

The Wyndham growth area includes the suburbs of Werribee, Wyndham Vale, Tarneit, Hoppers Crossing, Laverton and Point Cook. The growth area has many natural and developed features and:

- has access to central Melbourne via the Princes/West Gate Freeway and suburban rail services from Werribee
- is located on the regional rail link between Melbourne and Geelong and on the national standard gauge rail freight corridor
- includes agricultural land of State significance in Werribee South
- has valuable quarry sites in the west and north-west
- is close to Port Phillip Bay and Point Cook's important recreation and conservation assets, including Werribee River and the Lollypop Creek wetlands
- is a major employment centre with potential for further expansion
- is close to the Point Cook Airfield and Avalon Airport.



## ENOUGH ROOM TO GROW

This plan and the changes to the urban growth boundary provide enough land:

- for Wyndham’s population to grow by 59,000–96,000 people
- for the additional 28,000–45,000 households that will need accommodation
- to encourage employment in local businesses and industries to grow to between 62,000 and 90,000 jobs.

Post 2030, major urban expansion will only be able to occur to the north and north-west. This direction is away from the existing heavy rail regional public transport corridor and west of the significant industrial area of Laverton North, which may need room to expand westerly at some future date. These constraints pose major challenges that will need careful consideration and further study in the future.

## GREEN SPACES FOR GENERATIONS

“It is important to protect the Werribee River, creeks, wetlands and flood plains from urban development.”

*Wyndham Smart Growth Committee community workshop.*

The Wyndham growth area plan:

- protects valuable agricultural land to the south of Werribee, and mineral resources and native grasslands in the west towards Little River
- avoids development in environmentally sensitive areas, including those at risk of salinity and flooding
- provides for new proposed metropolitan parklands along the Werribee River.



*A vibrant Werribee Transit City opens to the Werribee River*

valuable agricultural land to the south will continue to provide much of victoria's fresh produce for home consumption and for export

wyndham growth area framework plan



legend



approximate scale only

ACTIVITY CENTRES	principal	major	neighbourhood (large)	specialised
URBAN AREA	existing			
RESIDENTIAL	urban land supply			
EMPLOYMENT	existing	proposed	mixed-use employment focus	
UGB	urban growth boundary			
(refer to approved planning scheme maps for precise location and scale)				
OPEN SPACE	regional significance	local network	significant creeks & buffers	



## BETTER ACCESS

“Traffic flows through and around Wyndham could be improved by using the existing transport infrastructure when planning for new public transport services and roads.”

*Wyndham Smart Growth Committee community workshop.*

The Wyndham growth area plan:

- makes allowance for improvements to key north-south and east-west roads
- plans a better public transport network that serves Werribee town centre, Werribee Plaza, the technology precinct, the Boardwalk activity centre and Manor Lakes
- encourages new employment opportunities along the Princes Highway and the Werribee rail line
- protects Point Cook Airfield as an operating airport
- reinforces the focus of major commercial development along existing fixed-rail transport corridors and the Principal Public Transport Network.

## THRIVING COMMUNITY LIFE

“Wyndham needs more facilities such as secondary schools and community centres, more jobs in local industrial and commercial areas, and a range of housing styles to suit the changing needs of the community.”

*Wyndham Smart Growth Committee community workshop.*

The Wyndham growth area plan:

- identifies key areas for significant commercial, community and residential development along the Werribee rail corridor and proposed public transport routes, at Werribee town centre, at the former Laverton Airbase and in the technology precinct
- encourages development of the Werribee Transit City as a mixed-use principal activity centre
- aims to provide enough people to support the Manor Lakes community and activity centre
- supports development of the former Laverton Airbase site and the technology precinct as major mixed-use business and service centres
- strengthens the role of the Laverton North industrial area through a new business-oriented activity centre at Truganina.



Werribee Technology Precinct - a place where new enterprises have room to grow in a successful mixed-use environment