The draft amendment makes a number of changes to the Planning Scheme to facilitate the development and use of land within the Urban Growth Zone (UGZ).

Specifically, the draft amendment:

- Incorporates three new documents into the planning scheme by listing them in the Schedule to Clause 32.01:
  - East Werribee Employment Precinct Structure Plan
  - East Werribee Employment Precinct Development Contributions Plan
  - East Werribee Employment Precinct Native Vegetation Protection Plan

- Removes land within the amendment area from Special Use Zone Schedule 5 (SUZ5) and Farming Zone Schedule 2 (FZ2) to Urban Growth Zone (UGZ).

- Introduces and applies Schedule 12 to the Urban Growth Zone (UGZ) to land in the amendment area. This zone sets out the land use and development controls for the precinct. The zone requires land use and development to be generally in accordance with the East Werribee Employment Precinct Employment Structure Plan.

- Removes Schedule 5 to the Special Use Zone (SUZ5) from the Wyndham Planning Scheme.

- Removes Schedule 4 to the Development Plan Overlay (PDO4) from the Wyndham Planning Scheme. The requires changes to Planning Scheme Maps 11DDO, 12DDO, 16DPO and 17DPO.

- Updates the Schedule to Clause 61.03 to include Planning Scheme Map 16DCPO within the East Werribee Employment Precinct Structure Plan area.

- Updates the Schedule to Clause 61.01 to make the Minister for Planning the Planning Authority for the amendment area. This zone sets out the land use and development controls for the precinct. The zone requires land use and development to be generally in accordance with the East Werribee Employment Precinct Employment Structure Plan.

- Removes Schedule 4 to the Development Plan Overlay Schedule 1 (DDO1) from the Wyndham Planning Scheme.

- Removes Schedule 4 to the Development Plan Overlay (PDO4) from the Wyndham Planning Scheme. The requires changes to Planning Scheme Maps 11DDO, 12DDO, 16DPO and 17DPO.

- Introduces and applies Schedule 12 to the Development Plan Overlay Schedule 1 (DDO1) to land in the amendment area. The overlay requires that development within the amendment area is subject to the provisions of the East Werribee Employment Precinct Development Contributions Plan.

- Provides for public open space contributions for land in the East Werribee Employment Precinct Structure Plan area when land is subdivided by amending Schedule 8 to Clause 52.16.

- Lists the East Werribee Employment Precinct Native Vegetation Protection Plan (East Werribee Employment NPVP) in the Schedule to Clause 52.16 to manage native vegetation in the precinct.

- Updates the Schedule to Clause 61.01 to make the Minister for Planning the responsible authority for considerations and determining certain types of applications within the East Werribee Employment Precinct Structure Plan area.

- Updates the Schedule to Clause 61.01 to include Planning Scheme Map 16DCPO within the amendment area.

- Updates the schedule to Clause 66.04 to include the Growth Areas Authority as a referral authority for subdivision in accordance with the provisions of SUZ5.
THE PLAN
The East Werribee Employment Precinct structure plan covers an area of 774 hectares or approximately 1910 acres.

VISION
EastWerribee will combine with the Werribee City Centre and grow to form the Capital of Melbourne’s New West: a focal point of economic, cultural and environmental excellence. Serviced by three train stations including a proposed new station at Derrimut Road, a new freeway interchange at Sneydes Road, and highly attractive tree-lined boulevards; East Werribee will be a regional centre for high skilled employment and services, with an emphasis on research, technology, education, health, business services and advanced clean manufacturing, integrated with a diverse range of high quality supporting dwellings.

East Werribee will feature a unique waterway and parkland setting, including an innovative and highly sustainable lake and a new heritage park/botanic gardens which will provide an opportunity for workers and residents to relax and enjoy themselves.

East Werribee consists of the following eight precincts:
- East Werribee Town Centre
- Commercial Precincts
- Enterprise Precinct
- Interchange Business Precinct
- Lakeside Precinct
- Wattle Avenue New Community
- Point Cook South West New Community

A Vision for each of these precincts is set out in the relevant section of the Precinct Structure Plan.

FUTURE TRANSPORT NETWORK
Access to the Princes Freeway and delivery of new arterial roads is a key aspect of planning the East Werribee Employment Precinct. Unlocking the site’s access to the Princes Freeway through development of a Sneydes Road interchange is a priority. This will improve existing access problems for residents of local areas such as Point Cook. Sneydes Road will be redesigned as an attractive boulevard, similar to Royal Parade or St Kilda Road, and this tree lined theme will continue through much of the precinct. Public transport, walking and cycling will form important elements of the transport network in this busy and bustling precinct.

DRAFT PLANNING SCHEME AMENDMENT
An amendment (C179) is being proposed to incorporate the plan and make other associated changes to the Wyndham Planning Scheme. The proposed changes are outlined overhead.