

Appendix 12

Amendment C113 - Anomalies Amendment

APPENDIX 1

Hobsons Bay City Council – Planning Scheme Amendment C113 Anomalies Amendment

June 2018



Acknowledgements

June 2018

This discussion paper was compiled by the Hobsons Bay Strategy and Advocacy Department.
For further information contact the Hobsons Bay City Council on 9932 1000
www.hobsonsbay.vic.gov.au

The Council acknowledges all language groups of the Kulin Nation as the traditional owners of these municipal lands. We recognise the first people's relationship to this land and offer our respect to their elders past and present.

The Council acknowledges the legal responsibility to comply with the Charter of Human Rights and Responsibilities Act 2006 and the Equal Opportunity Act 2010. The Charter of Human Rights and Responsibilities is designed to protect the fundamental rights and freedoms of citizens. The Charter gives legal protection to 20 fundamental human rights under four key values that include freedom, respect, equality and dignity.

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Acronyms and abbreviations

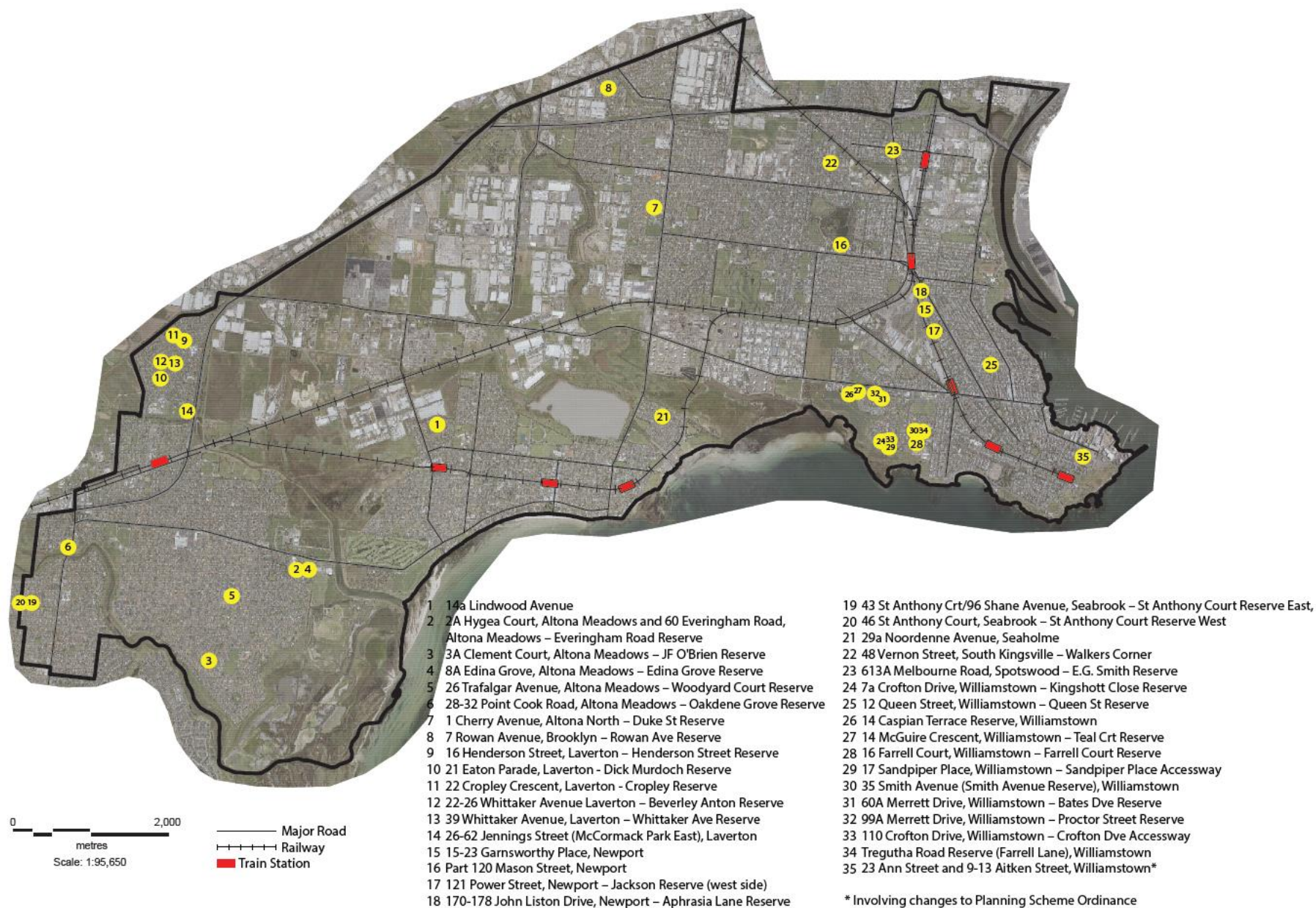
Acronyms and abbreviations	Details
CDZ1	Comprehensive Development Zone (Schedule 1)
GRZ1	General Residential Zone (Schedule 1)
GRZ2	General Residential Zone (Schedule 2)
HBPS	Hobsons Bay Planning Scheme
LPP	Local Planning Policy
LPPF	Local Planning Policy Framework
P&E Act	Planning and Environment Act 1987
PUZ6	Public Use Zone (Schedule 6)
PPRZ	Public Park and Recreation Zone
The Council	Hobsons Bay City Council
VPP	Victorian Planning Provisions

Part one: Introduction

1. Amendment C113 seeks to correct a number of zoning, overlay and text anomalies to ensure the ongoing accuracy of the Hobsons Bay Planning Scheme (HBPS). These corrections will provide clarity in the administration of the planning scheme by ensuring the provisions of the scheme are correct and up to date.
2. The amendment comprises 37 planning scheme anomalies on land located throughout the municipality. Of these anomalies, 34 currently misinform the use of land through inaccurate zone provision. The remaining three anomalies involve errors within the planning scheme text.
3. These anomalies have become evident during the administration of the scheme. Without their removal, the scheme will provide unclear direction which may lead to poor planning outcomes.
4. Correction of the numerous planning scheme mapping anomalies involving rezoning Council land to Public Park and Recreation Zone (PPRZ), will assist Council's completion of the Hobsons Bay Open Space Strategy. This action targets numerous open space areas that are inaccurately depicted in the HBPS by other zones, despite their function as open spaces. The strategy requires the rezoning of a number of sites to PPRZ in order to truly reflect Council's contribution to open space within the municipal area.
5. It is recommended that the Council support the preparation and exhibition of the amendment and request authorisation from the Minister for Planning.

Part two: Land affected by the amendment

6. The amendment applies to various parcels of land throughout the municipality, as shown in Figure One below and described below:



7. The amendment proposes to correct zoning and overlay anomalies and text errors ensure accuracy in the administration of the Scheme.

The amendment proposes to make the following changes to HBPS mapping:

Altona

14a Lindwood Avenue, Altona

L84 LP (Lot Plan) 44871 – Vol (Volume) 8287 Fol (Folio) 100

Existing Zoning- General Residential (GRZ1)

Proposed Zoning – Public Park and Recreation (PPRZ).

Planning Scheme maps to be amended: Map 14 and 15

8. The area is an extension from AH Ford Reserve that operates as a link between 51 and 53 Belmar Avenue, Altona. The area is grassed and a gate at the southern end controls vehicular access to the site.



Altona Meadows

2a Hygea Court and 60 Everingham Road (Everingham Road Reserve), Altona Meadows

Res (Reserve) 1 LP145496 – Vol 9583 Fol 563 (2a Hygea Court)

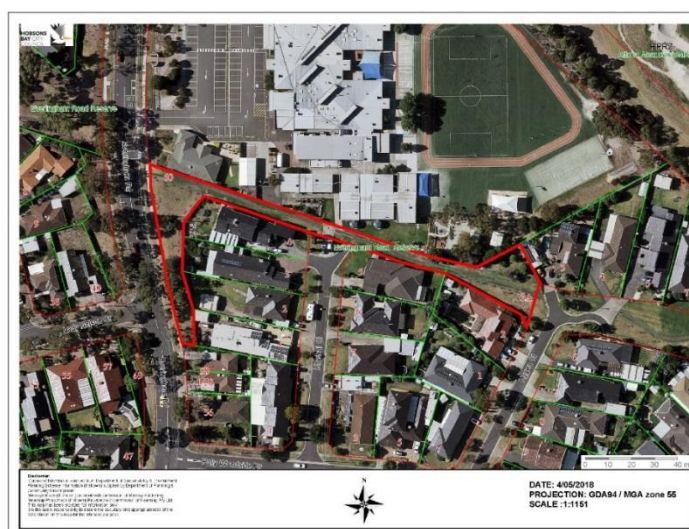
Res1 1145494 - Vol9583 Fol533 (60 Everingham Road)

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 14

9. Everingham Road Reserve is comprised of land at 2a Hygea Court (western portion) and 60 Everingham Road (eastern portion). The western portion is located at the northern end of Hygea Court and south of Queen of Peace Primary School and situated between two private residential properties. The eastern portion is comprised of a narrow lot that extends from 2a Hygea Court to the intersection between Everingham Road and Lady Nelson Court. The area effectively separates a residential area surrounding Kowhai Close from Queen of Parish Primary School and Everingham Road. The area lacks vegetation and facilities, however a pedestrian path at the border of the lot and the primary school connects Everingham Road with Kowhai Close and Hygea Court.



3a Clement Court (JF O'Brien Reserve), Altona Meadows

Res1 LP146595P - Vol 9606 Fol 119

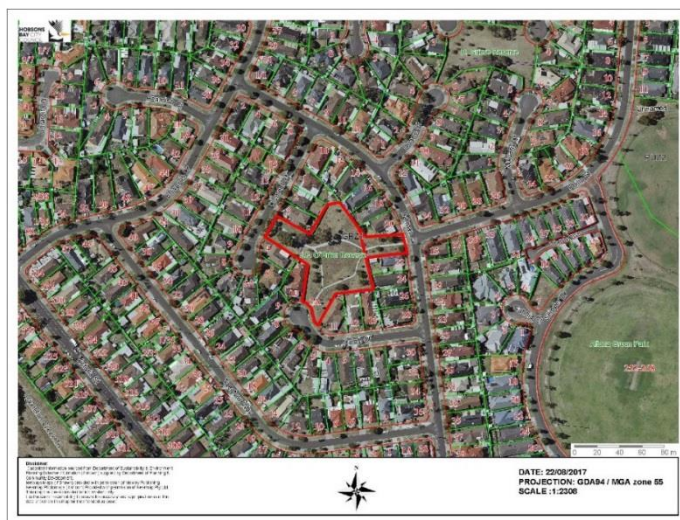
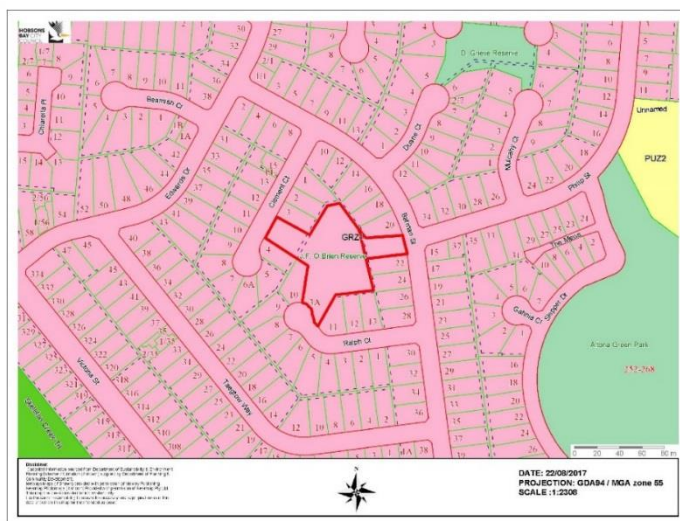
Res1 LP146594 – Vol 9610 Fol 649

Existing Zoning- General Residential (GRZ1)

Proposed Zoning – Public Park and Recreation (PPRZ).

Planning Scheme map to be amended: Map 21

10. JF O'Brien Reserve is surrounded by residential property located on Ralph Court, Clement Court and Batman Street. Pedestrian footpaths link these streets to the site. A moderate amount of vegetation is also present on the property. The property is comprised of two parcels: a larger portion of open space on the western side and smaller rectangular shaped parcel on the eastern side.



8a Edina Grove (Edina Grove Reserve), Altona Meadows

Res 2 LP 145496 – Vol 9583 Fol 563

Existing Zoning- General Residential (GRZ1)

Proposed Zoning – Public Park and Recreation (PPRZ).

Planning Scheme map to be amended: Map 14

11. Edina Grove Reserve, accessible off Edina Grove cul-de-sac, is situated between private residential properties to the north-west and south and a narrow, unidentified lot separates the area from HD Graham Reserve to the east. The space is generally vacant of vegetation and other facilities, although, a pedestrian path dissects the lot, connecting Edina Grove with HD Graham Reserve.



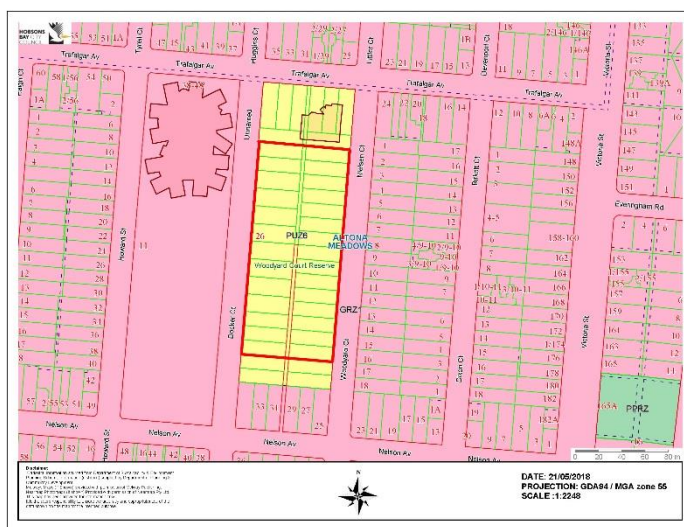
26 Trafalgar Avenue (Woodyard Court Reserve), Altona Meadows

Existing Zone: PUZ6

Proposed Zone: PPRZ

Planning Scheme maps to be amended: Maps 13, 21

12. Woodyard Court Reserve is comprised of 30 lots and is bound by Docker Court to the west and Nielsen and Woodyard Courts to the east. Altona Meadows Community Park and Community Centre is located immediately north of the site, which is supported by the current zoning, Public Use Zone Schedule 6 – intended for Government use. There is a large portion of vegetation on the site and numerous pedestrian paths dissect the area.



28-32 Point Cook Road (Oakdene Grove Reserve), Altona Meadows

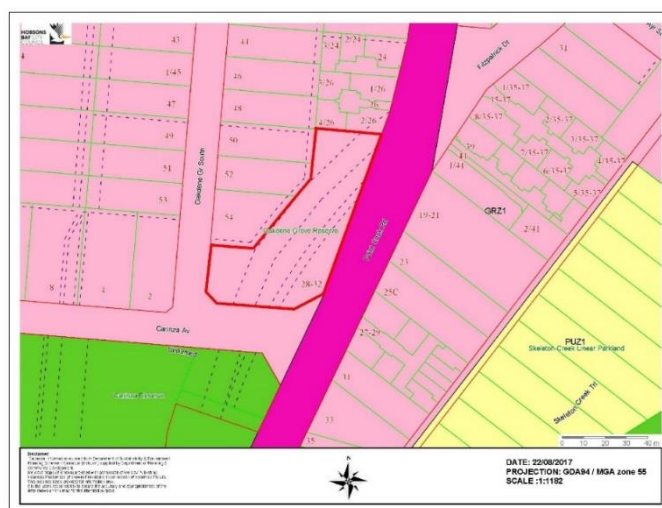
Res 3 LP 127545 – Vol 9387 Fol 824

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 12

13. Oakdene Grove Reserve is located on the corner of Point Cook Road and Carinza Avenue. The lot is vacant yet a reasonable amount of vegetation is present on the site.



Altona North

1 Cherry Avenue (Duke Street Reserve), Altona North

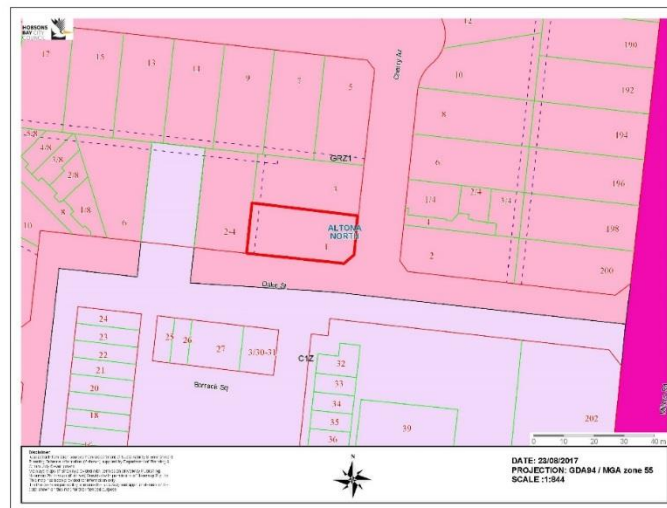
L 80 LP 50195 – Vol 8270 Fol 881

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 3

14. Duke Street Reserve is located at the corner of Cherry Avenue and Duke Street. There is an interface with a residential property interface to the north and commercial property (Australia Post) to the west. This open space has little vegetation present, however there are two playgrounds and park benches present on the site. Council signage located at the street corner, identifies the area as Duke Street Reserve.



