

## 12 July 2022 Council Meeting Attachments

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Chief Executive Officer

# REPORT ON OPERATIONS

June 2022



**Hobsons  
2.0**

## Issue 62

Published July 2022

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*Presented at the Council Meeting of Council on 12 July 2022*

The CEO Report on Operations is a regular report that is published by the Hobsons Bay City Council.

The purpose of this report is to inform Council and the community of recent issues, initiatives and projects undertaken across Council. The report is provided on a monthly basis.

## CEO update

During June 2022, the Acting Chief Executive Officer and or their delegate participated in a number of external events, meetings and discussions. These included:

- attendance at the LGPro Annual Conference where Hobsons Bay City Council was a finalist in two categories; the Innovative Management Initiative category and Sustainability Initiative category. Hobsons Bay City Council took out the award in the Innovative Management Initiative category for H2.0 Performance – Hobsons Bay Integrated Performance Enabler.



*Above: Matthew Irving, Pene Winslade, David Cyngler, Grant Shuster, Arihant Jain, Andrew McLeod and Sanjay Manivasagasivam*

- attendance at a meeting with the Hon. Melissa Horne MP, Member for Williamstown together with Mayor Cr Peter Hemphill to discuss a range of items relating to the Williamstown electorate;
- attendance at the LeadWest Joint Delegated Committee, where a number of regional items were discussed. (e.g. review of the LeadWest Strategic Plan and a presentation from Western Alliance for Greenhouse Action);
- attendance at the Western Metropolitan Partnership (WMP) meeting. Items discussed were a presentation from Jesuit Social Services on Mobilising Climate Just and Resilient Communities in Melbourne’s West, Victorian Government update which included Federal Government commitments aligned to WMP priorities and Office of Suburban Development update; Tourism roundtables event reflection and the Metropolitan Partnership Development Fund (MPDF) Rounds 4 & 5 update;

- attendance at the MAV State Council meeting;
- attendance at a number of M9 meetings of CEOs and CEOs and Mayors;
- a meeting with West Gate Tunnel Project – Major Transport Infrastructure Authority Acting CEO Peter Lellyett;
- attendance at a site visit to HD Graham Reserve together with the Hon. Lily D’Ambrosio, Minister for Environment and Climate Change, the Hon. Jill Hennessy MP, Member for Altona and the Hon. Melissa Horne MP, Member for Williamstown. They received a briefing on the proposed Hobsons Bay Wetlands Centre from members of the Hobsons Bay Wetlands Centre Inc. and Council representatives;
- attendance at the 2022 National General Assembly together with Cr Jonathon Marsden; and
- attendance at a meeting with the Hon. Tim Watts MP, Member of Gellibrand to discuss advocacy priorities.



**Andrew McLeod**  
Acting Chief Executive Officer



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## Delivering for our community

### Youth services



#### Youth counselling update

Council's generalist youth counselling service delivered 59 face-to-face and online counselling sessions this month to 34 young people. At the end of the month there was no waiting list.

#### Youth Programs and Activities

The Youth Services team ran 12 programs and activities sessions, both face-to-face and online, with 150 contacts with young people. This included the new Youth Ambassadors Group, Altona North (Library) Chillers program and the FReeZA Committee.

#### Youth-focussed Capacity Building Programs

Three sessions were held online for 26 parents and stakeholders to support and empower young people, including the Turning into Teens program.

### Library services



#### Libraries

##### June 2022

Physical loans (books etc.): 26,283

eLibrary loans (eBooks etc.): 8,390

Renewals: 7,844

Total: 42,517

Library visits: 28,844\*

\*Excludes Civic Centre

Loans have increased 8.6% compared to May 2022  
Year to date loans have increased 16% compared to June 2021

eLibrary loans have increased 0.1% compared to May 2022

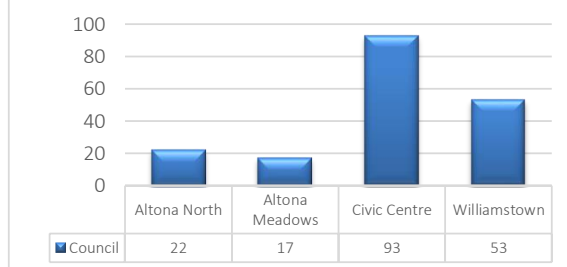
Year to date eLibrary loans have increased 2% compared to June 2021

#### Council+

This is the first month of operation under new Council+ model. We are please with the number of transactions at that have occurred at other Council+ site other than the Civic Centre.

