance, Heritage Design Guidelines and Heritage Permit Exemptions for one (1) precinct: HO152 (Beamish and Gibbons Streets Residential Precinct).
- Amends the Schedule to Clause 72.04 (Incorporated Documents) by introducing sixteen (16) Statements of Significance, and Heritage Design Guidelines and Heritage Permit Exemptions for the Beamish and Gibbons Streets Residential Precinct (HO152).
- Amends the Schedule to Clause 72.08 (Background Documents) to include the *Wyndham Heritage Review, Stage 2: Residential Places and Precincts* (Wyndham City Council, July 2025), Volumes 1-4.
- Amends Planning Scheme Map Nos. 15HO, 16HO, 20HO and 21HO to reflect the changes described above.

Individual places

15 individual places in Werribee and Little River were found to be of local heritage significance to the City of Wyndham and meet the following criteria for heritage significance as set out in *Planning Practice Note 1: Applying the Heritage Overlay (August 2018)*:

- Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).
- Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
- Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

These places have been recommended for inclusion in the Schedule to Clause 43.01 (Heritage Overlay).

The amendment also proposes to amend the Schedule to Clause 43.01 (Heritage Overlay) to apply external paint controls to HO137, HO138, HO141, HO142, HO146, HO148, HO150, and HO151, and specify that an application to demolish or remove a fence or outbuilding for HO151 is not subject to the usual notice and review exemptions and VicSmart pathway.

Beamish and Gibbons Streets Residential Precinct

The Beamish and Gibbons Streets Residential Precinct, Werribee, comprises a multi-stylistic collection of residential properties dating from the 1910s to the 1950s. The precinct is notable for including a large percentage of buildings of the interwar period, many of them with a high level of integrity.

The houses at 4-18 Beamish Street and 3-24 and 28 Gibbons Street, Werribee, forming the Beamish and Gibbons Streets Residential Precinct, have been found to be of local heritage significance to the City of Wyndham and meet the following criteria for heritage significance, as set out in *Planning Practice Note 1: Applying the Heritage Overlay (August 2018)*:

- Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).
- Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
- Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Places within the Beamish and Gibbons Streets Residential Precinct have been graded as either Significant, Contributory, or Non-Contributory. A proposed heritage grading table is attached at **Attachment B** to this Explanatory Report.

The different levels of heritage grading will be considered in decision-making in accordance with the Wyndham Planning Scheme, including the proposed *Beamish and Gibbons Streets Residential Heritage Design Guidelines* (Wyndham City Council, July 2025) and the following strategies at Clause 15.03-1S:

- *Encourage appropriate development that respects places with identified heritage*

values.

- *Retain those elements that contribute to the importance of the heritage place.*
- *Encourage the conservation and restoration of contributory elements of a heritage place.*

The Beamish and Gibbons Streets Residential Precinct has been recommended for inclusion in the Schedule to Clause 43.01 (Heritage Overlay).

The following documents have been prepared to guide development within the Precinct and are proposed to be included in the Schedule to Clause 72.04 (Incorporated Documents):

- *Beamish and Gibbons Streets Residential Precinct Heritage Design Guidelines* (Wyndham City Council, July 2025)
- *Beamish and Gibbons Streets Residential Precinct Heritage Permit Exemptions* (Wyndham City Council, July 2025).

Strategic assessment of the amendment

Why is the amendment required?

Amendment C270wynd is required to implement the recommendations of the *Wyndham Heritage Review, Stage 2: Residential Places and Precincts* (Wyndham City Council, July 2025), to include 15 individual heritage places and 1 heritage precinct, identified as being of local heritage significance, in the Schedule to Clause 43.01 (Heritage Overlay) of the Wyndham Planning Scheme.

The amendment will provide heritage protection for the places identified in the *Wyndham Heritage Review, Stage 2: Residential Places and Precincts* (Wyndham City Council, July 2025) to ensure their values are recognised and protected. The introduction of the heritage controls will assist with protecting the identified places of local heritage significance and ensure that the impact of new development on the heritage values of these places is assessed as part of planning applications with regard to Clause 15.03 (Heritage) and Clause 43.01 (Heritage Overlay) in the Wyndham Planning Scheme.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the following objectives of planning in Victoria at section 4(1) of the *Planning and Environment Act 1987*:

- (a) *To provide for the fair, orderly, economic and sustainable use and development of land.*
- (d) *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

(g) To balance the present and future interests of all Victorians.