Brooklyn

7 Rowan Avenue (Rowan Avenue Reserve), Brooklyn

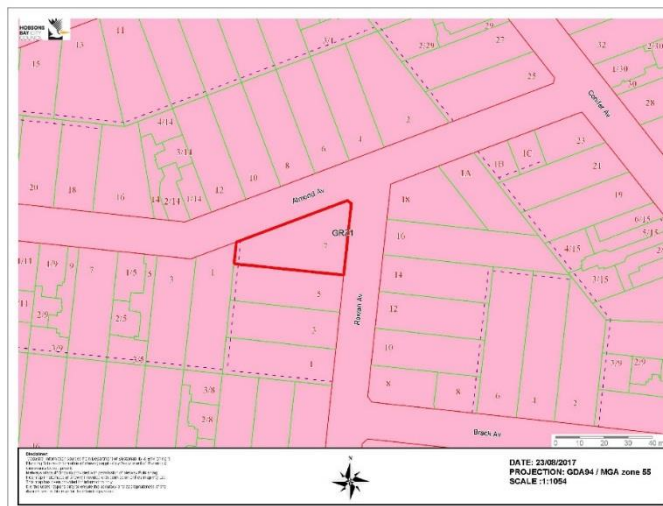
L472 LP10575 – Vol 6799 Fol 617

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 3

15. Rowan Avenue Reserve is a triangular shaped lot located at the corner of Almond and Rowan Avenue. To the south and south west, the reserve has an abuttal with residential property. There is a reasonable amount of vegetation and playground also present on the area.



Laverton

16 Henderson Street (Henderson Street Reserve), Laverton

L243 LP78291 – Vol 8686 Fol 607

L244 LP78291 – Vol 8686 Fol 608;

L262 LP78291 – Vol 8686 Fol 622;

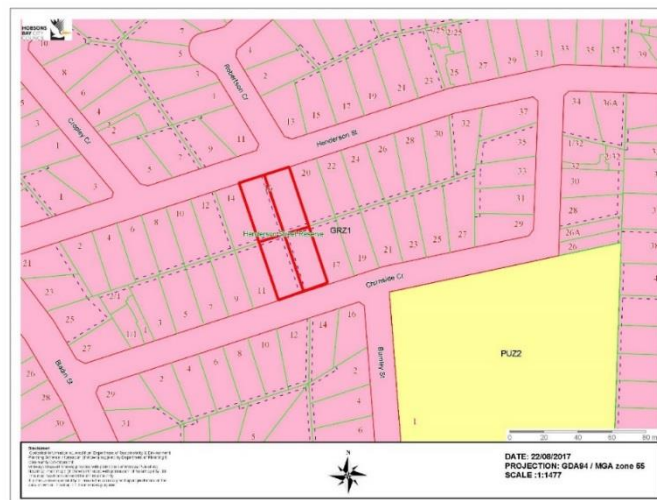
L263 LP78291 – Vol 8686 Fol 623

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 6

16. Henderson Street Reserve, accessible from Henderson Street and Chirnside Crescent, is comprised of four lots that are of approximate size and shape. The reserve abuts residential property to both the west and east. The area also contains a playground and park bench, vegetation and pedestrian walkways.



21 Eaton Parade (Dick Murdoch Reserve), Laverton

Res 1 PS315716Y – Vol 10097 Fol 811

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 6

17. Dick Murdoch Reserve is located on McNamara Road between Cole Street and Eaton Parade. The western end of the reserve abuts private residential properties. The area contains a playground, vegetation and pedestrian paths.



22 Cropley Crescent (Cropley Crescent Reserve), Laverton

L356 LP78291 – Vol 8686 Fol 716;

L357 LP78291 – Vol 8686 Fol 717;

L378 LP78291 – Vol 8686 Fol 738;

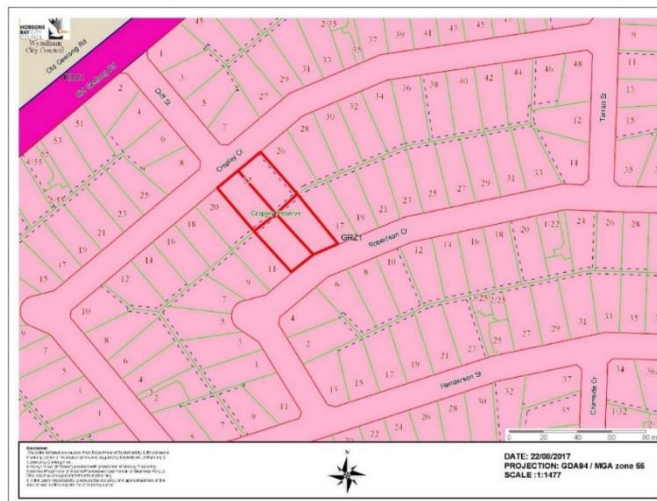
L379 LP78291 – Vol 8686 Fol 739

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 6

18. Cropley Crescent, located at the corner of Cliff Street and Cropley Crescent, is comprised of a combination of four lots of similar shape and size. Pedestrian access to the area is available from Cropley Crescent and Robertson Crescent, although vehicular access is restricted by wooden pillars at both entrance points. There is a residential property interface at the north east and south west boundaries of the site. The area contains a playground, vegetation and pedestrian pathways. Council signage is used at the Cropley Crescent entrance of the site to identify the area as Cropley Reserve.



22-26 Whittaker Avenue (Beverley Anton Reserve), Laverton

Res 1 PS300896 – Vol 10018 Fol 974

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 6

19. Beverley Anton Reserve is accessible from the cul de sac at the northern end of Parkside Walk and also from Whittaker Avenue. The reserve abuts residential property in the north west and south east. The area contains vegetation, pedestrian pathways and park benches, and is enclosed by small pillars to protect the space from vehicular access. Council signage is used at the Whittaker Avenue entrance to the site to identify the area as Beverley Anton Reserve.



39 Whittaker Avenue (Whittaker Avenue Reserve), Laverton

L446 LP66395 - Vol8607 Fol 893;

L447 LP66395 - Vol8607 Fol 894;

L448 LP66395 - Vol8607 Fol 895;

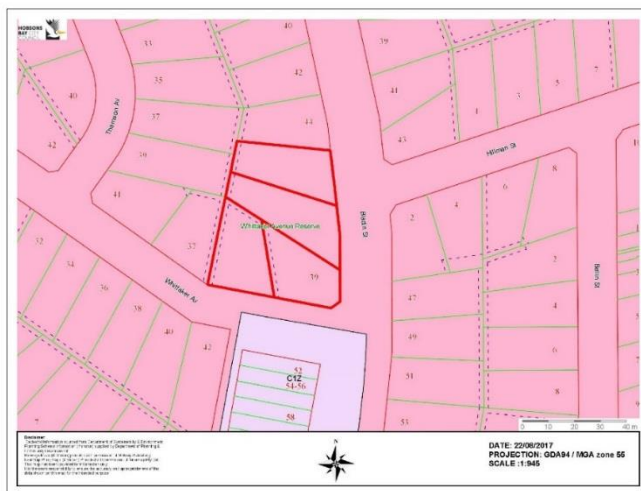
L449 LP66395 - Vol8607 Fol 896

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 6

20. Whittaker Avenue Reserve, located at the corner of Bladin Street and Whittaker Avenue, is comprised of four unevenly divided lots. There is a moderate amount of vegetation on the site as well as a small car park, park bench and pedestrian walkway. The reserve is also well bordered by a small pillared fence and residential fences at the northern and western ends of the site.



26-62 Jennings Street (McCormack Park East), Laverton

LRES2 PS87705 – Vol 8943 Fol 305

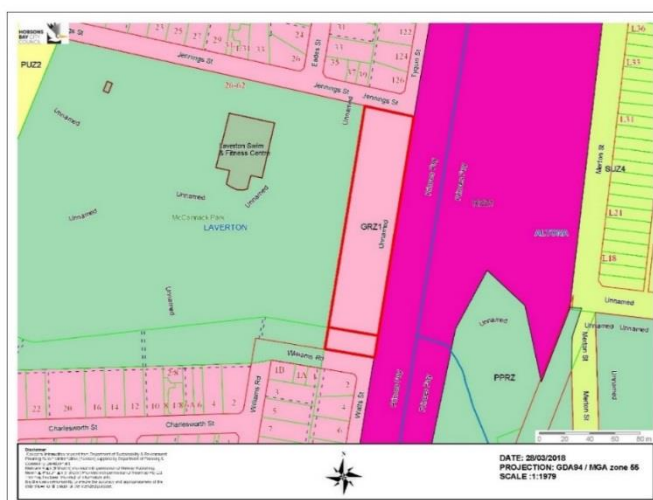
LRES PS87710 – Vol 8943 Fol 576

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 13

21. This site is located at the eastern end of McCormack between Jennings Street and Williams Road, Laverton. Further east, the area abuts the tall barrier separating Princes Freeway from the greater Laverton area and the carpark to the Laverton Swim and Fitness Centre to the west. Laverton Creek dissects the southern area of the site and a pedestrian path through the area connects Williams Road to Jennings Street. The area is otherwise entirely grassland and open space.



Newport

15-23 Garnsworthy Place (Williamstown Junction Reserve), Newport

RES 1 PS42230 – Vol 10453 Fol 275

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 11

22. Williamstown Junction Reserve is located on Garnsworthy Place between James Deane Place and Tregutha Way. Residential properties have frontage to the western boundary of the space, creating a unique interface between the park and the residential amenity. The area is predominately vacant, although numerous tall trees are spaced along the site's perimeter. Signage in the form of garden-like entrance, is used to acknowledge the space as Williamstown Junction Reserve. The space resembles a sunken amphitheater due to the reserve being lower than the ground level surrounding the site.



Part 120 Mason Street, Newport

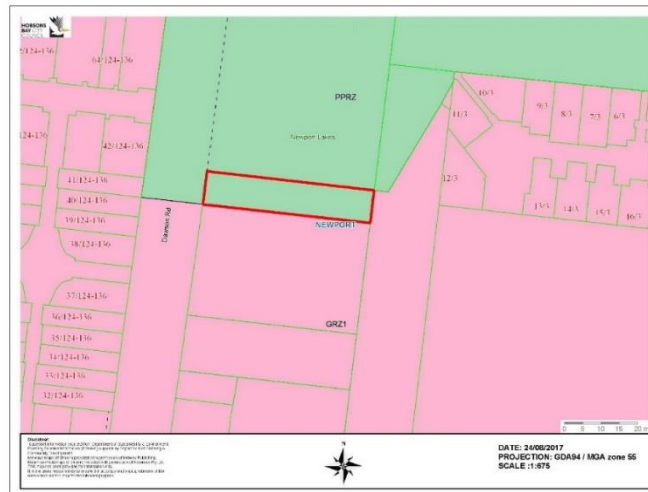
L1 TP122434 – Vol 9919 Fol 677

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 14

23. The privately owned land is located at the southern corner of Dawson Road and Newport Lakes. The area is comprised of land zoned PPRZ seemingly due to its northern abuttal to Newport Lakes. Present on the site is a property fence that separates the privately owned area from Newport Lakes.



121 Power Street (Western Portion of Jackson Reserve), Newport

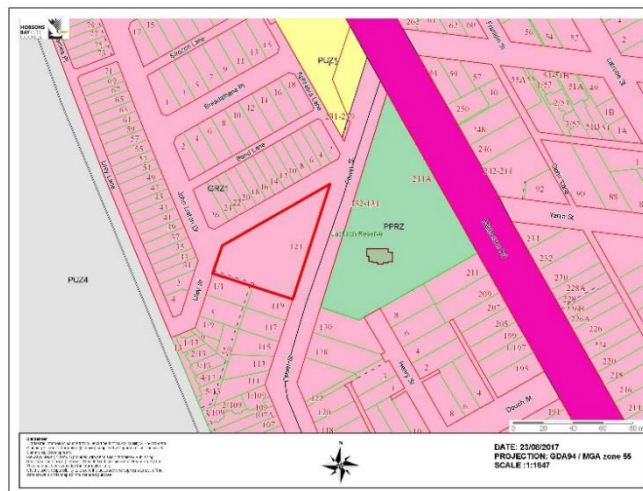
RES 1 PS422319 – Vol 10453 Fol 229

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 11

24. This area is located on John Liston Drive between Liley Street and Power Street. The area abuts private residential property to the south and Jackson Reserve/Sports Facility to the east. The eastern boundary abuts an unallocated parcel of land (also zoned GRZ1) that appears to comprise the former road reserve that connected Power Street to Melbourne Road. Despite moderate amount of vegetation on site, the area of interest is largely vacant. The space has been developed as a sunken amphitheater.



170-178 John Liston Drive (Aphrasia Lane Reserve), Newport

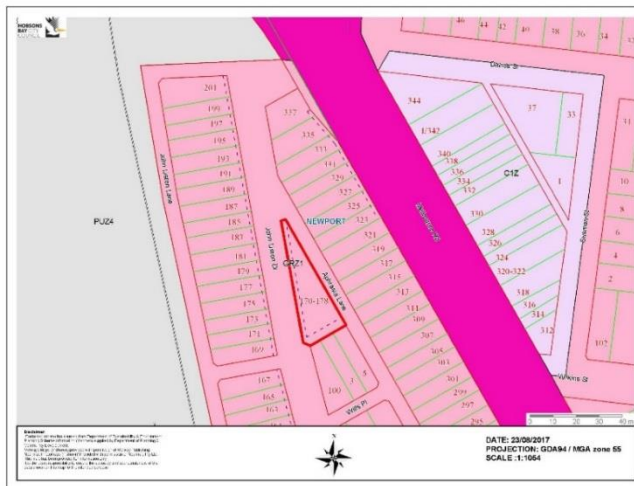
RES 1 PS434582 – Vol 10531 Fol 169

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 11

25. Aphrasia Lane Reserve, located at the corner of John Liston Drive and Aphrasia Lane, is comprised of a narrow, triangular shaped lot. The area has an uneven, raised surface and contains a large amount of vegetation, few garden-like spaces and a park bench. At the southern end of the area there is an abuttal with a residential property that is separated by a footpath and private fencing.



Seabrook

43 St Anthony Court and 96 Shane Avenue (St Anthony Court East), Seabrook

Res 3 PS307278S – Vol 10048 Fol 027

LRES1 PS204954 – Vol 9725 Fol 683

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 20

26. St Anthony Court Reserve East, located at multiple addresses 43 St Anthony Court and 96 Shane Avenue Seabrook, is comprised of two lots of relatively similar size and shape. The area provides pedestrian access between St Anthony Court and Shane Avenue. Barring a pedestrian path within the site, the reserve is otherwise vacant.



46 St Anthony Court (St Anthony Court Reserve West), Seabrook

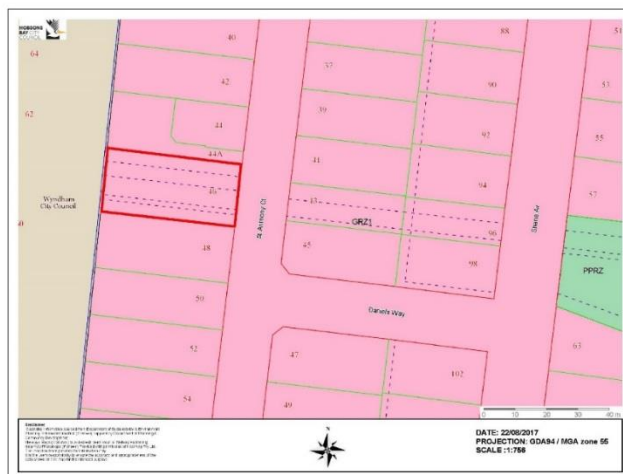
Res 2 PS307278 – Vol 10048 Fol 026

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 20

27. St Anthony Court Reserve West, located at 46 St Anthony Court Reserve, Seabrook, is situated at the Hobson Bay/Wyndham municipal boundary. The reserve contains a pedestrian path that connects St Anthony Court, Seabrook with Lewiston Drive, Point Cook (Wyndham City Council). The reserve is otherwise entirely vacant.



Seaholme

29a Noordene Avenue (Part Norah McIntyre Reserve), Seaholme

LRES1 LP73799 – Vol 8695 Fol 131

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 16

28. The area, located between 40 and 42 Waters Drive, Seaholme, is an extension from Norah McIntyre Reserve that operates as a pedestrian link. The area is predominately paved and fencing at the southern and northern ends of the area restrict vehicular access to the site.



South Kingsville

48 Vernon Street (Walkers Corner/Vernon Street Reserve), South Kingsville

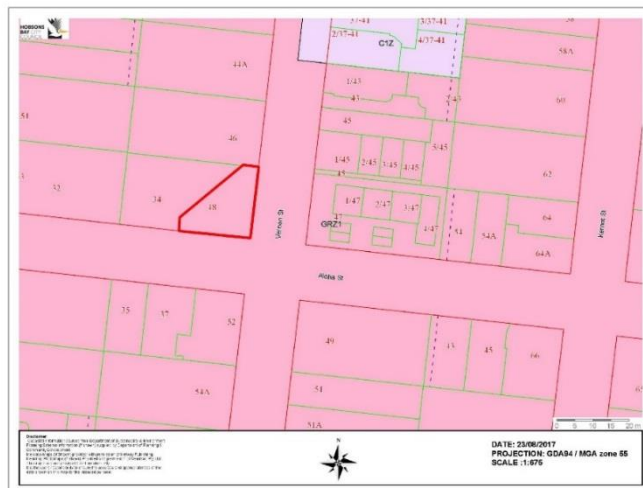
RES 1 PS426932 – Vol 10447 Fol 312

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 4

29. Walkers corner (otherwise known as Vernon Street Reserve), located at 48 Vernon Street, South Kingsville is situated at the corner of Vernon and Aloha Streets South Kingsville. The area is triangularly shaped and is separated from residential property at the north and west boundary by a wooden paling fence. A neat arrangement of vegetation and pedestrian footpath is also present on the site.