	Council	Library	Total
Altona North	22	354	376
Altona Meadows	17	529	546
Civic Centre	93	4	97
Williamstown	53	392	445
<b>Total</b>	<b>185</b>	<b>1,279</b>	<b>1,464</b>

Council+ recorded transactions- June 2022



#### Big June!

The Libraries Big June lived up to the project brief of being big and occurring in June. The program saw over 20 events run throughout the month of June and delivered at a critical time in the reopening process to encourage our customers to return to our libraries.

Key events included Twisted Science (pictured below), L2R Dance Workshops and The Winter Makers Fair.



#### The Willy Lit Fest

From 17 to 19 June the largest literary festival in Melbourne's West returned, after two years of disruption and cancellations. It was a return to form for the festival with over 40 author talks and panel discussions. Key events included *The Beginner's Guide to Winning the Nobel Prize* by Nobel Prize winner Peter Doherty and *History Lives Here*, with award winning authors Leigh Hobbs, Kerry Fowler, Lucia Nardo and Vicki Milliken as they shared stories living in ever-changing Williamstown.



**World Environment Day**

On Sundy 5 June we opened wide the doors of the Newport Community Hub with a community fun day, celebrating World Environment Day. Hobsons Bay Library and Sustainability team combined to deliver an afternoon of community events and craft activities that only reaffirms our commitment to sustainability and the environment.



**Family Engagement and Learning Team**

It was another great month for the Family Engagement and Learning team who successfully delivered over 68 community events and engaged with 1,133 members of the community. Event highlights included a carers expo at the Creative Technology Hub @ Seaworks and a hip-hop dance performance and workshop with L2R as part of the libraries 'Big June'.



**Refugee Week 2022 - Hameds Persian Kitchen**

This month we celebrated Refugee Week 2022 with Hamed of Hamen's Persian Kitchen in Sunshine. Hamed spoke with passion about his social enterprise that is often the first work experience that refugee, asylum seekers and new arrivals get in Australia and how he helps them navigate workplace rights, resume writing, healthcare system, government forms and much more. The event included representatives from IPC Health and West Welcome Wagon.

Age group	Number of events	Attendance
0 to 4	45	901
5 to 12	21	217
13 o 17	2	15



## Community Hubs and Centres



### Laverton Community Hub

There were 130 weekly active programs in person with 503 attendees at these programs. Laverton Community Hub had 944 visits.

### Newport Community Hub

Newport Community Hub has had 4,291 visits.

### Seabrook Community Centre

Seabrook Community Hub had 407 visits.

## Immunisations



### Immunisations

Council's immunisation team held 10 immunisation sessions and administered 1,325 immunisations to 837 clients. These sessions were at the Williamstown Town Hall and Laverton Community Hub.

## Early years and family services



### Maternal and Child Health (MCH)

There was a total of 77 new infants born to Hobsons Bay families. The highest numbers of infants born were in Newport. The Universal MCH Service completed 1,013 consultations/appointments. The Enhanced MCH Service received six new referrals for vulnerable children and families, and 75 completed consultations/appointments for these families. One family was referred to Community Connector from MCH following on from nine welfare phone calls due to COVID impact/isolation.

### Parenting Programs

The following parenting support programs were delivered. Twenty-Two First Time Parenting Groups, three Sleep Support Sessions, three "Baby Makes Three" sessions, seven Breast feeding support groups and two Circle of Security sessions.

### Parenting and Family Support

One family was referred for family support. Twelve consultations were conducted for ongoing parenting support. Two families received support packages from either St Kilda Mums, the Victorian Government Nursery Equipment Program, Williamstown Hospital Op shop or food vouchers donated to Enhanced Service for vulnerable families. Council's MCH social worker responded to two new Family Violence referrals and conducted six further consults in relation to family violence.

### Preschool Field Officer

The Preschool Field Officer (PSFO) Program supports Kindergarten Educators to develop capacity and skills in delivering inclusive programs to all children and those with additional needs. The PSFO program provided 50 consultations to Educators.

### Kindergarten Participation and Promotion

There were 41 three-year-old and 98 four-year old registrations for kindergarten processed in June.

### Occasional Care

Sixteen children (between 0-5 years) attended Council's Occasional Care program on Thursdays and Fridays totalling 52 sessions.

### Supported Playgroups

Twenty smalltalk groups, six supported playgroup and three one-to-one sessions were provided to vulnerable families.