The amendment will meet these objectives by ensuring that properties and the precinct identified to have heritage value are protected.

How does the amendment address any environmental, social and economic effects?

The amendment is expected to have a positive environmental, social and economic effect by protecting and promoting places of cultural and aesthetic heritage significance in the municipality.

Environmental

The amendment will encourage reuse, restoration and adaptation of heritage places. Retention of places will reduce building waste associated with demolition and construction of new buildings, and it will also conserve embodied energy in existing buildings.

Social

The amendment will have positive social effects by recognising building fabric recognising buildings, streetscapes, and precincts that represents the layers of development in the municipality and make the area a distinctive neighbourhood for its local population and visitors to the area. The amendment will ensure any future development on these sites is managed to respond to the heritage significance, so it can be appreciated by future generations.

The protection of historical places will enable the community to trace the development of the municipality and understand the cultural identity of the area. The amendment will have positive social benefits for the Wyndham community as it will serve to protect and enhance the history and culture of Wyndham for future generations.

Economic

The amendment is not expected to have any adverse economic impacts. The amendment may result in some economic impacts on individual property owners for development that requires a planning permit, however the wider economic benefits of retaining historic places that contribute to Wyndham's sense of place and identity will result in a net community benefit.

In total, 49 residential properties would be affected by a potential Heritage Overlay. This will have a minimal impact on the realisation of other development objectives, such as housing supply, in the municipality.

Does the amendment address climate change?

The proposed amendment does not seek to rezone land from a non-urban zone to an urban zone and will not result in the intensification of urban land or enable new use and development of land that may be exposed to a natural hazard arising from climate change. The amendment does not require further assessment under

Does the amendment address relevant bushfire risk?

The following properties are located within a designated Bushfire Prone Area:

- 48 Manor Road, Little River
- 60 and 80 You Yangs Road, Little River

26 Geelong Road, Werribee is partially located within a Bushfire Management Overlay.

However, the proposed amendment will not result in changes that will increase the risk to life, property, infrastructure, or the natural environment from bushfire.

The Country Fire Authority (CFA) was consulted during the preparation of the *Wyndham Heritage Review, Stage 2: Residential Places and Precincts* (Wyndham City Council, July 2025), and did not object to the findings and recommendations of this study.

Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?

The amendment is consistent with the following Ministerial Directions:

- *Ministerial Direction on the Form and Content of Planning Schemes*, pursuant to section 7(5) of the *Planning and Environment Act 1987*.
- *Ministerial Direction 11: Strategic Assessment of Amendments*. The amendment complies with Ministerial Direction No. 11 (Strategic Assessment of Amendments) under section 12 of the *Planning and Environment Act 1987*. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment is consistent with the following objectives of the Planning Policy Framework:

- Clause 15.01-1R (Urban design – Metropolitan Melbourne) which includes the objective '*To create a distinctive and liveable city with quality design and amenity*'.
- Clause 15.03-1S (Heritage conservation) which includes the objective '*To ensure the conservation of places of heritage significance*'.

Clause 71.02-3 (Operation of the Planning Policy Framework - Integrated decision making) provides for integrated decision-making to balance conflicting objectives in favour of net community benefit.

The amendment proposes to apply the Heritage Overlay to four properties within the

Werribee Major Activity Centre. The refreshed *Werribee City Centre Structure Plan* was adopted by Council in August 2024. Council will seek a future planning scheme amendment to give effect to this structure plan. The inclusion of four additional properties in the Schedule to Clause 43.01 (Heritage Overlay) within the Werribee Major Activity Centre will have a minimal impact on housing supply or economic development potential in the Activity Centre.

Is the amendment consistent with the delivery of the relevant housing target set out in the Planning Policy Framework?

The scope of the proposed amendment is limited to 49 residential properties within the municipality. The application of the Heritage Overlay, as sought by the amendment, is not expected to impede Wyndham's ability to meet its housing targets (25,000 additional dwellings in established areas and 74,000 in greenfield areas by 2051) outlined in Clause 16.01-1S (Housing supply) of the Wyndham Planning Scheme.

The proposed Beamish and Gibbons Streets Residential Precinct is located within an established residential area within 800 metres of Werribee Railway Station. The application of the Heritage Overlay would not preclude opportunities for higher density development within the precinct. Rather, it would ensure the heritage significance of the properties is considered in decision-making, balancing the community benefits of protecting heritage with the provision of housing.