Spotswood

613A Melbourne (E.G Smith Reserve), Spotswood

RES 1 LP10376 – Vol 5009 Fol 713

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 4

30. E.G Smith Reserve, located at 613a Melbourne Spotswood, is situated at the corner of Melbourne and Hudsons Roads. Present at the north and west boundary of the site, where open space abuts residential property, is a neat arrangement of garden-like vegetation that contains Council signage (identifying the area as Edward Smith Reserve) and a tall tree with a wide canopy. There is also a circular park-chair with a wooden shelter located near the street corner that is covered by a deciduous vine.



Williamstown

7a Crofton Drive (Kingshott Close Reserve), Williamstown

L327498 – Vol 10193 Fol 396

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 17

31. The public area operates as a pedestrian link, connecting Crofton Drive with Kingshott Close. The area is predominately paved and fencing at the southern and northern ends of the area restrict vehicular access to the site.



12 Queen Street (Queen Street Reserve), Williamstown

Deed of Conveyance No:496 Book 491

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 11

32. Queen Street Reserve, located at 12 Queen Street, Williamstown is situated at the corner of Queen and Hotham Streets, Williamstown. The reserve contains vegetation in the form of large trees and garden/bush at the north and the west boundary. These boundaries abut residential property. There is also a park bench and an electricity box present on the site, however the area contains no grass, instead being covered in tan-bark.



14 Caspian Terrace Reserve, Williamstown

L345031 – Vol 10400 Fol 674

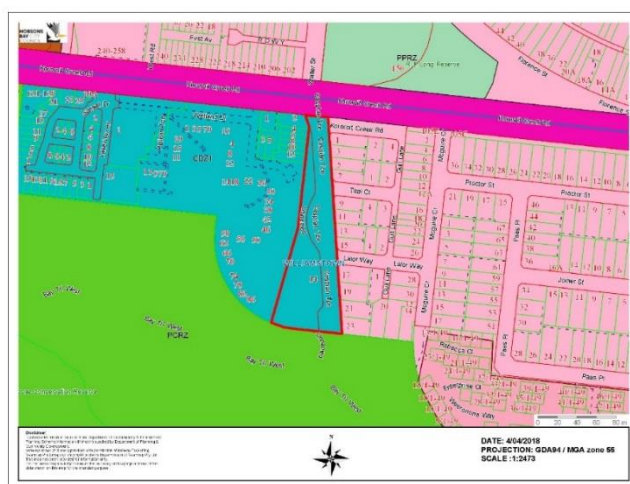
Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme maps to be amended: Map 10 and 17

33. The space is comprised of Caspian Terrace, including grassed area either side of the road, and Caspian Terrace Reserve which is located between Salt Water Drive and Caspian Terrace that extends from the adjoining Jawbone Reserve and Kororoit Creek Road. The area can also be identified as a buffer area between Quest Holiday Lodge/Stonehenge Development (east) and the Rifle Range Estate (west).

The space contains bulky forms of vegetation and a pedestrian path (from north to south) that connects to a network of trails that access the coastal reserve.



14 Maguire Crescent (Teal Court Reserve), Williamstown

RES 2 PS346162 – Vol 1028 Fol 578

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 10

34. Teal Court Reserve is located at the corner of Teal Court and Gull Lane, Williamstown between two private residential properties. The area is accessible from this corner as well as off McGuire Crescent. Present is a moderate amount of vegetation and a pedestrian path that connects Teal Court/Gull Lane with Maguire Crescent. Located adjacent to the north-east corner of the reserve is a small, rectangular lot (12a Maguire Crescent) that contains a large electrical power box. Vehicle access to the area is restricted by small bollards at the east and west sides of the area.



16 Farrell Court, (Farrell Court Reserve) Williamstown

RES 3 LP20187 – Vol 8168 Fol 409

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 18

35. Farrell Court Reserve is located at the corner of Farrell Court and Farrell Lane, Williamstown. Private residential property abuts the reserve at the north-east boundary, and a wooden pillars border the south and west boundaries, prohibiting vehicular access to the area. There is a small amount of vegetation and a park bench present in the area.



17 Sandpiper Place (Sandpiper Place Accessway), Williamstown

RES 1 PS337935 – Vol 10334 Fol 893

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 17

36. Sandpiper Place Accessway is a generally vacant lot located off Sandpiper Place and is situated between private residential properties. The area provides pedestrian access to Jawbone Reserve from Sandpiper Place via a pedestrian path whilst also containing reasonable amount of vegetation at the area's periphery. Wooden pillars are located along the area's boundary with Jawbone Reserve to prevent vehicular access to the larger open space area to the south.



35 Smith Avenue (Smith Avenue Reserve), Williamstown

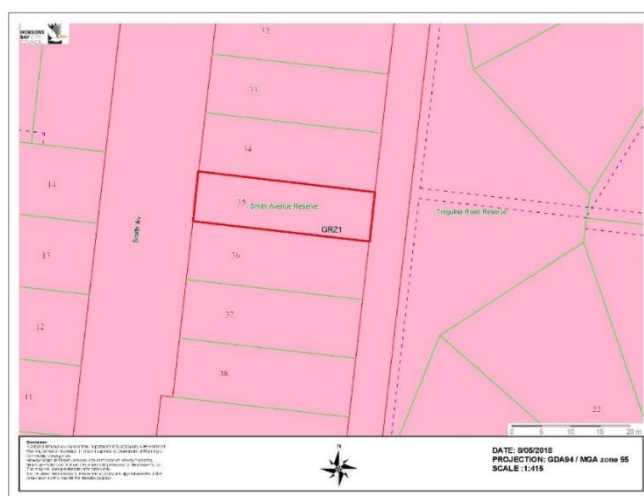
RES 1 LP221683 – Vol 10047 Fol 133

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 18

37. Smith Avenue Reserve, is located between private residential properties at 34 and 36 Smith Avenue, Williamstown. The area contains little to no amenity or vegetation and small pillars line the east and west's entrances to restrict vehicular access to the site.



60a Merrett Drive (Bates Drive Reserve), Williamstown

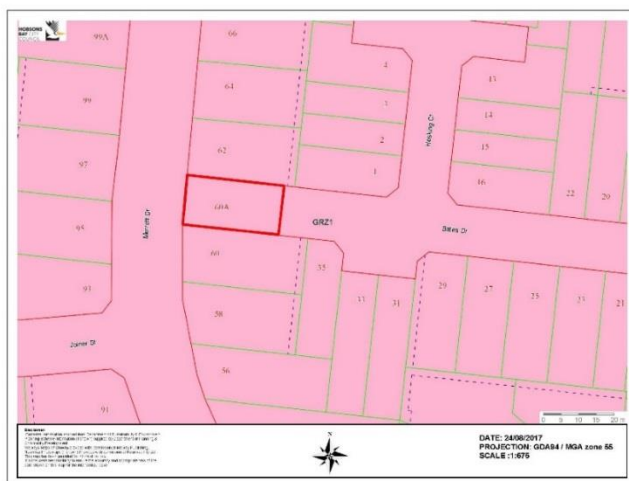
RES 2 PS310673 – Vol 10152 Fol 167

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 17

38. Bates Drive Reserve, located between Bates Drive and Merrett Drive, Williamstown, is bound predominately by private residential property. There is vegetation present on the reserve and a pedestrian path dissects the site whilst connecting Bates Drive to Merrett Drive. An electrical power box is also present within the area near the northwest corner.



99a Merrett Drive (Proctor Street Reserve), Williamstown

RES 6 PS310673 – Vol 10152 Fol 171

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 10

39. Proctor Street Reserve, located between Merrett Drive and the eastern end of Proctor Street, is bound by private residential property to the north and south. There is a considerable amount of vegetation present within the reserve, and pedestrian paths dissect the site, making Proctor Street accessible from Merrett Drive. Vehicular access is restricted by wooden pillars at both entrance points to the site.



110 Crofton Drive (Crofton Drive Accessway), Williamstown

RES 2 PS337935 – Vol 10334 Fol 894

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 17

40. Crofton Drive Accessway is comprised of a single lot which is bound by private residential property to the east and west, Crofton Drive to the north and Sandpiper Place to the south. The lot provides pedestrian access to Sandpiper Place from Crofton Drive. Contained in the lot is a neat provision of vegetation and a pedestrian walkway dissects the area.



Tregutha Road Reserve, Williamstown

RES 2 LP020187 – Vol 8168 Fol 409

Existing Zone: GRZ1

Proposed Zone: PPRZ

Planning Scheme map to be amended: Map 18

41. Tregutha Road Reserve, comprised of an oddly shaped open space, is located along Farrell Lane between laneways connecting Farrell Lane to Tobruk Court and Anzac Crescent. To the west, the site abuts Farrell Lane and to the east the site abuts private residential properties. Vehicular access to the space is restricted by wooden pillars at the Farrell Lane boundary of the area. A small amount of vegetation is also present on the site.



The amendment proposes to make the following changes to HBPS ordinance:

42. Amends Clause 21.03 – 01; Activity Centre Policy, by correcting formatting errors at bullet points 3 and 4 in “Objective 1”. Bullet points 3 and 4 should be merged to read:

“Discourage the conversion of marginal activity centres to industrial uses”.

HOBSONS BAY PLANNING SCHEME

21.3 SETTLEMENT

21/07/2016
C110

21.03-1 Activity Centres

03/12/2015
C102(Part 1)

There is an established network of activity centres in Hobsons Bay. The centres range from three major activity centres being Williamstown, Altona Beach and Altona Gate Shopping Centre, to 13 neighbourhood activity centres. The remaining centres are small and local. Each centre has its own unique characteristics. The vision is to create vibrant activity centres providing a range of retail and social opportunities which meet the needs of the community; provide a focus for community life; encourage ongoing employment and business opportunities; enhance liveability for the local community; and attract visitors and encourage investment.

Objective 1

To retain and strengthen existing activity centres in the municipality to cater for the shopping needs of residents, workers and visitors.

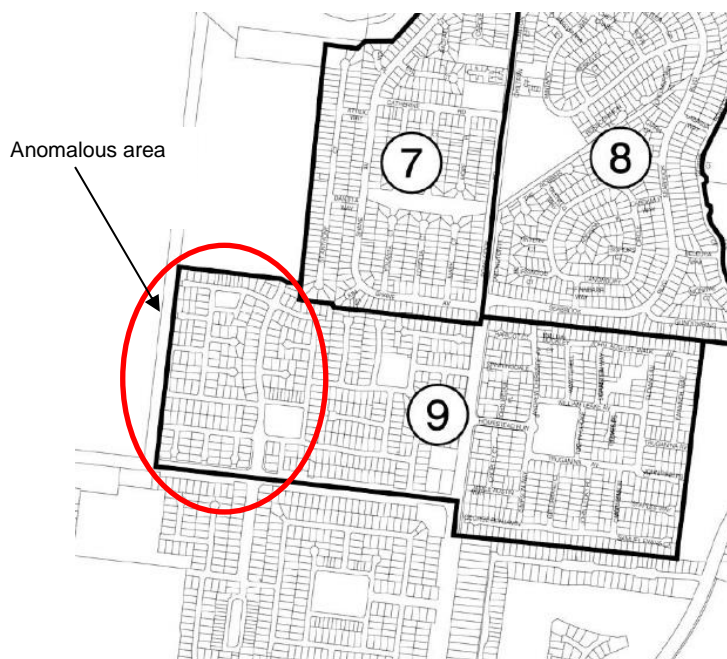
Strategies

- Retain and enhance the individual character of the activity centres in the municipality.
- Strengthen the mix of land uses within the centres to support the activity centres and meet community needs.
- Ensure that residential development near activity centres does not compromise existing commercial businesses.
- Discourage the conversion of marginal activity centres to industrial uses.
▪ ~~e the conversion of marginal activity centres to industrial uses.~~

43. Corrects Schedule 1 to the Comprehensive Development Zone, Map 1 at Clause 22.07: The Hobsons Bay West Neighbourhood Character Precincts by reducing the West Neighbourhood Character Boundary Area.

Sub-Precinct 9 to Map 1 currently involves residential land that is administered by Wyndham City Council and therefore inappropriately contained in the Hobsons Bay Planning Scheme.

Map 1: Current



Map 1: Proposed



44. Corrects Section 1 of Schedule 11 to the Design and Development Overlay at Clause 43 by including 23 Ann Street, Williamstown and 9-13 Aitken Street, Williamstown in the schedule map. 23 Ann Street and 9-13 Aitken Street, whilst being included in the DDO11 planning scheme map (as is intended), are not included in the DDO11 schedule map. Planning Scheme Amendment C91, rezoned both sites from industrial purposes to General Residential Zone Schedule 2 (GRZ2), however the schedule map was not correctly updated. As a result, the planning schemes map is inconsistent with the ordinance.

Specific changes to the schedule map are as follows:

- Includes 23 Ann Street, Williamstown, in 'Local Streetscape – 10m Building Height' in the Design and Development Plan; and
- Includes 9-13 Aitken Street, Williamstown, in the 'Aitken Corridor – 13m Building Height' in the Design and Development Plan.

Currently within the Scheme

18/05/2016
C105

SCHEDULE 11 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO11.

PRECINCT 20 - FORMER PORT PHILLIP WOOLLEN MILLS AND SURROUNDS

1.0
18/05/2016
C105

Design and Development Plan



Proposed

18/06/2016
C106

SCHEDULE 11 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO11.

PRECINCT 20 - FORMER PORT PHILLIP WOOLLEN MILLS AND SURROUNDS

1.0
18/06/2016
C106

Design and Development Plan



Part three: Amendment C113 Assessment against the Strategic Guidelines and Assessment against the Relevant Sections of the Hobsons Bay Planning Scheme

45. Ministerial Direction 11 requires a Planning Authority to evaluate and discuss how an amendment addresses a number of strategic considerations to ensure an amendment has been strategically justified when being considered. These Strategic Assessment Guidelines are:

- Why is the amendment required?
- How does the amendment implement the objectives of planning in Victoria?
- How does the amendment address any environmental, social and economic effects?
- How does the amendment address any relevant bushfire risk?
- Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?
- How does the amendment support or implement the State Planning Framework and any adopted State Policy?
- How does the amendment support or implement the Local Planning Policy Framework, specifically the Municipal Strategic Statement?
- Does the amendment make proper use of the Victorian Planning Provisions?
- How does the amendment address the views of any relevant agency?
- Does the amendment address the requirements of the Transport Integration Act 2010?

46. Ministerial Direction 11 also requires an assessment of the impacts of the new planning provision on the resource and administration costs of the responsible authority.

Why is the amendment required?

47. In administering the planning scheme, Hobsons Bay City Council has identified numerous zoning and overlay anomalies and text errors that require correction to ensure the accuracy of the planning scheme.

Zoning Maps

Land to be rezoned from GRZ1 to PPRZ

48. Numerous lots throughout the municipality are currently zoned GRZ1 and owned by Council, although, despite their zone, are commonly identified and utilised as areas of

public open space. These areas do not currently facilitate residential amenity and are not subject to plans for future development or building works, rather they all contribute varying amounts of public infrastructure. This effectively misrepresents the use of land and creates a difficulty in properly administering the Planning Scheme.

49. Council has undertaken analysis of its open space areas via preparation of the draft Hobsons Bay Open Space Strategy. The document is intended to guide the provision, protection, planning, design and management of open space in Hobsons Bay. A proportion of the open space areas identified by the Strategy, are currently zoned GRZ1 or GRZ2 and are therefore do not accurately reflect the underlying use of the land.