### Community Playgroup Forum

COVID-19 lockdowns have impacted on the delivery and establishment of community playgroups. To enable a strong re-establishment of playgroups across Hobsons Bay, officers facilitated a Community Playgroup forum for community members interested in establishing new playgroups to support parents and children. This forum, which was held virtually, provided information on venues, resources, COVID-19 safety and tips for facilitating a successful group. A number of participants who attended the forum have expressed interest in starting new groups.



## Parent Forums

On 8 June 2022, 24 families attended the Understanding Behaviour by Asking 'Why' and School Options forum run by Western Autistic School - Laverton. Feedback from the forum was very positive

## Hobsons Bay Community has Heart

From August 2021 to June 2022 Council received funding to deliver support including urgent groceries, medication, baby items and other service support to those in mandatory isolation due to COVID-19. For the month of June, the community connector received 12 referrals for support.

Funding for this program ceased on 30 June 2022. During the funded period this program received 418 referrals for support.

## Services for older residents and residents with disabilities



### Planned Activity Groups (PAG)

Thirty eight Planned Activity Group sessions were provided to 62 clients.

### Community Transport

Seniors transport provided 24 return trips to 24 clients. Three social trips were conducted for client groups.

### Aged Assessment

The Assessment team undertook 75 assessments and 118 support plan reviews for services required by older residents requiring support services.

### Delivered Meals

There were 175 residents who received a meal delivery to their homes. In total 2,318 meals were provided to eligible residents.

### Home Maintenance

Fourteen residents received a service through Council's Home Maintenance program.

## Arts and culture



### Creative Exchange Lab

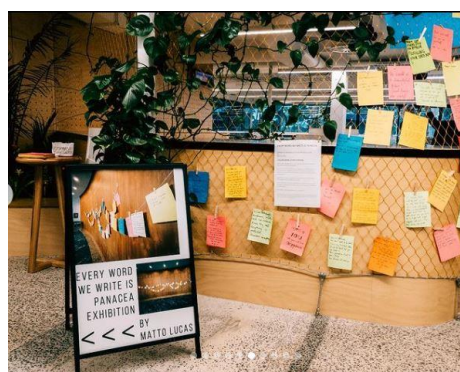
On 5 June the *Building Successful Collaborations* workshop facilitated by Bureau of Works was delivered at Woods Street Arts Space in Laverton as part of the Creative Exchange Lab program. Five participants learnt tips and practical tools to embark on more productive, clear and enjoyable collaborations.



Creative Exchange Lab supports western region artists to develop skills, share ideas and resources, and produce artistic outcomes within Hobsons Bay and beyond. It is an initiative of Council, with components presented in partnership with other western region LGAs and arts organisations. The program's ongoing 'creative exchange', will inspire new programs and partnerships, enhance existing programs, and provide participants with a stronger, more connected, creative community.

### Every Word We Write Is Panacea

After five months and various installation locations, June saw the completion of 'Every Word We Write Is Panacea', the collaborative writing work by artist Matto Lucas. With three interactive sessions, the artwork engaged our diverse community with an estimated 100 new additions to the evolving artwork that celebrated the LGBTQIA+ community, Midsumma and IDAHOBIT.





Above: *Every Word We Write Is Panacea* by Matto Lucas

### Rising Festival – Piano Drowning at Williamstown Botanic Gardens

Titled ‘Piano Drowning’, an art installation at Williamstown Botanic Gardens (WBG) of a partially submerged piano, placed temporarily in the pond. The “piano drop” day was Saturday 11 June. The piano was played for 15 minutes at 1pm, 2pm, 3pm and 4pm. An estimated 350 people attended the event with each show attracting 80-00 audience members.



Above: *Participants at Piano Drowning event*

The art installation is part of a trilogy, with others located at King's Domain and at Birrarung Marr. It is a new iteration of a work by New Zealand composer Annea Lockwood called ‘Piano Transplants’ that was performed in the late 1960s in London. The event was produced by Rising, the City of Melbourne's new contemporary arts festival, presented in partnership with The Substation, with funding from Creative Victoria.

### Airtime

Airtime’s July 2022 – June 2023 exhibition program has been finalised, commencing with ‘Liquescence’ by Jamie Donovan, a series of works that aim to represent the impact climate change is having on native Australian wildlife. ‘Liquescence’ will be on display from July to November 2022.



Above: *‘Liquescence’ by Jamie Donovan – Seven artworks for display on the Airtime flags from July to November 2022*

Future exhibitions that have been selected for the Airtime July 2022 – June 2023 program will align with initiatives such as Midsumma Festival, Cultural Diversity Week, Youth Fest and World Environment Day. Airtime is a temporary public art project that highlights the creative talents of young people aged 12 to 25 years on the Altona Meadows flag poles located at the Altona Meadows Skate Park.