The proposed *Beamish and Gibbons Streets Residential Precinct Heritage Design Guidelines* would support decision-making around the adaptation of significant and contributory properties and infill development proposals for non-contributory properties.

Council will seek a future planning scheme amendment to implement the *Wyndham Housing and Neighbourhood Character Strategy 2023* (adopted by Council in December 2023). This amendment will set out where growth should occur and ensure that there will be sufficient realisable capacity for housing across the municipality in accordance with Clause 11.02-1S (Development capacity).

The *Werribee City Centre Structure Plan*, adopted by Council in August 2024, encourages higher density housing close to jobs, services, and public transport. Council will seek a future planning scheme amendment to give statutory effect to this structure plan.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment supports strategic directions in Clause 02.03-5 (Built environment and heritage) being to '*manage heritage places and dry-stone walls to ensure their preservation*'.

Clause 71.02-3 (Operation of the Planning Policy Framework - Integrated decision making) provides for integrated decision-making to balance conflicting objectives in

favour of net community benefit.

The amendment proposes to apply the Heritage Overlay to four properties within the Werribee Major Activity Centre. The refreshed *Werribee City Centre Structure Plan* was adopted by Council August 2024. Council will seek a future planning scheme amendment to give effect to this structure plan. The inclusion of four additional properties in the Schedule to Clause 43.01 (Heritage Overlay) within the Werribee Major Activity Centre will have a minimal impact on housing supply or economic development potential in the Activity Centre.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions by applying the Heritage Overlay to 15 individual heritage places and 1 heritage precinct. The Heritage Overlay is the appropriate planning mechanism to protect the heritage values of these individual sites and precinct. The application of the Heritage Overlay means the potential impact of buildings and works, including demolition, on the significance of a heritage place can be assessed through the planning process.

The amendment makes proper use of incorporated documents to clearly define the heritage significance of the places affected by the amendment.

As outlined in *Planning Practice Note 1: Applying the Heritage Overlay (August 2018)*, places that should be included in the Heritage Overlay are “Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay”.

How does the amendment address the views of any relevant agency?

The views of the relevant agencies will be sought during the exhibition stage of the amendment and any relevant views will be taken into consideration.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is unlikely to have any impact on the transport system or the objectives or decision-making principles of the *Transport Integration Act 2010*.

How does the amendment have regard to the principles set out in the Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017 in relation to Yarra River land and other land, the use or development of which may affect Yarra River land?

The amendment does not impact on Yarra River land and is unlikely to adversely impact the achievement of principles in the *Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017*.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The inclusion of additional places in the Heritage Overlay may contribute to a minor increase in the number of planning permit applications on an annual basis. However, this increase can be accommodated within existing Council resources.

Outbuildings and fence controls have been applied to one heritage place (60 and 80 You Yangs Road, Little River) where these elements have been identified as important to the significance of the place. This will not significantly impact on resource and administrative costs.

Any increased resource and administrative costs of a higher number of planning permit applications are likely to be offset by a reduced need for the responsible authority to individually assess potential heritage significance in response to requests for the demolition of places that are not included in the Schedule to Clause 43.01 (Heritage Overlay).

Attachment A – Mapping reference table

HO number	Address	Land /Area Affected	Mapping Reference	Proposed Overlay changes
PROPOSED NEW INDIVIDUAL HERITAGE OVERLAYS				
HO137	13 Anderson Street, Werribee	Entire allotment 13 Anderson Street, Werribee	Wyndham C270wynd 005hoMap16 Exhibition	Include in map 16HO as HO137
HO138	15 Anderson Street, Werribee	Entire allotment 15 Anderson Street, Werribee	Wyndham C270wynd 005hoMaps16 Exhibition	Include in map 16HO as HO138
HO139	57 Cottrell Street, Werribee	Entire allotment 57 Cottrell Street, Werribee	Wyndham C270wynd 005hoMaps15_16 Exhibition	Include in map 16HO as HO139
HO140	1 Francis Street, Werribee	Entire allotment 1 Francis Street, Werribee	Wyndham C270wynd 004hoMaps15_16 Exhibition	Include in map 16HO as HO140
HO141	2 Galvin Road, Werribee	Entire allotment 2 Galvin Road, Werribee	Wyndham C270wynd 003hoMap15 Exhibition	Include in map 15HO as HO141
HO142	26 Geelong Road, Werribee	Entire allotment 26 Geelong Road, Werribee	Wyndham C270wynd 003hoMap15 Exhibition	Include in map 15HO as HO142
HO143	24 Market Road, Werribee	Entire allotment 24 Market Road, Werribee	Wyndham C270wynd 005hoMaps15_16 Exhibition	Include in map 16HO as HO143
HO144	13 Princes Highway, Werribee	Entire allotment 13 Princes Highway, Werribee	Wyndham C270wynd 005hoMaps15_16 Exhibition	Include in map 16HO as HO144
HO145	23 Princes Highway, Werribee	Entire allotment 23 Princes Highway, Werribee	Wyndham C270wynd 005hoMaps15_16 Exhibition	Include in map 16HO as HO145
HO146	1 Purcell Court, Werribee	Entire allotment 1 Purcell Court, Werribee	Wyndham C270wynd	Include in map 15HO as HO146