50. In order to formally recognise the correct use of these areas, it is appropriate to rezone them to PPRZ.

51. The following list of addresses are to be rezoned from GRZ1 and GRZ2 to PPRZ:

- 14a Lindwood Avenue, Altona
- 2a Hygea Court/60 Everingham Road (Everingham Road Reserve), Altona Meadows
- 3a Clement Court, Altona Meadows (JF O'Brien Reserve)
- 8a Edina Grove (Edina Grove Reserve), Altona Meadows
- 28-32 Point Cook Road (Oakdene Grove Reserve), Altona Meadows
- 1 Cherry Avenue (Duke Street Reserve), Altona North
- 7 Rowan Avenue (Rowen Avenue Reserve), Brooklyn
- 16 Henderson Street (Henderson Street Reserve), Laverton
- 21 Eaton Parade (Dick Murdoch Reserve), Laverton
- 22 Cropley Crescent (Cropley Crescent Reserve), Laverton
- 22-26 Whittaker Avenue (Beverley Anton Reserve), Laverton
- 39 Whittaker Avenue (Whittaker Avenue Reserve), Laverton
- 22-26 Jennings Street (McCormack Park), Laverton
- 15-23 Garnsworthy Place (Williamstown Junction Reserve), Newport
- 121 Power Street (Western Portion of Jackson Reserve), Newport
- 170-178 John Liston Drive (Aphrasia Lane Reserve), Newport
- 43 St Anthony Court and 96 Shane Avenue (St Anthony Court East), Seabrook
- 46 St Anthony Court (St Anthony Court Reserve West), Seabrook
- 29a Noordene Avenue (Part Norah McIntyre Reserve), Seaholme (GRZ2 to PPRZ)
- 48 Vernon Street (Walkers Corner/Vernon Street Reserve), South Kingsville
- 613A Melbourne (E.G Smith Reserve), Spotswood
- 7a Crofton Drive, Williamstown (Kingshott Close Reserve)
- 12 Queen Street (Queen Street Reserve), Williamstown

- 14 Maguire Crescent (Teal Court Reserve), Williamstown
- 16 Farrell Court, Williamstown (Farrell Court Reserve)
- 17 Sandpiper Place (Sandpiper Place Accessway), Williamstown
- 35 Smith Avenue (Smith Avenue Reserve), Williamstown
- 60a Merrett Drive (Bates Drive Reserve), Williamstown
- 99a Merrett Drive (Proctor Street Reserve), Williamstown
- 110 Crofton Drive (Crofton Drive Accessway), Williamstown
- Tregutha Road Reserve (located on Farrell Lane, Williamstown), Williamstown

Land to be rezoned from PUZ6 to PPRZ

- 26 Trafalgar Avenue (Woodyard Court Reserve), Altona Meadows
52. During the administration of the HBPS the use of the land at 26 Trafalgar Avenue, Altona Meadows as public open space was identified as being inconsistent with the PUZ6 zoning of the land.
53. Council records are unable to provide a true indication of public open space provision why these areas are incorrectly zoned. In this instance it is likely that land once used for local government purposes has been repurposed to open space and that the land has not been subsequently rezoned to reflect the change in use. This effect misrepresents the use of the land and creates a difficulty in properly administering the Planning Scheme.
54. Council has undertaken analysis of its open space areas via preparation of the draft Hobsons Bay Open Space Strategy. The document is intended to guide the provision, protection, planning, design and management of open space in Hobsons Bay. Part of Woodyard Court Reserve is identified by the Strategy for its contribution, meaning the current use of the PUZ6 is unaligned with the use of the land.
55. It is appropriate to rezone the site to PPRZ to reflect the underlying use of the area as public open space.

Land to be rezoned from CDZ1 to PPRZ

- 14 Caspian Terrace (Caspian Terrace Reserve), Williamstown.
56. During administration of the HBPS, zoning provisions have been identified to be incorrectly applied to Caspian Terrace Reserve. The reserve is shown to be located outside the confines of the Comprehensive Development Zone Schedule 1 and the 'Range Estate Stage 7 Concept Plan', HBPS Clause 37.02, Page 18 of 'Schedule 1 to the Comprehensive Development Zone'.
57. The site should be recognised by the scheme for its contribution to Council's open space

provision for administrative purposes and to align with the Hobsons Bay Open Space Strategy.

58. It is appropriate to rezone the site to PPRZ to reflect the underlying use of the area as public open space.

Land to be rezoned from PPRZ to GRZ1:

- Part 120 Mason Street, Newport

59. During the administration of the HBPS, PPRZ at the northern portion of the land at 120 Mason Street, Newport was identified as not in accordance with private ownership.

60. Practice Note 2 'Public land Zones' stipulates that public land zones can only be applied to 'public land' which although not defined in the Victorian Planning Provisions (VPP's) or the *Planning and Environment Act 1987* (P&E Act), is commonly accepted to mean Crown land; land vested in or owned by a Minister, government department, public authority or municipal council or land otherwise used for a public purpose. The site does not fall into any of the aforementioned. It is privately owned land which is not required for a public purpose.

61. Additionally, the VPPs state that the purpose of PPRZ includes the following:

- To recognise areas for public recreation and open space.
- To protect and conserve areas of significance where appropriate.

62. It is appropriate to rezone the northern portion of 120 Mason Street Newport to GRZ1 to be consistent with the residential zoning affecting the remainder of the site and reflect that the land is in private ownership and not public. Additionally, the land is not publically accessible. Owners of the property have consented to the rezoning.

Ordinance

63. The changes are required to the ordinance to correct errors to ensure clarity and accuracy in the administration of the Planning Scheme.

Changes to the ordinance are proposed to be made at:

- Clause 21.03 – 01; Activity Centre Policy:
The formatting error at bullet points 3 and 4 in "Objective 1" which separates a strategy mid-sentence should be corrected and consolidate the bullet points to effect Scheme orderliness.
- Schedule 1 to Clause 22.07 – Map 1 'The Hobsons Bay West Neighbourhood Character Precincts'.

Sub Precinct 9 to Map 1 currently contains land that is administered by Wyndham City Council, thus the West Neighbourhood Character Precinct boundary should be reduced by shifting the boundary east to be east of Machair Drive, Seabrook.

- Schedule 11 to Clause 43.02, Design and Development Overlay, involving:
 - 23 Ann Street, Williamstown and 9-13 Aitken Street, Williamstown
- Amendment C91, implementing recommendations of the Hobsons Bay Industrial Land Management Strategy to land located within Precinct 20 – Former Port Phillip Woolen Mills and surrounds to 23 Ann Street, Williamstown, rezoned various residential land parcels and other industrially zoned land. Whilst correct changes were made to the Planning Scheme Map (19) depicting the Design and Development Overlay, changes to the Design and Development Plan contained in Schedule 11 to Clause 43.02 within the Ordinance were inadvertently omitted and exclude land at 23 Ann Street and 9-13 Aitken Street, Williamstown. Consequently, there are inconsistent provisions for sites 23 Ann Street and 9-13 Aitken Street, as the ordinance's Design and Development Plan does not correlate with the Planning Scheme Map.

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

64. The amendment implements the objectives of planning in Victoria as outlined in Section 4 of the *Planning and Environment Act 1987* by facilitating development in accordance with objectives set out in paragraphs;

- (a) to provide for the fair, orderly, economic and sustainable use and development;
- (b) to provide for the protection of natural and manmade resources and the maintenance of ecological processes and genetic diversity;
- (c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- (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; and
- (e) To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.

The amendment implements these objectives by correcting zoning and overlay anomalies and text errors in the HBPS to improve clarity and consistency of the scheme which will in turn provide greater certainty for applicants and the community.

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

65. The amendment will have positive environmental effects by correcting the zoning of public land and open space to PPRZ. The amendment will have positive social effects through the correction of zone and overlay anomalies and ordinance corrections to facilitate clarity in the administration of the HBPS. The amendment is expected to have positive economic benefits by correcting zoning and overlay anomalies and text errors to ensure clarity in the administration of the HBPS.
66. The application of the correct planning controls will provide certainty for the community and developers by ensuring appropriate land use development outcomes that are consistent with the objectives of planning in Hobsons Bay and Victoria are achieved.

How does the amendment address any relevant bushfire risk?

67. The amendment will not increase bushfire risk. The land affected by the amendment is not subject to Bushfire Management Overlay.

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

68. The amendment complies with all Directions applicable to Amendment C113 as outlined below;
- Ministerial Direction Section 7(5): Form and Content of Planning Schemes.
 - Ministerial Direction 1: Potentially Contaminated Land.
 - Ministerial Direction 9: Metropolitan Strategy
 - Ministerial Direction 11: Strategic Assessment of Amendments
 - Ministerial Direction 15: The Planning Scheme Amendment Process

Ministerial Direction Section 7(5): Form and Content of Planning Schemes

69. The amendment is consistent with the Form and Content of Planning Schemes under section 7(5) of the Act.

Ministerial Direction 1: Potentially Contaminated Land.

70. *Ministerial Direction No.1 Potentially Contaminated Land* under section 12(2) (a) of the Act requires the Planning Authority to satisfy itself that the environmental conditions of the land are suitable for residential, public open space, agriculture and a child care centre, pre-school or a primary school. None of the sites included in the amendment are affected by an existing Environmental Audit Overlay (EAO). Additionally rezoning of industrial land is not proposed.

Ministerial Direction 9: Metropolitan Strategy

71. The amendment is essentially administrative to improve the clarity and the administration of the planning scheme. It will not compromise the implementation of the new Metropolitan Planning Strategy.

Ministerial Direction 11: Strategic Assessment of Amendments

72. The Strategic Assessment Guidelines have been considered and met in the preparation of the amendment.

Ministerial Direction 15: The Planning Scheme Amendment Process

73. This direction introduced timeframes for completing steps in the Planning Scheme amendment process. The amendment will comply with the relevant sections of this Direction.

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

74. The goal of the State Planning Policy Framework (SPPF) is to ensure that the objectives of planning in Victoria (as set out in Section 4 of the *Planning and Environment Act 1987*) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

75. The Amendment complies with and implements the SPPF of the HBPS by clarifying the scheme to assist in its administration, with particular notice to:

76. Clause 10.01, which states:

“the purpose of State policy in planning schemes is to inform planning authorities and responsible authorities of those aspects of State planning policy which they are to take into account and give effect to in planning and administering their respective areas. The State Planning Policy Framework provides a context for spatial planning and decision making by planning and responsible authorities”.

77. As the amendment seeks to recognise Council’s contribution to open space by rezoning anomalous land, open space planning objectives within the SPPF are implemented and achieved with regard to:

Clause 11.04-1:

- Objective:
 - To assist creation of a diverse and integrated network of public open space commensurate with the needs of the community.

- Strategies:
 - Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities.
 - Ensure land identified as critical to the completion of open space links is transferred for open space purposes.

How does the amendment support or implement the Local Planning Policy Framework, specifically the Municipal Strategic Statement?

78. The Amendment is consistent with the strategic directions of the Local Policy Planning Framework (LPPF) particularly in relation to:

79. Clause 21.04 (Open Space) - By correcting anomalous zoning provisions and in turn recognising Council's contribution to open space, the HBPS will be positioned to provide clear direction with regard to open space objective and strategies, including:

- Objective 1:
 - To provide adequate open space and continue to develop a variety of open spaces to provide for a range of experiences and leisure opportunities that are accessible for all people.
- Strategies:
 - Ensure effective open space assessments are undertaken in the process of changing uses, assessing development and subdivision proposals and the potential rationalisation of open space in the municipality.
 - Provide open space in areas identified as having a deficiency, through shared use of facilities, identifying opportunities for new parks, enlarging existing parks and providing linkages to other open space areas.

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

80. The amendment makes proper use of the VPP by making administrative corrections.

There is no alternative ways or tools to achieve these changes to the HBPS other than through a formal planning scheme amendment.

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

81. The views of prescribed Ministers will be sought during exhibition.

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

82. The amendment is not anticipated to have implications on the transport system as identified in section 3 of the *Integrated Transport Act 2010* as the changes are administrative to improve the efficiency and operation of the planning scheme.

Part four: Conclusion

83. The HBPS is constantly reviewed as part of its administration. From time to time anomalies and administrative errors are identified and these require correction to ensure it remains a robust document.
84. The assessment has determined that the amendment is administrative only and as such, will not detrimentally affect any property owners, developers, current applications or other parties. Given the administrative nature of the proposed amendment, it is proposed to apply to the Minister to exempt the Council from the planning scheme amendment notice requirements pursuant to Section 20(2) of *the Planning and Environment Act 1987*.
85. The amendment is consistent with the SPPF and LPPF and Council policy and should be supported by the Council. It is considered that there is merit in proceeding with Amendment C113 and that the Council should resolve to seek authorisation from the Minister for Planning to prepare the amendment.