### Cultural heritage

Conservation works at Tide Gauge House on Commonwealth Reserve were conducted throughout June 2022 by Grimwade Conservation Services Melbourne University to address damage to heritage asset roof, crumbling mortar and ingress of rubbish.



Above: *Works at Tide Gauge House*



### Make It Happen & Supported Events

Melbourne Highland Games and Celtic Festival Raja Parba Festival and the Williamstown Literary Festival took place during June. All received funding through Council's Make It Happen Grants.



Above: Raja Parba Festival, Williamstown Town Hall



Above: Williamstown Celtic Festival, Seaworks



Above: Williamstown Literary Festival, Williamstown Town Hall

### Event Applications and Permits

Two permitted events took place during June including Piano Drowning at the Williamstown Botanic Gardens. Four Expressions of Interest were received.

### Filming

Two filming permits and two low impact permissions were issued during June.

### Hobsons Bay Visitor Information Centre

During June, the Centre amended hours of operation were Tuesday, Thursday and Fridays 11am to 3pm and weekends 10am to 4pm. A total of 687 visitors contacts were made, 415 were visiting from Victoria, 143 were locals, 86 from interstate, and 43 were international visitors.

### Williamstown Town Hall

Main activities for the month included:

Love to Dance Studios and Millennium Dance Concepts held their Mid-Year Concerts attended by 300 guests.



Above: Love to Dance Studios concert

The Melbourne Telangana Forum Inc held a Cultural Performance Night attended by 500 guests.



Above: Melbourne Telangana Forum Inc

Williamstown North Primary School presented Aladdin Junior the Musical attended by 1,000 guests.



Above: Williamstown North Primary School, Aladdin

The Telugu Association of Australian Inc held a celebration entitled Janaranjani attended by 800 guests while OrioZ Inc held Raja Parba 2022 a cultural festival for the Odia Community, based in Victoria.

The Williamstown Literary Festival took place across three days attended by 1,500 people.

Council ran four immunisation sessions during June.

The Australian Red Cross Blood Bank Service utilised the venue for 10 days across June.

Representatives from the All Aboard Club, Williamstown Toastmasters and Williamstown Film Society held meetings and a film screening.

### Altona Theatre

West Melbourne Marathi held a concert for Maharashtra Day attended by over 100 guests.

Altona City Theatre Company continued to run rehearsals for their upcoming production of Jersey Boys as well as ACTION Youth Theatre on Saturday mornings during the school term.

### Old Laverton School

The venue hosted Creative Writing classes by the Melbourne Young Writers Studio and Martial Arts classes.

### The Substation

'Nostalgia for a Time That Never Was' was a multi-venue exhibition by visual artist Phuong Ngo. Part of PHOTO 22, an international festival of photography. Ngo's work was featured on the billboards and projection window at Laneway Gallery at Woods Street Arts Space in Laverton and at The Substation in Newport, strengthening the partnership between the two art spaces. Ngo held three mooncake decorating workshops in May at Woods Street Arts Space with approximately 50 local residents participating.



Above: Image credit: Phuong Ngo – 'Nostalgia for a Time That Never Was'

The exhibition launched in April and ran until 27 June 2022.

During June The Substation presented a collaborative performative music event featuring musicians and sound artists, Norman Westberg, Alexandra Spence, Chris Abrahams and Scott Morrison.



DaS #6 was facilitated by The Substation resident artists, Jo Lloyd and Melanie Lane, accompanied by composer, artist and musician Evelyn Morris. Imagined as an experience of 'choreography and sound', *DaS* exists as a form of training for dance artists and musicians to practice live performance at a time where these opportunities are becoming increasingly hard to find.

### Woods Street Arts Space

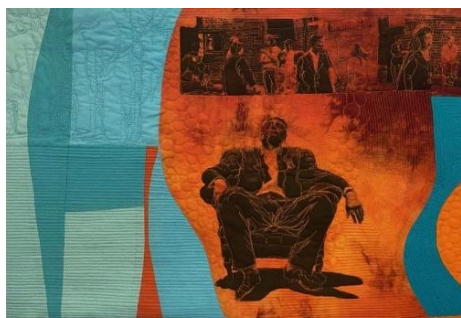


Above: Image of Little Art Big Art creative workshops

Woods Street Arts Space in Laverton continued to provide a space for local creative groups such as Hobsons Bay Arts Society, Siva dance group and Little Art Big Art to facilitate creative workshops. Applications for the August 2022 to February 2023 program will be assessed and announced in July 2022.