HO number	Address	Land /Area Affected	Mapping Reference	Proposed Overlay changes
			005hoMap15 Exhibition	
HO147	112 Wedge Street, Werribee	Entire allotment 112 Wedge Street, Werribee	Wyndham C270wynd 005hoMaps15_16 Exhibition	Include in maps 15HO and 16HO as HO147
HO148	8 Wyndham Street, Werribee	Entire allotment 8 Wyndham Street, Werribee	Wyndham C271wynd 005hoMaps15_16 Exhibition	Include in map 20HO as HO148
HO149	46-62 Flinders Street, Little River	Reduced curtilage as per <i>Statement of significance- 46-62 Flinders Street, Little River (Wyndham City Council, July 2025)</i>	Wyndham C270wynd 001hoMap20 Exhibition	Include in map 20HO as HO149
HO150	48 Manor Road, Little River	Reduced curtilage as per <i>Statement of significance – 48 Manor Road, Little River (Wyndham City Council, July 2025)</i>	Wyndham C270wynd 002hoMap21 Exhibition	Include in map 20HO as HO150
HO151	60 and 80 You Yangs Road, Little River	Reduced curtilage as per <i>Statement of significance – 60 and 80 You Yangs Road, Little River (Wyndham City Council, July 2025)</i>	Wyndham C270wynd 001hoMap20 Exhibition	Include in map 20HO as HO151
PROPOSED NEW HERITAGE PRECINCT				
HO152	4-6, 8-10 and 11-18 Beamish Street & 3-24 and 28 Gibbons Street, Werribee	All allotments Nos. 4-6, 8-10 and 11-18 Beamish Street & 3-24 and 28 Gibbons Street, Werribee	Wyndham C270wynd 004hoMaps15_16 Exhibition	Include in map 16HO as HO152

Attachment B – Beamish and Gibbons Streets Residential Precinct: Proposed heritage grading

Property	Grading
4 Beamish Street, Werribee	Significant
6 Beamish Street, Werribee	Significant
8-10 Beamish Street, Werribee	Non-contributory
11 Beamish Street, Werribee	Significant
12 Beamish Street, Werribee	Non-contributory
13 Beamish Street, Werribee	Significant
14 Beamish Street, Werribee	Significant
15 Beamish Street, Werribee	Significant
16 Beamish Street, Werribee	Significant
17 Beamish Street, Werribee	Contributory
18 Beamish Street, Werribee	Significant
3 Gibbons Street, Werribee	Contributory
4 Gibbons Street, Werribee	Significant
5 Gibbons Street, Werribee	Non-contributory
6 Gibbons Street, Werribee	Significant
7 Gibbons Street, Werribee	Significant
8 Gibbons Street, Werribee	Significant
9 Gibbons Street, Werribee	Non-contributory
10 Gibbons Street, Werribee	Significant
11 Gibbons Street, Werribee	Significant
12 Gibbons Street, Werribee	Non-contributory
13 Gibbons Street, Werribee	Non-contributory
14 Gibbons Street, Werribee	Significant
15 Gibbons Street, Werribee	Non-contributory
16 Gibbons Street, Werribee	Significant
17 Gibbons Street, Werribee	Non-contributory
18 Gibbons Street, Werribee	Significant
19 Gibbons Street, Werribee	Contributory
20 Gibbons Street, Werribee	Significant
21 Gibbons Street, Werribee	Significant
22 Gibbons Street, Werribee	Significant
23 Gibbons Street, Werribee	Significant
24 Gibbons Street, Werribee	Non-contributory
28 Gibbons Street, Werribee	Significant