APPENDIX 2



LEGEND

PPRZ PUBLIC PARK AND RECREATION ZONE

Part of Planning Scheme Map 3

AMENDMENT C113





LEGEND

PPRZ PUBLIC PARK AND RECREATION ZONE

Part of Planning Scheme Map 3

AMENDMENT C113





LEGEND

PPRZ PUBLIC PARK AND RECREATION ZONE

Part of Planning Scheme Map 4

AMENDMENT C113





LEGEND

PPRZ PUBLIC PARK AND RECREATION ZONE

Part of Planning Scheme Map 4

AMENDMENT C113





LEGEND

Part of Planning Scheme Maps 6 & 13

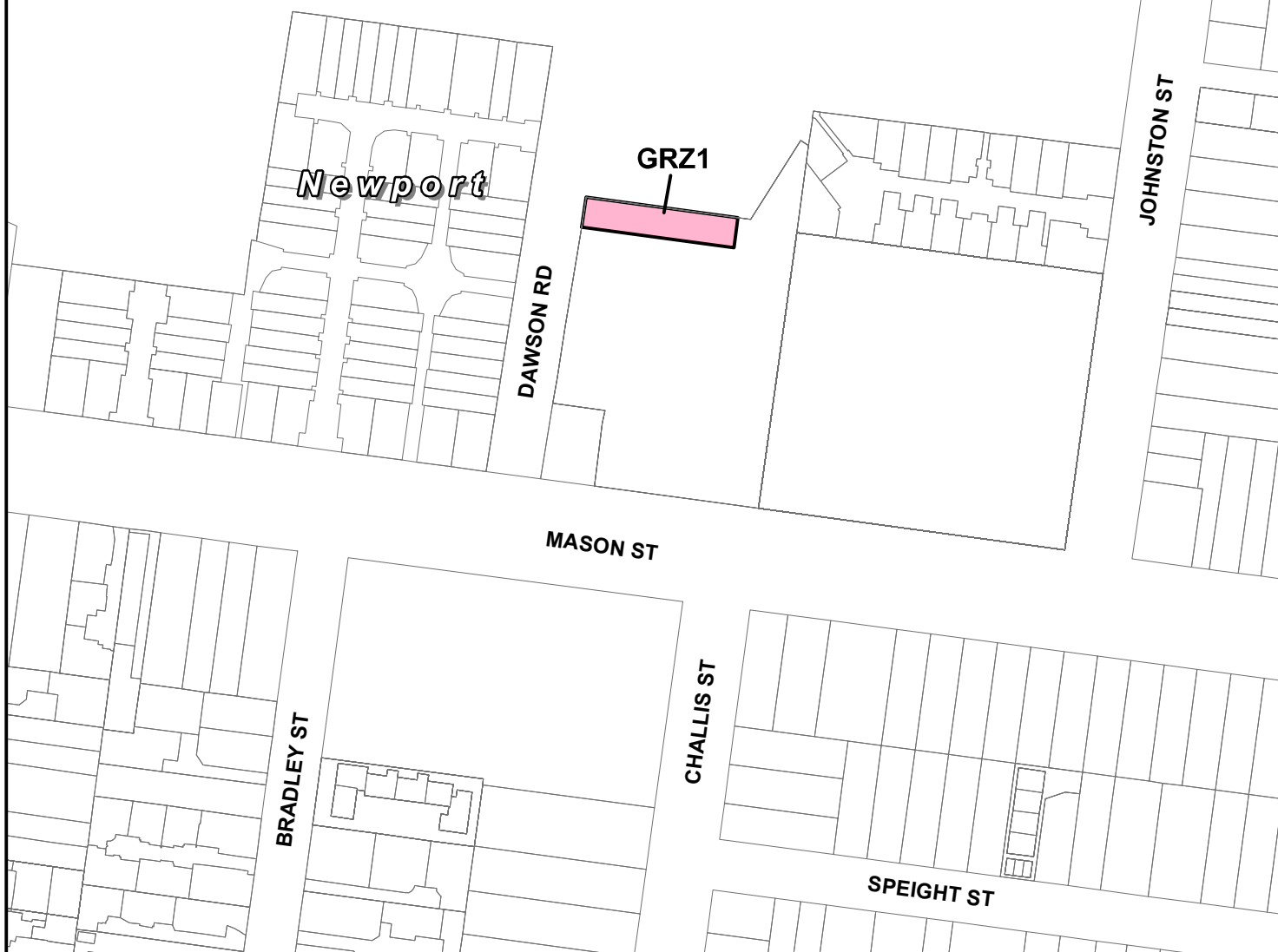
PPRZ

PUBLIC PARK AND RECREATION ZONE

AMENDMENT C113



0 50
metres



LEGEND

Part of Planning Scheme Map 10

GRZ1 GENERAL RESIDENTIAL ZONE - SCHEDULE 1

AMENDMENT C113





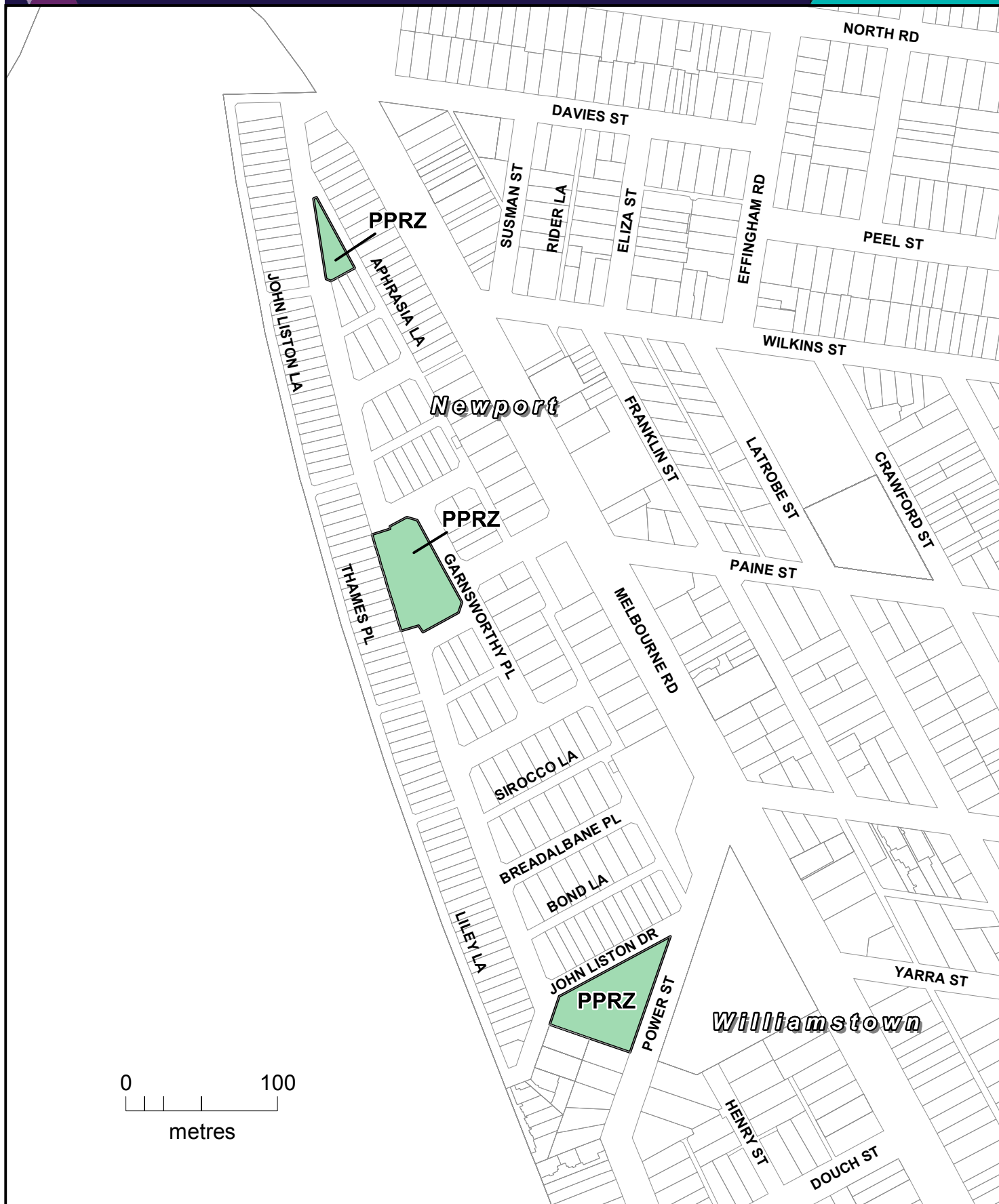
LEGEND

PPRZ PUBLIC PARK AND RECREATION ZONE

Part of Planning Scheme Maps 10 & 17

AMENDMENT C113





LEGEND

PPRZ PUBLIC PARK AND RECREATION ZONE

Part of Planning Scheme Map 11

AMENDMENT C113



0 25
metres



LEGEND

PPR PUBLIC PARK AND RECREATION ZONE

Part of Planning Scheme Map 11

AMENDMENT C113





LEGEND

PPRZ PUBLIC PARK AND RECREATION ZONE

Part of Planning Scheme Map 12

AMENDMENT C113





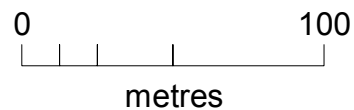
LEGEND

PPRZ PUBLIC PARK AND RECREATION ZONE

Part of Planning Scheme Maps 13 & 21

AMENDMENT C113





LEGEND

PPRZ PUBLIC PARK AND RECREATION ZONE

Part of Planning Scheme Map 14

AMENDMENT C113



0 50
metres



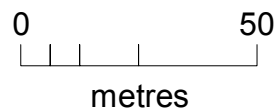
LEGEND

PPRZ PUBLIC PARK AND RECREATION ZONE

Part of Planning Scheme Maps 14 & 15

AMENDMENT C113





LEGEND

 PUBLIC PARK AND RECREATION ZONE

Part of Planning Scheme Map 16

AMENDMENT C113





LEGEND



PUBLIC PARK AND RECREATION ZONE

Part of Planning Scheme Map 17

AMENDMENT C113





LEGEND

PPRZ PUBLIC PARK AND RECREATION ZONE

Part of Planning Scheme Map 18

AMENDMENT C113





LEGEND

PPRZ PUBLIC PARK AND RECREATION ZONE

Part of Planning Scheme Map 20

AMENDMENT C113





LEGEND

PPRZ PUBLIC PARK AND RECREATION ZONE

Part of Planning Scheme Map 21

AMENDMENT C113



21.03 SETTLEMENT

21/07/2016
C110
[Proposed C113](#)

21.03-1 Activity Centres

03/12/2015
C102(Part 1)
[Proposed C113](#)

There is an established network of activity centres in Hobsons Bay. The centres range from three major activity centres being Williamstown, Altona Beach and Altona Gate Shopping Centre, to 13 neighbourhood activity centres. The remaining centres are small and local. Each centre has its own unique characteristics. The vision is to create vibrant activity centres providing a range of retail and social opportunities which meet the needs of the community; provide a focus for community life; encourage ongoing employment and business opportunities; enhance liveability for the local community; and attract visitors and encourage investment.

Objective 1

To retain and strengthen existing activity centres in the municipality to cater for the shopping needs of residents, workers and visitors.

Strategies

- Retain and enhance the individual character of the activity centres in the municipality.
- Strengthen the mix of land uses within the centres to support the activity centres and meet community needs.
- Ensure that residential development near activity centres does not compromise existing commercial businesses.

~~▪ Discourage~~

- [Discourage](#) the conversion of marginal activity centres to industrial uses.

Objective 2

To encourage further commercial and service business development within activity centres.

Strategies

- Focus major new retailing activities to key activity centres in the municipality.
- Encourage commercial development in strip centres to encourage consolidation of retail activities.
- Encourage and support a diversity of retail facilities in activity centres to meet needs not readily catered.
- Use public art as a catalyst for business growth and amenity improvements, as appropriate.
- Discourage the location of new commercial uses outside activity centres unless the proposed location is in response to a specific demonstrated need.

Objective 3

To enhance the amenity, liveability and economic viability of the existing activity centres in the municipality.

Strategies

- Encourage businesses and activities that increase opportunities for social interaction, recreation and enjoyment of the arts.
- Encourage the location of community facilities and services where there is an identified need.
- Balance the amenity of adjacent residential areas with new commercial uses.
- Ensure the provision of an appropriate supply of well designed car parking spaces within activity centres to service the land uses available.
- Ensure that new commercial uses and development contributes to the supply of car parking in activity centres.
- Ensure that new commercial uses and development address traffic flow in and around centres.
- Enhance trading by improving pedestrian and vehicular access.
- Ensure that new commercial uses and development facilitates public transport use, pedestrian flows and bicycle use.
- Encourage the provision of on-site 'end of trip' facilities in new development.
- Enhance the viability of activity centres through urban design or related improvements.
- Discourage non retail uses at ground level in the core retail areas of activity centres.
- Encourage and retain active frontages adjacent to footpaths in the core retail areas of activity centres, including using security systems that do not screen the shopfront or shop windows.
- Create a more distinctive identity through co-ordinated signage and themes.

Objective 4

To maintain and enhance the role of the existing Williamstown Activity Centre.

Strategies

- Conserve the historic quality of heritage places through careful consideration of proposed developments.
- Protect and enhance the national heritage significance of the Nelson Place streetscape.
- Ensure heritage places can be viable places for users without compromising the cultural heritage significance of the place or the amenity of surrounding uses.
- Identify areas to accommodate additional retail floor space in the centre.
- Enhance tourism opportunities within and around the Williamstown Activity Centre.
- Facilitate linkages between the Williamstown Activity Centre and other leisure, entertainment and recreational nodes.
- Protect the viability of the nearby marine activities to the Williamstown Activity Centre.
- Consider innovative solutions to the provision of car parking where the required on-site parking cannot be provided and alternative arrangements provided for in the planning scheme are not reasonable or viable.
- Improve local area traffic and car parking management within and around the Williamstown Activity Centre.

Objective 5

To maintain and enhance the role of the Altona Beach Activity Centre.

Strategies

- Encourage a centre with a positive identity and strong sense of place, defined retail/commercial precincts and a focus for community activity.
- Create strong visual linkages and physical connections to the foreshore, Port Phillip Bay, the regional open space network and Cherry Lake.
- Encourage and facilitate a wide range of activities, facilities and services for the local community in the Altona Beach Activity Centre.
- Encourage a mix of retail uses to reinforce existing retail activity and encourage new and continuing investment.
- Encourage the Altona Beach Activity Centre as a public transport hub and interchange for the local community, commuters and tourists.
- Encourage and facilitate the Altona Beach Activity Centre as a focus for diverse residential development.
- Encourage tourist and visitor facilities in the foreshore precinct (Pier Street, Queen Street to the Esplanade and the Esplanade, Sargood Street to Davies Street).
- Provide safe and easy pedestrian, bicycle and vehicular access throughout the centre, linking the beach and foreshore to Cherry Lake and the recreation facilities through Pier Street.
- Enhance the environmental qualities of the Altona Beach Activity Centre, particularly the foreshore, Cherry Lake and Logan Reserve.
- Enhance and reinforce the visual amenity of the Altona Beach Activity Centre via urban design, landscape and built form.
- Encourage uses that complement the recreational and tourism potential of the area.

Objective 6

To maintain and enhance the role of the existing Newport Activity Centre.

Strategies

- Promote and facilitate the development of the Newport Activity Centre as a cultural/art/ tourism precinct.
- Facilitate residential development in and around the Newport Activity Centre.
- Improve the visual amenity of the Newport Activity Centre through urban design and landscape initiatives to streetscapes and other public spaces.
- Improve the integration of activities in the Newport Activity Centre by facilitating convenient and attractive ways of moving within and around the centre, particularly linkages to shops and services separated by the railway corridor and main road overpass.
- Improve pedestrian amenity in the Newport Activity Centre by enhancing the linkage of the centre separated by the railway corridor and main road and facilitating local pedestrian amenity through signage, safety, accessibility and landscaping.
- Encourage and work with relevant Government departments and agencies to upgrade infrastructure to improve connectivity within the Newport Activity Centre.

Objective 7

To maintain and enhance the role of the existing Central Square Activity Centre.

Strategies

- Encourage the expansion of the Central Square Activity Centre's role to include community and health facilities.
- Ensure that any extension of retailing activities in Central Square Activity Centre is appropriate in scale in relation to existing centres nearby and contains a range of other uses to facilitate its role as a community focus for the local neighbourhood.
- Encourage and facilitate the expansion of retail facilities to meet needs not readily catered for in existing centres.
- Encourage and facilitate opportunities for medium density housing near the centre.

Objective 8

To create a distinctive and appealing identity for the Aviation Road Activity Centre through an improved user amenity and expanded range of shops and services.

Strategies

- Facilitate the development and performance of the Aviation Road Activity Centre.
- Encourage and facilitate the improvement and expansion of the retail business mix in the centre.
- Make the centre more functional in terms of traffic and parking for the local catchment population.

Objective 9

To enhance the economic opportunities and provide planning certainty for activities on Millers Road, Altona between the Westgate Freeway and the railway line to the south.

Strategies

- Ensure that any redevelopment of the Cabots site includes Environmentally Sustainable Design (ESD) principles including Water Sensitive Urban Design (WSUD), energy efficient development and water reuse within the site.
- Require the preparation of an Outline Development Plan or Development Plan Overlay to ensure a comprehensive approach to development of the Cabots land within an industrial zone where necessary.
- Improve transport, pedestrian safety and car parking in the area.

Implementation

These strategies will be implemented by:

Policy Guidance (criteria for the exercise of discretion)

- Use local policy at Clause 22.01 Heritage to ensure that all new commercial development in mostly intact heritage streetscapes relates to the form, scale, massing and street patterning directly adjacent to it, or where the streetscape has been altered over time, the surrounding heritage area.
- Use local policy at Clause 22.05 in the consideration of planning applications to address the shortage of available car parking in Williamstown.

- Use local policy at Clause 22.06 to contribute to the development Altona Beach Activity Centre as a vibrant village with a sustainable future.
- Use local policy at Clause 22.11 in the consideration of signage applications to ensure that the form and amount of outdoor advertising is appropriate to the character of the area, the streetscape and the building on which it is located and adds visual interest.

Application of zones and overlays

- Apply the Commercial Zones to existing retail and commercial activity centres.
- Apply a Heritage Overlay over places and precincts of identified heritage significance located within activity centres.
- Apply the Mixed Use Zone in the Altona Beach Activity Centre to land designated to provide a range of residential, commercial, office and limited industrial and other uses which complement the mixed-use function of the locality.

Further Strategic Work

- Review and prepare new structure plans to guide the planning and future development of Activity Centres including:
 - Williamstown
 - Newport
 - Altona Gate Shopping Centre and Millers Road between the Westgate freeway and the railway line to the south including the former Altona North Technical School
 - Spotswood
 - Woods Street.
- Undertake a landscape and streetscape strategy and guidelines in conjunction with the preparation of a structure plan for the Altona Gate Shopping Centre and Millers Road between the Westgate Freeway and the railway line to the south.
- Review the Activity Centres Strategy for the municipality. The Review should address whether the smaller and/ or marginal activity centres have a retail future and facilitate alternative land use, as appropriate.
- Prepare an Outline Development Plan for Precinct 18 as recommended in the Industrial Land Management Strategy 2008.
- Review the Commercial 2 Zone applying to 511 to 519 Melbourne Road, Newport.

Reference Documents

Hobsons Bay Industrial Land Management Strategy 2008

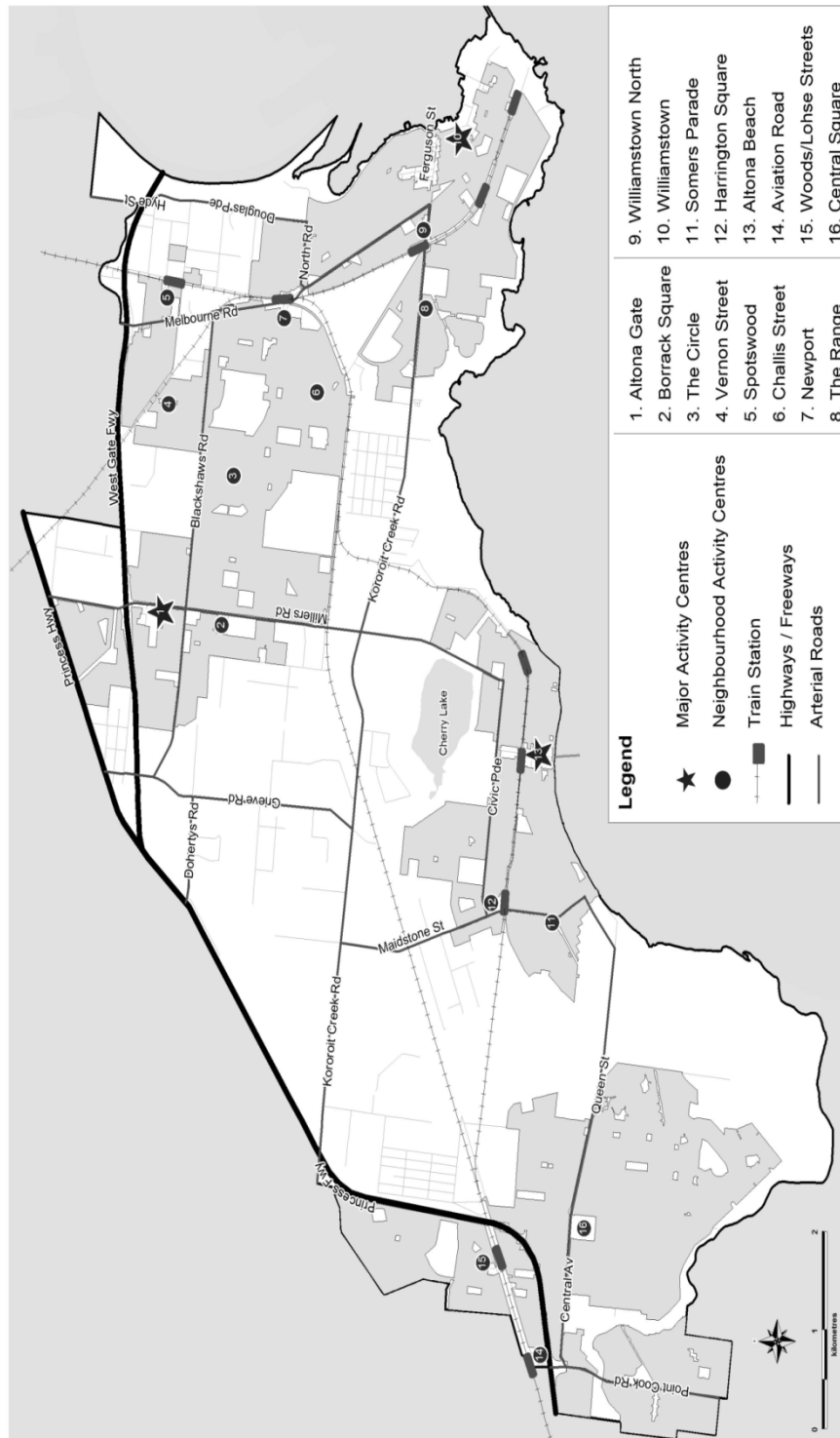
Williamstown Activity Centre Parking Study 2009

Hobsons Bay Advertising Signs Guidelines 1999

Hobsons Bay Landscape Design Guidelines 1999

Williamstown/Altona Coastal Parklands Plan 1997

Map 1 Activity Centres



21.03-2 Strategic Redevelopment Areas21/07/2016
C110**Objective 1**

To successfully manage the transition and strategic redevelopment of redundant industrial areas identified as Strategic Redevelopment Areas through the development of Outline Development Plans (i.e. a master plan) or other appropriate planning controls to achieve net community benefit.