### Louis Joel Arts & Community Centre Altona

Currently on display until 7 July at Louis Joel Arts & Community Centre's Joel Gallery is 'Oceania Distance & Diversity', featuring a series of intricate quilts created by members of the Studio Art Quilt Associates.



Above: 'Oceania Distance & Diversity' by Studio Art Quilt Associates

Throughout June, Louis Joel Arts & Community Centre continued to provide a wide range of workshops and programs, including creative workshops and support groups that provide a safe space for a range of community members to connect.

### Laneway Gallery July 2022 to February 2023 program

Woods Street Arts Spaces Laneway Gallery's July 2022 to February 2023 program has been finalised, commencing with 'Mire (particles)' by Rhys Cousins, an exhibition that consists of a series of abstract photographic works of the natural reserves and waterways around the Laverton Creek. The exhibition aims to bring a sensitivity and closeness to the theme of diversity (environment and biodiversity), encouraging viewers to build a more intimate relationship and interpretation of our local landscape and environment.



Above: Excerpt from 'Mire (particles)' exhibition by Rhys Cousins on display at Laneway Gallery in Laverton and the Civic Centre in Altona July to October 2022

'Mire (particles)' will be on display July to October 2022.

Other exhibitions scheduled as part of Laneway Gallery's July 2022 to February 2023 program will be held as part of the Melbourne Fringe and Midsumma Festival's.

Artworks selected for exhibition at Laneway Gallery, will also be exhibited on the five artboards on the corridor spine in the newly established exhibition space at the Civic Centre in Altona.

## Refugee Week

Williamstown Community & Education Centre and Laverton Community Education Centre joined together as part of their multicultural community development program. Coinciding with Refugee Week, an orientation to local government enabled students to reflect on government, services and belonging to the community.



Above: Refugee week attendees in the Council Chamber

## Sons of the West

The Sons of the West graduation on 2 June brought together 80 people from across the Laverton and Newport sites, for a ceremony to symbolise their health journey and personal investment.

Ward	Appln's submitted	Appln's funded	Reqstd Amount	Grant Amount
Cherry Lake	35	27	\$267,929	\$108,549
Multiple	17	10	\$261,874	\$119,136
Strand	56	47	\$460,795	\$250,859
Wetlands	17	17	\$210,565	\$193,456
<b>Total</b>	<b>125</b>	<b>101</b>	<b>\$1,202,163</b>	<b>\$672,000</b>

## Daughters of the West

Daughters of the West is currently open to join their free 10-week program, with availability in Laverton in the afternoon or Newport in the evening. The program commences in July.

## Women's Leadership Program (Cultivate Leadership)

Registration is open for the Multicultural Women's Leadership Program, in partnership with the Multicultural Centre for Women's Health (MCWH) in Hobsons Bay as part of a suite of community training initiatives, to support and boost participation in community and civic life.

Up to twenty-five women living, working or connected to Altona Meadows, Laverton or Seabrook will be able to participate in this 12-week program. The program will commence in July.

## National Reconciliation Week concluded in June

As part of National Reconciliation Week from 27 May to 3 June, Council events including an exhibition of National Reconciliation Week posters at the Civic Centre, displayed until 30 June and a special performance by local musician James Henry on 1 June.



Above: James Henry performing

## Make it Happen Grants

Over four rounds, 125 applications were received, requesting over \$1.2M. Of these, 101 were recommended for a total support of \$0.6M. Round 4 (May) will be announced in the following weeks. Successful applications are listed on Council's website. The combined rounds one to four and outcomes by wards are:

### [Make it Happen - Hobsons Bay Recovery and Reconnection Grants - Hobsons Bay](#)

Some requests for variations and extensions have been received from the community from previous grants programs, as they continue to pivot to respond to their community needs and energy, due to ongoing uncertainty from COVID and changing priorities as the community groups re-emerge.

## Strategy, Economy and Sustainability

### Economic development



#### Hobsons Bay Business has Heart Outdoors

The HBBHH Outdoors program trial was completed on 31 May. Throughout the month of June Council officers continued to engage with traders as we move to the next phase of the ongoing program.

#### DYOB Coffee Connect – networking series

The DYOB Coffee Connect networking morning was held at Kodama Coffee in Williamstown on Wednesday 1 June. Business representatives from across Hobsons Bay attended the morning for the opportunity to promote their business and network with others.