Strategies

- Manage change in Strategic Redevelopment Areas carefully; protect the existing and ongoing viable use of existing industries; retain employment generating uses where possible; and subject to appropriate justification, introduce new land uses.
- Require the following matters be addressed, as appropriate, in consideration of applications for change in Strategic Redevelopment Areas:
 - the extent of contamination
 - range of future uses
 - all infrastructure requirements including community facilities and open space
 - potential off site impacts, and measures to manage them
 - traffic management plans which address connectivity within and between sites
 - staging of development
 - mechanisms/proposals to protect ongoing viable industries from encroaching sensitive uses such as buffer distances and acoustic measures to attenuate noise levels within the new development
 - future character of the area and potential impact on neighbouring residential character
 - measures to protect ongoing viable industry
 - Social Impact Assessment
 - incorporation of Environmentally Sustainable Design principles
 - diversity in housing choice including affordable housing
 - appropriate zoning and planning controls to guide future development and manage the potential impact of interface issues on adjoining land uses.
- Require the preparation of an Outline Development Plan (i.e. a master plan), for Strategic Redevelopment Areas that are no longer suitable for traditional industrial uses and are in multiple ownership in consultation with land owners, adjoining land owners, key government stakeholders and the Council to ensure that the Strategic Redevelopment Area as a whole can integrate with its surrounds and address significant interface issues.
- Support applications for site specific rezoning only if the applicant can demonstrate that the proposal will not prejudice the future development of the remainder of the precinct and that it is consistent with an Outline Development Plan or Master Plan that has been prepared to manage overall change in the precinct.
- Ensure that there is an appropriate interface between conflicting land uses when planning for the redevelopment of redundant industrial sites identified as Strategic Redevelopment Areas.

- Require residential and other new sensitive land uses to include appropriate measures to protect residential amenity including noise attenuation within new buildings and appropriate design and siting of private open space to protect occupants' amenity.
- Ensure that there is an appropriate interface between existing and future land uses within redundant industrial areas identified as Strategic Redevelopment Areas when planning for redevelopment of the precinct.
- Where appropriate, consider the potential for new character in future residential areas of the Strategic Redevelopment Areas.
- Ensure the provision of appropriate community infrastructure or an adequate contribution to support new communities.
- Ensure that the existing road layout and subdivision pattern that defines and characterises the broader neighbourhood is considered and respected by new development.

Implementation

These objectives and strategies will be implemented by:

Policy Guidance (criteria for the exercise of discretion)

- Use the Schedule to Clause 52.01 to specify that a cash contribution of 5% of the site value is required as part of the subdivision of land in the former Port Phillip Woollen Mill site in Williamstown.
- Use local policy at Clause 22.01 to ensure that heritage issues are given appropriate consideration at an early stage when making decisions about the future uses and development of industrial sites.
- Use local policy at Clause 22.02 to ensure the viability of ongoing industries.
- Use local policy at Clause 22.11 to ensure that signs respond to the character and amenity of areas and do not detract from the character of a locality, building or site.

Application of zones and overlays:

- Apply the Development Contributions Plan Overlay to the Former Port Phillip Woollen Mill Site in Williamstown.
- Apply the Design and Development Overlay, or a Development Plan Overlay or other appropriate planning control to implement the Hobsons Bay Industrial Land Management Strategy 2008 to manage the transition of redundant industrial land identified as a Strategic Redevelopment Areas for alternative uses.
- Apply the Development Plan Overlay or Design and Development Overlay to ensure that new, refurbished and converted developments for new residential and other noise sensitive uses constructed in proximity to existing industry include appropriate acoustic measures to attenuate noise levels within the building and private open space areas.
- Apply the Environmental Audit Overlay to contaminated sites.
- Apply the Land Subject to Inundation Overlay and the Special Building Overlay to land identified as being flood prone.
- Apply the Heritage Overlay to conserve characteristics that contribute to the individual identity of heritage places and precincts within Hobsons Bay and ensure that their cultural significance is not diminished by the loss of any fabric which contributes to the significance of the heritage place or precinct and inappropriate new development.

Further Strategic Work

- Prepare Outline Development Plans (i.e. a master plan) for entire precincts identified as Strategic Redevelopment Areas in the Industrial Land Management Strategy 2008 prior to consideration of rezoning applications.
- Manage the transition of the Strategic Redevelopment Areas as outlined in the Hobsons Bay Industrial Land Management Strategy 2008, through the development of Outline Development Plans, Development Plan Overlays, Design and Development Overlays or other planning tools, as appropriate, to ensure an integrated development that, amongst other things, ensures appropriate buffer distances are maintained from nearby industry and the ongoing operations of the Port are protected.
- Review the level of existing facilities and services to meet the needs of new communities.

Reference documents

Hobsons Bay Landscape Design Guidelines 1999

Hobsons Bay Advertising Signs Guidelines 1999

Hobsons Bay Industrial Land Management Strategy 2008

Hobsons Bay Industrial Development Design Guidelines June 2008

Health and Wellbeing Plan. Hobsons Bay Municipal Public Health Plan 2007-2011

Ageing Well Strategy 2007-2017

Disability Action Plan 2008-2012

Port Phillip Woollen Mill Development Contributions Plan 2015-25, April 2016

22.07

03/12/2015
C102 (Part 1)
 Proposed C113

HOBSONS BAY WEST NEIGHBOURHOOD CHARACTER POLICY

This policy applies to development (including subdivision) in the General Residential Zone in the Hobsons Bay West neighbourhood character area, as shown on Map 1 forming part of this Clause.

22.07-1

19/01/2006
 VC37

Policy basis

The Hobsons Bay West neighbourhood character area comprises 10 precincts in the suburbs of Laverton, Altona Meadows and Seabrook. The Laverton precincts vary in character, but are generally comprised of open and spacious streetscapes, with low, horizontal dwellings. The proximity to Laverton Creek and stands of large native trees in some areas results in a distinctive bushland feel, which has the potential to be strengthened. Some precincts in Altona Meadows also display spacious and informal qualities due to wide road reservations, generous setbacks and the curvilinear street pattern. Other streetscapes in Altona Meadows are more uniform and compact due to the smaller lot sizes and formal street pattern. The Seabrook area contains a number of recently developed residential precincts, with gardens and street trees still establishing. Some streets in Seabrook are influenced by their proximity to Skeleton Creek, both in terms of their layout and abundance of native vegetation.

This policy assists in achieving the objectives of the State Planning Policy Framework, particularly in relation to responding to neighbourhood character and urban design principles. The policy implements the objectives and strategies contained in Clause 21.06 by ensuring that new development respects and enhances the preferred neighbourhood character of the residential areas of Hobsons Bay.

The policy implements the findings of the Hobsons Bay Neighbourhood Character Study December 2002 which identifies the key existing characteristics and preferred neighbourhood character of the residential areas of Hobsons Bay West. Development in residential areas should respond to the particular natural and built form elements which contribute to the preferred neighbourhood character of the area in which it is located. These elements include building form, scale, siting, materials, frontage treatment and vegetation density. The Hobsons Bay Neighbourhood Character Study defines character precincts based on the delineation of areas with similar character elements. These character precincts are shown on Map 1 forming part of this Clause.

22.07-2

19/01/2006
 VC37

Objectives

- To ensure that development responds to the preferred neighbourhood character of the precinct in which it is located.
- To retain and enhance the identified elements that contribute to the character of the precincts in Hobsons Bay West.

22.07-3

03/12/2015
 C102(Part 1)

Policy

It is policy that the following Character Descriptions, Statements of Preferred Neighbourhood Character, Objectives and Design Responses are taken into account when considering any application to develop or subdivide land. Proposals that meet the Design Responses are also considered to meet the related Objectives.

Precinct 1, Laverton

Character Description:

This precinct has a distinctive bushland feel due to the stands of large native trees, both in private gardens and the street space and the proximity to Laverton Creek. The informal, bushland qualities of the precinct are strengthened by the generous front and side boundary setbacks and the predominantly low and transparent front fencing. Dwelling materials and heights are consistent, with a low-level horizontality to the built form.

Statement of Preferred Neighbourhood Character:

The sense of spaciousness and informal bushland quality of the precinct should be retained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes native trees and shrubs. Retain large, established trees and provide for the planting of new trees wherever possible. Front setbacks may be angled to the street.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.

Precinct 2, Laverton

Character Description:

The streetscapes in this precinct have an open, spacious feel due to the large and consistent front setbacks, minimal front gardens and low or no front fences. Building stock is quite uniform being low scale, modest dwellings, with tiled roofs. The northern area of this precinct has a bushland quality due to the informal use of natives as street trees and the proximity to Laverton Creek.

Statement of Preferred Neighbourhood Character:

The spaciousness of the streetscapes and garden settings of the dwellings should be maintained and enhanced.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise the number of vehicular crossovers and the dominance of driveways and car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers.
To ensure that buildings and extensions do not dominate the streetscape.	Recess two storey elements from front façade. Use low pitched roof forms.

Precinct 3, Laverton

Character Description:

Building styles and materials are mixed and inconsistent, adding variety and interest to the streetscapes in this precinct. Most dwellings are single storey, and combined with generous front setbacks, which results in a low and horizontal built form. The informality of the street layout is emphasised by the lack of footpaths and front fences and the existence of grassy verges.

Statement of Preferred Neighbourhood Character:

The informal variety of the streetscapes in this precinct, and the low and horizontal built form should be maintained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.
To ensure that buildings and extensions do not dominate the streetscape.	Recess two storey elements from the front façade. Use low pitched roof forms.

Precinct 4, Altona Meadows

Character Description:

Though the road reservations are wide, the streetscapes in this precinct have a compact feel due to the small to medium lot sizes, and small to moderate setbacks of the buildings. Wide grassy nature strips and minimal planting within the front setbacks give the streetscapes a bare, unfinished quality which will soften over time provided appropriate planting is encouraged. The winding road pavement, within the grid street pattern, is a distinctive feature of this precinct.

Statement of Preferred Neighbourhood Character:

The uniformity of the building siting, openness of the streetscapes and the garden settings of dwellings should be maintained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the consistency of front boundary setbacks.	The front setback should be no less than the average setback of the adjoining two dwellings.
To maintain the pattern of spacing between buildings.	Buildings should be set back from at least one side boundary by a minimum of 1 metre.
To minimise the dominance of car parking structures.	Locate car-parking structures behind the line of the dwelling.

Objectives	Design Responses
To maintain the sense of openness in backyards and the tree canopy backdrop to the streetscapes.	If two or more dwellings are proposed, the dwelling(s) at the rear should be a single storey form.

Precinct 5, Altona Meadows

Character Description:

Despite the formal grid layout, the streetscapes in this precinct have an informal and open quality due to the predominantly generous front setbacks and wide, grassy nature strips with no footpaths. Though architectural styles and heights of dwellings vary, materials used are consistently brick and tile. The recently constructed dwellings tend to be larger than the original 1970s and 1980s houses in the precinct, with some introducing hard surface treatments into the front setbacks as opposed to the traditional lawns or low level gardens.

Statement of Preferred Neighbourhood Character:

The informal and open qualities of this precinct should be strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers.

Precinct 6, Altona Meadows

Character Description:

This precinct has openness due to the generous front setbacks of the dwellings and lack of front fencing. Houses are a mixture of single and double storey, with the double storey dwellings taking advantage of views to the Bay or Skeleton Creek. The curvilinear street pattern reflects the 1970s and 1980s era of the subdivision and the majority of the housing stock.

Statement of Preferred Neighbourhood Character:

The openness of the streetscape and the garden settings of the dwellings should be retained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.

Objectives	Design Responses
To provide for the reasonable sharing of views to Skeleton Creek or the coast.	Buildings should be sited to take into account the view corridors to Skeleton Creek or the coast from nearby properties and public spaces.

Precinct 7, Seabrook

Character Description:

This precinct demonstrates a consistency in building styles and materials and contains a number of large, native canopy trees in both private gardens and the street space. The existence of tall trees and the curvilinear street pattern in the northern area of the precinct strengthens the native bushland feel and reflects the presence of the creek nearby. Despite the rectilinear street pattern in the southern part of this precinct, the sense of informality is continued due to the planted, wide nature strips and the existence of footpaths only in collector roads.

Statement of Preferred Neighbourhood Character:

Strengthen the open and informal bushland qualities of the precinct.

Objectives	Design Responses
To maintain and strengthen the native garden settings of the dwellings.	Retain large, established trees and provide for the planting of new native trees and shrubs wherever possible. (Locate footings outside root zone).
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use of permeable driveway materials.
To provide for the reasonable sharing of views to Skeleton Creek.	Buildings should be sited to take into account the view corridors to Skeleton Creek from nearby properties and public spaces.

Precinct 8, Seabrook

Character Description:

The streetscapes in this precinct have a spacious quality due to the generous front setbacks of dwellings and lack of front fences. Wide, grassy nature strips add to this quality. Dwelling styles and materials give the built form a cohesive quality, broken up by large canopy trees both in the public and private domain. The curvilinear street layout is reminiscent of Skeleton Creek, located to the north of the precinct.

Statement of Preferred Neighbourhood Character:

The spacious quality of the streetscapes and the cohesiveness of the built form should be retained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new native trees and shrubs. Retain existing native and indigenous trees and understorey wherever possible. (Locate footings outside root zone).

Objectives	Design Responses
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	<p>Locate garages and carports behind the line of the dwelling.</p> <p>Minimise paving in front garden areas including driveways and crossovers.</p>
To provide for the reasonable sharing of views to Skeleton Creek.	Buildings should be sited to take into account the view corridors to Skeleton Creek from nearby properties and public spaces.

Precinct 9, Seabrook

Character Description:

This precinct is uniform and well maintained with large, decorative dwellings and regular, moderate front setbacks. The streetscapes have an open and manicured appearance due to the lack of front fencing, groomed nature strips and lack of overhead power lines. This formality is reinforced with consistent avenues of native street trees.

Statement of Preferred Neighbourhood Character:

The uniformity and openness of the precinct should be maintained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	<p>Locate garages and carports behind the line of the dwelling.</p> <p>Minimise paving in front garden areas including driveways and crossovers.</p>

Precinct 10, Altona Meadows

Character Description:

This precinct has a cohesive quality due to the consistently generous front setbacks, space between buildings and low scale building form. The siting of the buildings has also allowed for reasonably sized gardens despite the relatively small housing lots. The street space has a sense of being open and well maintained due to the large, groomed nature strips and the predominantly low or non-existent front fencing.

Statement of Preferred Neighbourhood Character:

The cohesive and spacious qualities of this precinct should be retained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Buildings should be sited and designed to incorporate space for the planting of vegetation.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	<p>Locate garages and carports behind the line of the dwelling.</p> <p>Minimise paving in front garden areas including driveways and crossovers.</p>

Objectives	Design Responses
To ensure that buildings and extensions do not dominate the streetscape.	Recess two storey elements from the front façade. Use low pitched roof forms.
To maintain the sense of openness in backyards and the tree canopy backdrop to the streetscapes.	If two or more dwellings are proposed, the dwelling(s) at the rear should be a single storey form.

Policy reference

Hobsons Bay Neighbourhood Character Study December 2002, Hobsons Bay City Council, Planisphere and John Curtis Pty Ltd, December 2002, including Neighbourhood Character Precinct Brochures: Hobsons Bay West Precincts 1 – 10.

[Proposed
C113](#)

Map 1 - The Hobsons Bay West Neighbourhood Character Precincts

[Delete this map](#)



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18/06/2015
C405
Proposed
C113

SCHEDULE 11 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO11**.

PRECINCT 20 - FORMER PORT PHILLIP WOOLLEN MILLS AND SURROUNDS

1.0 Design and Development Plan

18/06/2015
C405
Proposed
C113



Commented [KM1]: MAP TO BE DELETED AND REPLACED WITH MAP ON NEXT PAGE

HOBSONS BAY PLANNING SCHEME

Commented [KM2]: MAP BELOW TO BE INSERTED TO REPLACE OLD MAP



2.0

18/06/2015
C105

Design Objectives

- To encourage comprehensive urban renewal which delivers increased housing diversity, affordability and density within Williamstown.
- To create a residential area which is contemporary in design and provides a transition from surrounding 19th Century residential areas.
- To encourage development which achieves high quality urban design outcomes through provision of buildings of architectural excellence located in pleasant street environments.
- To recognise the historic, environmental, conservation and recreation significance of the area.
- To protect state-significant operations of the Williamstown Shipyard Site, the Gellibrand Tank Farm and the Port of Melbourne.
- To preserve the foreshore reserve and significant public open spaces including the Point Gellibrand Coastal Heritage Park.
- To maintain and enhance key views and vistas.
- To ensure that the height, scale, bulk and setback of new development is respectful of the context of the area.
- To ensure that any buildings that are used for residential and other noise sensitive uses are appropriately designed with noise attenuation measures.
- To encourage adaptive re-use of heritage buildings.
- To discourage development in the WorkSafe Planning Advisory Areas that attract or accommodate significant numbers of people and which cannot respond to an emergency.

3.0

18/06/2015
C105

Buildings and works

A permit is required to construct a building or to construct or carry out works.

Buildings and works must be in accordance with this schedule.

4.0

18/06/2015
C105

Building Height

No permit may be granted to allow a building that exceeds the applicable maximum building height specified in the Table to this schedule.

The height of a building or works is the height measured at its highest point above the permanent footpath at the centre of the site frontage. If there is no footpath, the natural surface level at the centre of the site frontage is the base level.