#### HBBhH 2.0 Grants

The second year of HBBH grants program has been a great success with lots of positive feedback from businesses across Hobsons Bay. With two grant streams:

- quick response grants to businesses in the hardest hit sectors
- business precinct grants

More than 80 grants have now been allocated across the streams.

### Environmental Sustainability



#### Paper bags for food waste evaluation surveys

The Paper Bag Trial is continuing to receive registrations from participants across the municipality bringing the total number of participants to 4,342. Participants have now received a three month feedback survey email and have advised that:

- 21% increase in participants' willingness to purchase heavy paper bags after the trial
- 57% of participants will make do with newspaper or paper towels to continue to sort food scraps once the trial ends

#### Free rubbish-bin upsize to revert to a charge

All households with a free upsize rubbish bin were advised the free period for upsized rubbish bins ended 30 June 2022. Over 3,000 households responded to confirm or change their bin size.

### World Environment Day

Council held an event for World Environment Day on 5 June 2022, which was a great success with 80 community participants enjoying speeches and presentations from marine biologist Dr Chris Gillies and local sustainability leaders.

Council also supported a calendar of related events across June including; community tree planting events, repair workshops and art exhibitions.



Above: Dr Chris Gillies presenting at World Environment Day

### My Smart Garden

My Smart Garden ran various events across June. The Designing Your Own Home Orchard event went through design tips to make the most of a small space. Participants learnt how to select fruit trees and varieties plus preparation and early maintenance to give their orchard the best chance of success.

The Pest and Disease Management workshop helped participants use organic methods to deal with garden pests and learn smarter and safer solutions to manage them in the home garden. Other events included the Growing Your Own Herbal Tea workshop and the Urban Greening and Cooling workshop. Evaluation results of the Habitat Gardens in Hobsons Bay program have been received. Highlights include: 70% of participants felt more connected to their local community; 90% felt more connected to their local environment and; 100% would recommend to a friend.

## Strategic Planning



### Spotswood Structure Plan consultation

Public consultation on the draft Spotswood Activity Centre Structure Plan closed on 2 June. This consultation ran for six weeks and included online and face-to-face consultation activities. The feedback obtained during the consultation will be used to inform an update of the draft Structure Plan that will be presented to Council for consideration and adoption along with a Planning Scheme Amendment to implement the Structure Plan recommendations, in particular, to bring in new heritage and built form controls.

### Amendment C114hbay (Precinct 16 West) Adoption

On 31 May 2022 Council resolved to adopt Amendment C114hbay that proposed to rezone industrial land in South Kingsville to allow for residential use. In making its decision to adopt Amendment C114 Council had regard to the recommendations of the Planning and Advisory Committee that supported the amendment. In June the amendment was submitted to the Minister for Planning for approval. The amendment will come into effect when a notice is published in the Victorian Government Gazette.

### Submission to Melbourne Airport Third Runway and 2022 Masterplan Project

Hobsons Bay made a submission to the Melbourne Airport Third Runway Project and their preliminary 2022 Master Plan. The submission outlines that while the impact of the proposed third runway on Hobsons Bay is not considered significant, we support the view of neighbouring Councils that Melbourne Airport needs to do additional work to identify the health impacts associated with the third runway on the community and appropriately respond to these impacts. Melbourne Airport will now review all submissions received and publish a feedback report on their website.

## Emissions reduction



### Large Scale Solar Project

Council has now installed 1,414 kW of rooftop solar panels across the property portfolio.

During June Construction was completed at the Loft Reserve Pavilion. Construction is currently underway at Newport Gardens Early Years Centre, Liston Tennis Courts, Williamstown CYMS Social Room, KC White Reserve Pavilion and Roy Picone Pavilion.

A total of 969 KW is now in operation with the recently completed sites expected to be switched on over the next two weeks.



## Planning, Building and Health Update

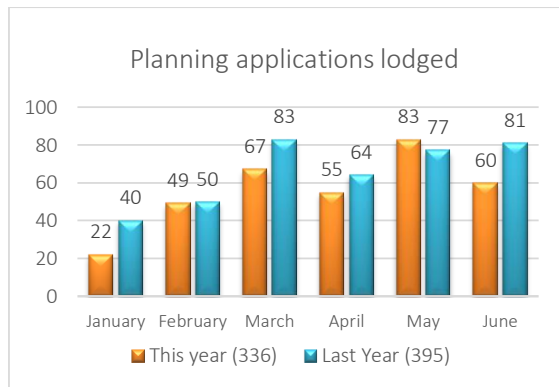
### Planning



#### Planning applications received

Council received 60 planning permit applications for the month of June.