5.0

01/12/2011
C86

Noise Attenuation

Habitable rooms of new dwellings adjacent to high levels of external noise should be designed to limit internal noise levels to a maximum of 45 dB in accordance with relevant Australian Standards for acoustic control.

6.0

18/06/2015
C105

Notice and review provisions

An application to construct a building or construct or carry out works that is generally in accordance with the provisions of this Schedule is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Before deciding on an application, the Responsible Authority should seek the views of the following:

- the owner and occupier of the Williamstown Shipyard Site;
- the owner and occupier of the Gellibrand Tank Farm;
- the Port of Melbourne Corporation;
- Work Safe Victoria;
- the EPA; and
- owners and occupiers of adjoining/abutting land.

7.0

18/06/2015
C105

Application Requirements

An application must be accompanied by the following (as necessary);

- A detailed Urban Context analysis of the features of the land and its strategic planning context within metropolitan Melbourne and Williamstown.
- A Site Analysis report which demonstrates how the proposed buildings or works achieve each design objective or Built Form outcomes of the Table to this schedule.
- Plan(s) which provide;
 - Details of heights, setbacks, off-sets between buildings, pedestrian entry points and frontages of all buildings;
 - Areas of new public realm and streets;
 - Visual analysis of the proposed development;
 - Shadow diagrams between 9am and 3pm 22 September;
 - Indicative staging plan; and
 - Evidence that parking is provided within the site boundary or adjacent road of each site.
- Specifications for development within the WorkSafe Planning Outer Advisory Area which detail measures to ensure the buildings can withstand overpressures of up to 6kPa.
- A Wind Report detailing potential impacts of the development on the public realm.
- An assessment of the impact of the development on the Cultural Heritage Significance including an archaeology assessment to determine the potential for archaeological significance of the site and surrounds.
- A report identifying the Environmentally Sustainable Design (ESD) features of the development.
- A Landscape Concept Plan showing public and private realm landscaping.
- An Integrated Transport Plan including a Green Travel Plan in accordance with clause 52.36. The Plan must include a traffic impact analysis and a parking supply analysis.
- An Infrastructure Services Report (including utilities, road and community services) identifying the improvements which are required to be made to the site and surrounding area.
- A Construction Management Plan.
- An Acoustic Report.

- An Emergency Evacuation Plan prepared in consultation with Council, Mobil, BAE, the Port of Melbourne Corporation and relevant emergency services agencies.
- A Coastal Hazard Vulnerability Assessment.

8.018/06/2015
C105**Decision guidelines**

Before deciding on an application the responsible authority must consider, as appropriate:

- Whether development is consistent with the design objectives and outcomes for each precinct as identified in the Table to this schedule.
- Whether the development displays excellence in architecture, design and built form.
- Whether the design enhances the public realm, maintains a human scale at the street edge and allows sunlight penetration to public and private spaces.
- Whether car parking areas are screened from view.
- Whether the development addresses the heritage objectives and policies of Clause 22.01.
- Whether the development incorporates appropriate noise attenuation measures.
- Whether the buildings located within the WorkSafe Outer Planning Advisory Area can withstand overpressures of up to 6kPa.
- The views of the parties listed in Clause 6 of this schedule.

Table to Schedule

Map area	Maximum building height	Built form outcomes
A – LOCAL STREETSCAPES (Orange)	10 metres	Development which responds to the predominant streetscape and built form character of Cecil and Ann Streets. A two storey street edge (up to 7 metres) on Cecil Street with recessed upper levels. A three storey street edge (10 metres) on Ann Street. Dwellings to have a frontage to Cecil and Ann Streets. Vehicle access from the rear of the site consistent with the existing dwellings on Cecil and Ann Streets.
B – AITKEN CORRIDOR (Pink)	13 metres	Development which provides an appropriate scale to the street edge along Aitken Street. A three storey street edge (up to 10 metres) with recessed upper levels setback 5 metres from the street. Development which provides an appropriate interface and sufficient setbacks to the existing residential area to the south.
C – URBAN EDGES (Purple)	13 metres	A hard urban edge to Nelson Place and Kanowna Street. A predominant building height of 10 metres up to a maximum of 13 metres to allow for varying façade and roof forms. Appropriate regard to the heritage characteristics of the former hotel on the corner of Kanowna and Aitken Streets. Dwellings which have a direct street address with pedestrian access at street level. Lower density residential development within the Planning Outer Advisory Area.

HOBSONS BAY PLANNING SCHEME

Map area	Maximum building height	Built form outcomes
		Buildings in the WorkSafe Outer Planning Advisory Area that can withstand overpressures of up to 6kPa.
D – NELSON/ANN CORNER (Blue)	19 metres	<p>A prominent building which provides emphasis to the corner of Nelson Place and Ann Street.</p> <p>A building which incorporates innovative façade articulation and limited sheer walls.</p>
E – CENTRAL (Green)	25 metres	<p>Higher development relative to the adjoining properties which does not dominate the scale and setting of the street and foreshore.</p> <p>Development which provides an appropriate scale to the street edge along Aitken Street.</p> <p>Buildings which are located outside the WorkSafe Planning Advisory Areas.</p> <p>Buildings which are oriented to the north to take advantage of the views and vistas of the Port Phillip Bay and City skyline.</p>
STREET SYSTEM	N/A	<p>A new east-west road between Ann and Kanowna Street located approximately 35 metres south of Nelson Place.</p> <p>A new north-south road located approximately 35 metres east of Ann Street.</p> <p>A new north-south road which is an extension to the north of Windsor Terrace up to Nelson Place.</p> <p>Streets and accessways which are landscaped and provide through public access.</p> <p>A landscaped edge along Nelson Place to complement the established boulevard trees on the north side of Nelson Place.</p> <p>Public landscaping along the east side of Ann Street to complement the existing landscaping on the west side of Ann Street.</p> <p>Pedestrian footpaths and street landscaping on both side of Aitken Street.</p> <p>Central vehicle access points with limited individual access points directly from the street.</p>
PEDESTRIAN ACTIVITY/ MEETING POINT	N/A	<p>Formalised pedestrian meeting points through the provision of street furniture, public art, weather protection and public realm improvements.</p> <p>Development which provides active frontage and commercial opportunity to corners.</p>

HOBSONS BAY PLANNING SCHEME

AMENDMENT C113

EXPLANATORY REPORT

Who is the planning authority?

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

The Amendment has been made at the request of the Council.

Land affected by the Amendment

The Amendment applies to various parcels of land throughout the municipality, specifically:

Altona

- 14a Lindwood Avenue, Altona

Altona Meadows

- 2a Hygea Court / 60 Everingham Road (Everingham Road Reserve), Altona Meadows
- 3a Clement Court (JF O'Brien Reserve), Altona Meadows
- 8a Edina Grove (Edina Grove Reserve), Altona Meadows
- 26 Trafalgar Avenue (Woodyard Court Reserve), Altona Meadows
- 28-32 Point Cook Road (Oakdene Grove Reserve), Altona Meadows

Altona North

- 1 Cherry Avenue (Duke Street Reserve), Altona North

Brooklyn

- 7 Rowan Avenue (Rowan Avenue Reserve), Brooklyn

Laverton

- 16 Henderson Street (Henderson Street Reserve), Laverton
- 21 Eaton Parade (Dick Murdoch Reserve), Laverton
- 22 Cropley Crescent (Cropley Crescent Reserve), Laverton
- 22-26 Whittaker Avenue (Beverley Anton Reserve), Laverton
- 39 Whittaker Avenue (Whittaker Avenue Reserve), Laverton
- 26-62 Jennings Street (McCormack Park East), Laverton

Newport

- 15-23 Garnsworthy Place (Williamstown Junction Reserve), Newport
- Part 120 Mason Street, Newport
- 121 Power Street (Western Portion of Jackson Reserve), Newport

- 170-178 John Liston Drive (Aphrasia Lane Reserve), Newport

Seabrook

- 43 St Anthony Court and 96 Shane Avenue (St Anthony Court East), Seabrook
- 46 St Anthony Court (St Anthony Court Reserve West), Seabrook

Seaholme

- 29a Noordene Avenue (Part Norah McIntyre Reserve), Seaholme

South Kingsville

- 48 Vernon Street (Walkers Corner/Vernon Street Reserve), South Kingsville

Spotswood

- 613A Melbourne (E.G Smith Reserve), Spotswood

Williamstown

- 7a Crofton Drive (Kingshott Close Reserve), Williamstown
- 12 Queen Street (Queen Street Reserve), Williamstown
- 14 Caspian Terrace (Caspian Terrace Reserve), Williamstown
- 14 Maguire Crescent (Teal Court Reserve), Williamstown
- 16 Farrell Court, (Farrell Court Reserve) Williamstown
- 17 Sandpiper Place (Sandpiper Place Accessway), Williamstown
- 35 Smith Avenue (Smith Avenue Reserve), Williamstown
- 60a Merrett Drive (Bates Drive Reserve), Williamstown
- 99a Merrett Drive (Proctor Street Reserve), Williamstown
- 110 Crofton Drive (Crofton Drive Accessway), Williamstown
- Tregutha Road Reserve, Williamstown
- 23 Ann Street, Williamstown and 9-13 Aitken Street, Williamstown

A mapping reference table is attached at Attachment 1 to this Explanatory Report.

What the amendment does

Amendment C113 seeks to correct a number of zoning, overlay and text anomalies to ensure the ongoing accuracy of the Hobsons Bay Planning Scheme. These corrections will provide clarity in the administration of the planning scheme by ensuring that the provisions of the scheme are correct and up to date.

The Amendment proposes to make the following changes:

Zoning Maps

Altona

Planning Scheme Map 14 – Rezone part of 14a Lindwood Avenue, Altona from PPRZ to GRZ1.

Altona Meadows

Planning Scheme Map 12 – Rezone 28-32 Point Cook Road (Oakdene Grove Reserve), Altona Meadows from GRZ1 to PPRZ.

Planning Scheme Map 14 – Rezone 2a Hygea Court/60 Everingham Road (Everingham Road Reserve), Altona Meadows from GRZ1 to PPRZ.

Planning Scheme Map 14 – Rezone 8a Edina Grove (Edina Grove Reserve), Altona Meadows from GRZ1 to PPRZ.

Planning Scheme Map 21 – Rezone 3a Clement Court, Altona Meadows (JF O'Brien Reserve), including Council owned between 20 and 22 Batman Street Altona Meadows from GRZ1 to PPRZ.

Planning Scheme Map 13, 21 – Rezone 26 Trafalgar Avenue (Woodyard Court Reserve – containing 34 lots), Altona Meadows from Public Use Zone 6 (PUZ6) to PPRZ.

Altona North

Planning Scheme Map 3 – Rezone 1 Cherry Avenue (Duke Street Reserve), Altona North from GRZ1 to PPRZ.

Brooklyn

Planning Scheme Map 3 – Rezone 7 Rowan Avenue (Rowen Avenue Reserve), Brooklyn from GRZ1 to PPRZ.

Laverton

Planning Scheme Map 6 – Rezone 16 Henderson Street (Henderson Street Reserve), Laverton, including abutting lots west and south west that contain park land, from GRZ1 to PPRZ.

Planning Scheme Map 6 – Rezone 22-26 Whittaker Avenue (Beverley Anton Reserve), Laverton, from GRZ1 to PPRZ.

Planning Scheme Map 6 – Rezone 39 Whittaker Avenue (Whittaker Avenue Reserve), Laverton including abutting lots north and east that contain park land, from GRZ1 to PPRZ.

Planning Scheme Map 13 – Rezone 22-26 Jennings Street (McCormack Park East), Laverton, from GRZ1 to PPRZ.

Planning Scheme Map 6 – Rezone 21 Eaton Parade (Dick Murdoch Reserve), Laverton from GRZ1 to PPRZ.

Planning Scheme Map 6 – Rezone 22 Cropley Crescent (Cropley Crescent Reserve), Laverton, including abutting lots south east and south west that contain park land, from GRZ1 to PPRZ.

Newport

Planning Scheme Map 11 – Rezone 15-23 Garnsworthy Place (Williamstown Junction Reserve), Newport, from GRZ1 to PPRZ.

Planning Scheme Map 11 – Rezone 121 Power Street (Western Portion of Jackson Reserve), Newport, from GRZ1 to PPRZ.

Planning Scheme Map 11 – Rezone 170-178 John Liston Drive (Aphrasia Lane Reserve), Newport, from GRZ1 to PPRZ.

Planning Scheme Map 11 – Rezone Part 120 Mason Street, Newport, from PPRZ to GRZ1.

Seabrook

Planning Scheme Map 20 – Rezone 43 St Anthony Court and 96 Shane Avenue (St Anthony Court East), Seabrook, from GRZ1 to PPRZ.

Planning Scheme Map 20 – Rezone 46 St Anthony Court (St Anthony Court Reserve West), Seabrook, from GRZ1 to PPRZ.

Seaholme

Planning Scheme Map 16 – Rezone 29 Noordene Avenue (Part Norah McIntyre Reserve – alleyway between 40 and 43 Waters Drive, Seaholme), Seaholme, from GRZ1 to PPRZ.

South Kingsville

Planning Scheme Map 4 – Rezone 48 Vernon Street (Walkers Corner/Vernon Street Reserve), South Kingsville, from GRZ1 to PPRZ.

Spotswood

Planning Scheme Map 4 – Rezone 613A Melbourne (E.G Smith Reserve), Spotswood, from GRZ1 to PPRZ.

Williamstown

Planning Scheme Map 11 – Rezone 12 Queen Street (Queen Street Reserve), Williamstown, from GRZ1 to PPRZ.

Planning Scheme Map 10, 17 – 14 Caspian Terrace (Caspian Terrace Reserve), Williamstown, from CDZ1 to PPRZ.

Planning Scheme Map 17 – Rezone 7a Crofton Drive (Kingshott Close Reserve), Williamstown, from GRZ1 to PPRZ.

Planning Scheme Map 17 – Rezone 14 Maguire Crescent (Teal Court Reserve), Williamstown, from GRZ1 to PPRZ.

Planning Scheme Map 17 – Rezone 17 Sandpiper Place (Sandpiper Place Accessway), Williamstown, from GRZ1 to PPRZ.

Planning Scheme Map 17 – Rezone 60a Merrett Drive (Bates Drive Reserve), Williamstown from GRZ1 to PPRZ.

Planning Scheme Map 17 – Rezone 99a Merrett Drive (Proctor Street Reserve), Williamstown, from GRZ1 to PPRZ.

Planning Scheme Map 17 – Rezone 110 Crofton Drive (Crofton Drive Accessway), Williamstown, from GRZ1 to PPRZ.

Planning Scheme Map 18 – Rezone 16 Farrell Court, (Farrell Court Reserve), Williamstown from GRZ1 to PPRZ.

Planning Scheme Map 18 – Rezone 35 Smith Avenue (Smith Avenue Reserve), Williamstown

Planning Scheme Map 18 – Rezone area identified as Tregutha Road Reserve (located on Farrell Lane), Williamstown

Ordinance

- Amends Clause 21.03 – 01; Activity Centre Policy, by correcting formatting errors at bullet points 3 and 4 in “Objective 1”. Bullet points 3 and 4 should be merged to read: “Discourage the conversion of marginal activity centres to industrial uses”.
- Corrects Clause 22.07; Comprehensive Development Zone, Map 1: The Hobsons Bay West Neighbourhood Character Precincts by reducing the West Neighbourhood Character Boundary Area.
- Corrects Section 1 of Schedule 11 to the Design and Development Overlay at Clause 43.02 by including 23 Ann Street, Williamstown and 9-13 Aitken Street, Williamstown in the schedule map as follows:
 - Includes 23 Ann Street, Williamstown in ‘Local Streetscape – 10m Building Height’ in the Design and Development Plan; and
 - Includes 9-13 Aitken Street, Williamstown in the ‘Aitken Corridor – 13m Building Height’ in the Design and Development Plan.

Strategic assessment of the Amendment

Why is the Amendment required?

In administering the planning scheme, Hobsons Bay City Council has identified some zoning and overlay anomalies and text errors that require correction to ensure the accuracy of the planning scheme.

Zoning Maps

Land to be rezoned from GRZ1/GRZ2 to PPRZ

A total of 31 sites throughout the municipality are currently zoned GRZ1 and owned by Council, although, despite their zone, are commonly identified and utilised as areas of public open space. These areas do not currently facilitate residential amenity and are not subject to plans for future development or building works, rather they all contribute varying amounts of public infrastructure.

Council records are unable to provide a true indication of public open space provision why these areas are incorrectly zoned. It is likely that at the time of subdivision all the land was zone for residential and when reserves were created they were not automatically rezoned to open space. This occurrence is quite common however it does misrepresents the use of the land and creates a difficulty in properly administering the Planning Scheme.

Council has undertaken analysis of its open space areas via preparation of the draft Hobsons Bay Open Space Strategy. The document is intended to guide the provision, protection, planning, design and management of open space in Hobsons Bay. A proportion of the open space areas identified by the Strategy, are currently zoned GRZ1 and are therefore do not accurately reflect the underlying use of the land.

In order to formally recognise the correct use of these areas, it is appropriate to rezone areas to PPRZ.

The following list of addresses are to be rezoned from GRZ1 to PPRZ:

- 14a Lindwood Avenue, Altona
- 2a Hygea Court/60 Everingham Road (Everingham Road Reserve), Altona Meadows
- 3a Clement Court, Altona Meadows (JF O'Brien Reserve)
- 8a Edina Grove (Edina Grove Reserve), Altona Meadows
- 28-32 Point Cook Road (Oakdene Grove Reserve), Altona Meadows
- 1 Cherry Avenue (Duke Street Reserve), Altona North
- 7 Rowan Avenue (Rowen Avenue Reserve), Brooklyn
- 16 Henderson Street (Henderson Street Reserve), Laverton
- 21 Eaton Parade (Dick Murdoch Reserve), Laverton
- 22 Cropley Crescent (Cropley Crescent Reserve), Laverton
- 22-26 Whittaker Avenue (Beverley Anton Reserve), Laverton
- 39 Whittaker Avenue (Whittaker Avenue Reserve), Laverton
- 22-26 Jennings Street (McCormack Park), Laverton
- 15-23 Garnsworthy Place (Williamstown Junction Reserve), Newport
- 121 Power Street (Western Portion of Jackson Reserve), Newport
- 170-178 John Liston Drive (Aphrasia Lane Reserve), Newport
- 43 St Anthony Court and 96 Shane Avenue (St Anthony Court East), Seabrook
- 46 St Anthony Court (St Anthony Court Reserve West), Seabrook
- 29a Noordene Avenue (Part Norah McIntyre Reserve), Seaholme (GRZ2 to PPRZ)
- 48 Vernon Street (Walkers Corner/Vernon Street Reserve), South Kingsville
- 613A Melbourne (E.G Smith Reserve), Spotswood
- 7a Crofton Drive, Williamstown (Kingshott Close Reserve)
- 12 Queen Street (Queen Street Reserve), Williamstown

- 14 Maguire Crescent (Teal Court Reserve), Williamstown
- 16 Farrell Court, Williamstown (Farrell Court Reserve)
- 17 Sandpiper Place (Sandpiper Place Accessway), Williamstown
- 35 Smith Avenue (Smith Avenue Reserve), Williamstown
- 60a Merrett Drive (Bates Drive Reserve), Williamstown
- 99a Merrett Drive (Proctor Street Reserve), Williamstown
- 110 Crofton Drive (Crofton Drive Accessway), Williamstown
- Tregutha Road Reserve (located on Farrell Lane, Williamstown), Williamstown

Land to be rezoned from Public Use Zone 6 (PUZ6) to PPRZ

- 26 Trafalgar Avenue (Woodyard Court Reserve), Altona Meadows

During the administration of the Hobsons Bay Planning Scheme (HBPS), the use of the land at 26 Trafalgar Avenue, Altona Meadows as public open space was identified as being inconsistent with the PUZ6 zoning of the land. This effectively misrepresents the use of the land and creates a difficulty in properly administering the Planning Scheme.

Council has undertaken analysis of its open space areas via preparation of the draft Hobsons Bay Open Space Strategy. The document is intended to guide the provision, protection, planning, design and management of open space in Hobsons Bay. Woodyard Court Reserve is identified by the Strategy for its contribution, meaning the current use of the PUZ6 is unaligned with the use of the land.

It is appropriate to rezone the site to PPRZ to reflect the underlying use of the area as public open space.

Land to be rezoned from CDZ1 to PPRZ

- 14 Caspian Terrace (Caspian Terrace Reserve), Williamstown

During administration of the HBPS, zoning provisions have been identified to be incorrectly applied to Caspian Terrace Reserve. The reserve is shown to be located outside the confines of the Comprehensive Development Zone Schedule 1 and the 'Range Estate Stage 7 Concept Plan', HBPS Clause 37.02, Page 18 of 'Schedule 1 to the Comprehensive Development Zone'.

Council records do not provide a true indication of public open space provision as this area is zoned CDZ1. This effect misrepresents the use of the land and creates a difficulty in properly administering the Planning Scheme.

Council has undertaken analysis of its open space areas via preparation of the draft Hobsons Bay Open Space Strategy. The document is intended to guide the provision, protection, planning, design and management of open space in Hobsons Bay. Caspian Terrace Reserve is identified by the Strategy for its contribution, meaning the current use of the CDZ1 is unaligned with the use of the land.

Land to be rezoned from PPRZ to GRZ1

- Part 120 Mason Street, Newport

During the administration of the HBPS, PPRZ affecting the northern portion of 120 Mason Street Newport was identified as not in accordance with private ownership of the property.

Practice Note 2 'Public land Zones' stipulates that public land zones can only be applied to 'public land' which although not defined in the Victorian Planning Provisions (VPP's) or the *Planning and Environment Act 1987* (P&E Act), is commonly accepted to mean Crown land; land vested in or owned by a Minister, government department, public authority or municipal council or land otherwise used for a public purpose. The site does not fall into any of the aforementioned. It is privately owned land and not accessible for a public purpose.

Additionally, the VPP's state that the purpose of PPRZ includes the following:

- To recognise areas for public recreation and open space.
- To protect and conserve areas of significance where appropriate.

It is appropriate to rezone the northern portion of the site to GRZ1 to be consistent with the residential zoning of the remainder of the site and reflect that the land is in private ownership land and is not public land.

Ordinance

The changes are required to the ordinance to correct errors to ensure clarity and accuracy in the administration of the Planning Scheme.

Changes to the ordinance are proposed to be made at:

- Clause 21.03 – 01; Activity Centre Policy.

The formatting error at bullet points 3 and 4 in “Objective 1” which separates a strategy mid –sentence, should be corrected and consolidate the bullet points to effect Scheme orderliness.

- Clause 22.07: Hobsons Bay West Neighbourhood Character Policy, involving:

- The Hobsons Bay West Neighbourhood Character Precincts, Map 1

Sub-Precinct 9 to Map 1 currently involves residential land that is administered by Wyndham City Council and therefore inappropriately contained in the Hobsons Bay Planning Scheme. The West Neighbourhood Character Precinct boundary should be reduced by shifting the boundary to be east of Machair Drive, Seabrook.

- Schedule 11 to Clause 43.02, Design and Development Overlay, involving:

- 23 Ann Street, Williamstown and 9-13 Aitken Street, Williamstown

Amendment C91, implemented recommendations of the Hobsons Bay Industrial Land Management Strategy to land located within Precinct 20 – Former Port Phillip Woollen Mills and surrounds to 23 Ann Street, Williamstown, rezoned various residential land parcels and other industrially zoned land. Whilst correct changes were made to the Planning Scheme Map (19) depicting the Design and Development Overlay, changes to the Design and Development Plan contained in Schedule 11 to Clause 43.02 within the ordinance were inadvertently omitted and exclude land at 23 Ann Street and 9-13 Aitken Street, Williamstown. Consequently, there are inconsistent provisions for sites 23 Ann Street and 9-13 Aitken Street, as the ordinance’s Design and Development Plan does not correlate with the Planning Scheme Map

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

The Amendment implements the objectives of planning in Victoria as outlined in Section 4 of the *Planning and Environment Act 1987* by facilitating development in accordance with objectives set out in paragraphs;

- (a) to provide for the fair, orderly, economic and sustainable use and development;
- (b) to provide for the protection of natural and manmade resources and the maintenance of ecological processes and genetic diversity;
- (c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- (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; and
- (e) To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.

The Amendment implements these objectives by correcting zoning and overlay anomalies and text errors in the HBPS to improve clarity and consistency of the scheme which will in turn provide greater certainty for applicants and the community.

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

The Amendment will have positive environmental effects by correcting the zoning of public land and open space to PPRZ. The Amendment will have positive social effects through the correction of zone and overlay anomalies and ordinance corrections to facilitate clarity in the administration of the HBPS. The Amendment is expected to have positive economic benefits by correcting zoning and overlay anomalies and text errors to ensure clarity in the administration of the HBPS.

The application of the correct planning controls will provide certainty for the community and developers by ensuring appropriate land use development outcomes that are consistent with the objectives of planning in Hobsons Bay and Victoria are achieved

Does the Amendment address relevant bushfire risk?

The Amendment will not increase bushfire risk. The land affected by the Amendment is not subject to Bushfire Management Overlay.

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

The Amendment complies with all Directions applicable to Amendment C113 as outlined below;

- Ministerial Direction Section 7(5): Form and Content of Planning Schemes.
- Ministerial Direction 1: Potentially Contaminated Land.
- Ministerial Direction 9: Metropolitan Strategy
- Ministerial Direction 11: Strategic Assessment of Amendments
- Ministerial Direction 15: The Planning Scheme Amendment Process

Ministerial Direction Section 7(5): Form and Content of Planning Schemes

The Amendment is consistent with the Form and Content of Planning Schemes under section 7(5) of the Act.

Ministerial Direction 1: Potentially Contaminated Land.

Ministerial Direction No.1:Potentially Contaminated requires the Planning Authority to satisfy itself that the environmental conditions of the land are suitable for residential, public open space, agriculture and a child care centre, pre-school or a primary school. None of the sites included in the Amendment are affected by an existing Environmental Audit Overlay (EAO). Additionally, rezoning of industrial land is not proposed.

Ministerial Direction 9: Metropolitan Strategy

The Amendment is essentially administrative to improve the clarity and the administration of the planning scheme. It will not compromise the implementation of the Metropolitan Planning Strategy.

Ministerial Direction 11: Strategic Assessment of Amendments

The Strategic Assessment Guidelines have been considered and met in the preparation of the Amendment.

Ministerial Direction 15: The Planning Scheme Amendment Process

This direction introduced timeframes for completing steps in the Planning Scheme Amendment process. The Amendment will comply with the relevant sections of this Direction.

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

The goal of the State Planning Policy Framework (SPPF) is to ensure that the objectives of planning in Victoria (as set out in Section 4 of the *Planning and Environment Act 1987*) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

The Amendment complies with and implements the SPPF of the HBPS by clarifying the scheme to assist in its administration, with particular notice to:

Clause 10.01, which states:

"the purpose of State policy in planning schemes is to inform planning authorities and responsible authorities of those aspects of State planning policy which they are to take into account and give effect to in planning and administering their respective areas. The State Planning Policy Framework provides a context for spatial planning and decision making by planning and responsible authorities".

As the amendment seeks to recognise Council's contribution to open space by rezoning anomalous land, open space planning objectives within the SPPF are implemented and achieved with regard to:

Clause 11.04-1:

- Objective:
 - *To assist creation of a diverse and integrated network of public open space commensurate with the needs of the community.*
- Strategies:
 - Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities.
 - Ensure land identified as critical to the completion of open space links is transferred for open space purposes.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Amendment is consistent with the strategic directions of the Local Policy Planning Framework (LPPF) particularly in relation to:

Clause 21.04 (Open Space) - By correcting anomalous zoning provisions and in turn recognising Council's contribution to open space, the HBPS will be positioned to provide clear direction with regard to open space objective and strategies, including:

- Objective 1:
 - To provide adequate open space and continue to develop a variety of open spaces to provide for a range of experiences and leisure opportunities that are accessible for all people.
- Strategies:
 - Ensure effective open space assessments are undertaken in the process of changing uses, assessing development and subdivision proposals and the potential rationalisation of open space in the municipality.
 - Provide open space in areas identified as having a deficiency, through shared use of facilities, identifying opportunities for new parks, enlarging existing parks and providing linkages to other open space areas.

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

The Amendment makes proper use of the VPP by making administrative corrections. There is no alternative ways or tools to achieve these changes to the HBPS other than through a formal planning scheme amendment.

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

The views of prescribed Ministers will be sought during exhibition.

Does the Amendment address relevant requirements of the *Transport Integration Act 2010*?

The Amendment is not anticipated to have a significant impact on the transport system as identified in section 3 of the *Integrated Transport Act 2010* as the changes are administrative to improve the efficiency and operation of the planning scheme.

Resource and administrative costs

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

The Amendment is not likely to have any significant impact upon Council resources. It is considered that the Amendment will save resource and administrative costs of the Responsible Authority due to correction and clarity in the administration of the planning scheme.

Where you may inspect this Amendment

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

[Insert Council's details]

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by [insert submissions due date].

A submission must be sent to: [insert Council's address]

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:
- panel hearing:

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Altona	14a Lindwood Avenue, Altona	Hobsons Bay C113 015znMaps14_15 Exhibition

Altona Meadows	2a Hygea Court/60 Everingham Road (Everingham Road Reserve), Altona Meadows	Hobsons Bay C113 014znMap14 Exhibition
Altona Meadows	3a Clement Court (JF O'Brien Reserve), Altona Meadows	Hobsons Bay C113 020znMap21 Exhibition
Altona Meadows	8a Edina Grove (Edina Grove Reserve), Altona Meadows	Hobsons Bay C113 014znMap14 Exhibition
Altona Meadows	26 Trafalgar Avenue (Woodyard Court Reserve), Altona Meadows	Hobsons Bay C113 013znMaps13_21 Exhibition
Altona Meadows	28-32 Point Cook Road (Oakdene Grove Reserve), Altona Meadows	Hobsons Bay C113 012znMaps12_20 Exhibition
Altona North	1 Cherry Avenue (Duke Street Reserve), Altona North	Hobsons Bay C113 002znMap03 Exhibition
Brooklyn	7 Rowan Avenue (Rowan Avenue Reserve), Brooklyn	Hobsons Bay C113 001znMap03 Exhibition
Laverton	16 Henderson Street (Henderson Street Reserve), Laverton	Hobsons Bay C113 005znMaps06_13 Exhibition
Laverton	21 Eaton Parade (Dick Murdoch Reserve), Laverton	Hobsons Bay C113 005znMaps06_13 Exhibition
Laverton	22 Cropley Crescent (Cropley Crescent Reserve), Laverton	Hobsons Bay C113 005znMaps06_13 Exhibition
Laverton	22-26 Whittaker Avenue (Beverley Anton Reserve), Laverton	Hobsons Bay C113 005znMaps06_13 Exhibition
Laverton	39 Whittaker Avenue (Whittaker Avenue Reserve), Laverton	Hobsons Bay C113 005znMaps06_13 Exhibition
Laverton	26-62 Jennings Street (McCormack Park East), Laverton	Hobsons Bay C113 005znMaps06_13 Exhibition
Newport	15-23 Garnsworthy Place (Williamstown Junction Reserve), Newport	Hobsons Bay C113 010znMap11 Exhibition
Newport	Part 120 Mason Street, Newport	Hobsons Bay C113 007znMap10 Exhibition
Newport	121 Power Street (Western Portion of Jackson Reserve), Newport	Hobsons Bay C113 010znMap11 Exhibition
Newport	170-178 John Liston Drive (Aphrasia Lane Reserve), Newport	Hobsons Bay C113 010znMap11 Exhibition
Seabrook	43 St Anthony Court and 96 Shane Avenue (St Anthony Court East), Seabrook	Hobsons Bay C113 019znMap20 Exhibition
Seabrook	46 St Anthony Court (St Anthony Court Reserve West), Seabrook	Hobsons Bay C113 019znMap20 Exhibition
Seaholme	29a Noordene Avenue (Part Norah McIntyre Reserve, Seaholme	Hobsons Bay C113 016znMap16 Exhibition
South Kingsville	48 Vernon Street (Walkers Corner/Vernon Street Reserve), South Kingsville	Hobsons Bay C113 003znMap04 Exhibition
Spotswood	613A Melbourne (E.G Smith Reserve), Spotswood	Hobsons Bay C113 004znMap04 Exhibition
Williamstown	7a Crofton Drive (Kingshott Close Reserve), Williamstown	Hobsons Bay C113 017znMap17 Exhibition
Williamstown	12 Queen Street (Queen Street Reserve), Williamstown	Hobsons Bay C113 011znMap11 Exhibition

Williamstown	14 Caspian Terrace Reserve, Williamstown	Hobsons Bay C113 009znMaps10_17 Exhibition
Williamstown	14 Maguire Crescent (Teal Court Reserve), Williamstown	Hobsons Bay C113 009znMaps10_17 Exhibition
Williamstown	16 Farrell Court, (Farrell Court Reserve) Williamstown	Hobsons Bay C113 018znMap18 Exhibition
Williamstown	17 Sandpiper Place (Sandpiper Place Accessway), Williamstown	Hobsons Bay C113 017znMap17 Exhibition
Williamstown	35 Smith Avenue (Smith Avenue Reserve), Williamstown	Hobsons Bay C113 018znMap18 Exhibition
Williamstown	60a Merrett Drive (Bates Drive Reserve), Williamstown	Hobsons Bay C113 009znMaps10_17 Exhibition
Williamstown	99a Merrett Drive (Proctor Street Reserve), Williamstown	Hobsons Bay C113 009znMaps10_17 Exhibition
Williamstown	110 Crofton Drive (Crofton Drive Accessway), Williamstown	Hobsons Bay C113 017znMap17 Exhibition
Williamstown	Tregutha Road Reserve, Williamstown	Hobsons Bay C113 018znMap18 Exhibition

Planning and Environment Act 1987

HOBSONS BAY PLANNING SCHEME

AMENDMENT C113

INSTRUCTION SHEET

The planning authority for this amendment is the Hobsons Bay City Council.

The Hobsons Bay Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 14 attached map sheets.

Zoning Maps

Amend Planning Scheme Map No 3, 4, 6, 9, 10, 11, 12, 13, 14, 16, 17, 18, 20 and 21 in the manner shown on the 14 attached maps marked "Hobsons Bay Planning Scheme, Amendment C113".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

1. In Local Planning Policy Framework – replace Clause 21.03 with a new Clause 21.03 in the form of the attached document.
2. In Local Planning Policy Framework – replace Clause 22.07 with a new Clause 22.07 in the form of the attached document.
3. In Overlays – Clause 43.02, replace Schedule 11 with a new Schedule 11 in the form of the attached document.

End of document