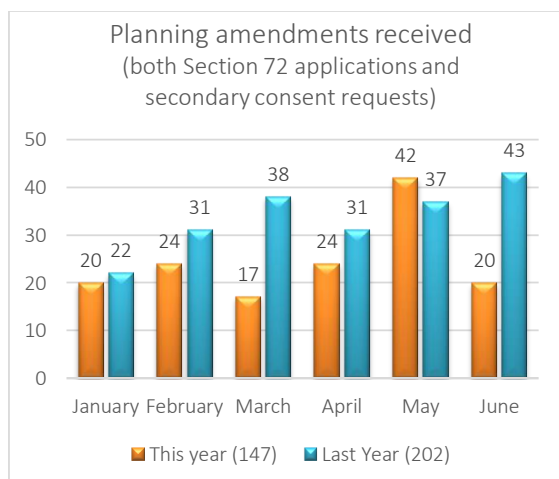
For the six-month period from January to June, 336 planning permit applications were received, a 15 per cent decrease from the same period last year.



#### Amended permit applications lodged

Council received 20 planning permit amendment applications for the month of June.

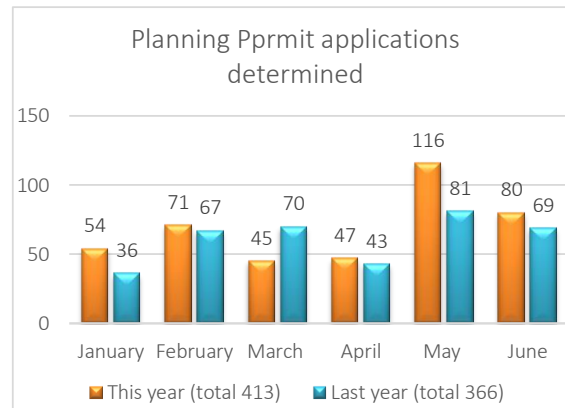
For the six-month period from January to June, 147 planning permit amendment applications were received, a 27 per cent decrease from the same period last year.



#### Planning applications determined

Council completed 80 planning permit applications for the month of June.

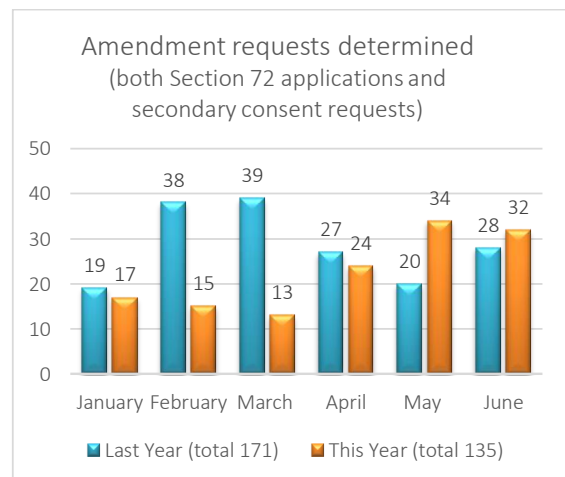
For the six-month period from January to June, 413 planning permit applications were completed, a 13 per cent increase than the same period last year.



#### Planning amendment requests determined

Council completed 32 planning amendment applications for the month of June.

For the six-month period from January to June, 135 planning amendment applications were determined, a 21 per cent decrease from the same period last year.



## **VCAT**

The Town Planning Department received the below decisions for the month of June.

**Application:** PA210099 – 45 Cameron Avenue, Altona Meadows.

**Proposal:** The construction of two or more dwellings on a lot under clause 32.09-6(two dwellings).

**Delegate Decision:** Refusal

**SPC Decision:** NA

**VCAT Decision:** Set Aside

**Made by consent order?** No

**Application:** PA1736448-5 – 10 McRobert St, Newport.

**Proposal:** Amended - Alterations and additions to existing buildings including ancillary demolition, buildings and works for the purpose of a store (self-storage) and a reduction in the statutory car parking requirement in accordance with the endorsed plans

**Delegate Decision:** Refusal

**SPC Decision:** N/A

**VCAT Decision:** Set Aside

**Made by consent order?** No

**Application:** PA1841550 – 37-45 Ajax Rd, Altona.

**Proposal:** Subdivision of the land into two lots, buildings and works associated with stormwater management and site remediation, and removal of native vegetation

**Delegate Decision:** Refusal

**SPC Decision:** Refusal

**VCAT Decision:** Affirmed

**Made by consent order?** No

**Application:** PA1736448-6 – 10 McRobert St, Newport.

**Proposal:** Amended - Alterations and additions to existing buildings including ancillary demolition, buildings and works for the purpose of a store (self-storage) and a reduction in the statutory car parking requirement in accordance with the endorsed plans

**Delegate Decision:** Refusal

**SPC Decision:** NA

**VCAT Decision:** Set Aside

**Made by consent order?** No

**Application:** PA210029 – 30 Curlew Ave, Altona.

**Proposal:** The construction of two or more dwellings on a lot under clause 32.08-6 (two double storey dwellings)

**Delegate Decision:** Refusal

**SPC Decision:** NA

**VCAT Decision:** Affirmed

**Made by consent order?** No

**Application:** PA210013 – 113 Dover Rd, Williamstown.

**Proposal:** The construction of two or more dwellings on a lot (two dwellings) under clause 32.09-6 (Neighbourhood Residential Zone Schedule 4). The demolition of a building and the construction of a building and carrying out of works under clause 43.01-1 (Heritage Overlay). In accordance with the endorsed plans

**Delegate Decision:** Refusal

**SPC Decision:** NA

**VCAT Decision:** Set Aside

**Made by consent order?** No.

**Application:** PA2046496 – 55 Blackshaws Rd, Newport.

**Proposal:** The construction of two or more dwellings (two double storey dwellings) on a lot under clause 32.08-6 (General Residential Zone) in accordance with the endorsed plans

**Delegate Decision:** Approved

**SPC Decision:** NA

**VCAT Decision:** Varied

**Made by consent order?** No.

## **Delegated Planning Committee (DPC)**

The following applications were considered at the June Delegated Planning Committee.

**Application:** PA210113, 9 Fenfield Street, Altona

**Proposal:** Demolition of the existing dwelling and construction of two dwellings

**Delegate Decision:** Refusal

**DPC Decision:** Refusal

## **Planning applications of interest**

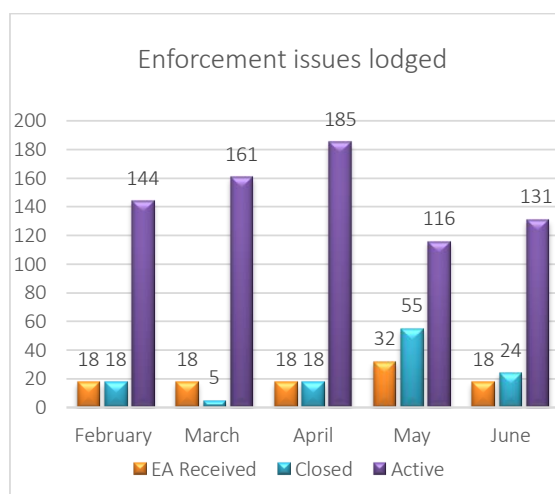
No application of interest to report this month.

## Planning enforcement

Council received 18 planning enforcement issues for the month of June.

For the six-month period from January 2022 to June 2022 120 enforcement issues were lodged, 16 less than the same period last year.

Six planning infringement notices were issued to the owner and builders of industrial construction sites in Altona North and Williamstown North for the offsite discharge of mud onto road ways.



## Building

### Permits and consents

- Council's Municipal Building Surveyor issued 2 building permits
- 121 building permits were issued by private building surveyors
- 28 Report and Consent requests were received
- 24 Report and Consent were completed

### Inspections and enforcement

- 12 Building Notices/Orders issued
- 2 Notices/Orders were resolved/ completed/ cancelled
- 43 inspections occurred during the month

## Building information requests

There were 164 Building information requests processed with 45 general enquiries and copies of plans issued.

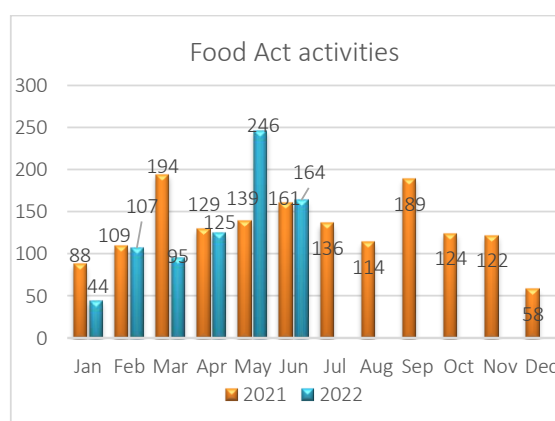


## Health

### Food Act activities

The following activities were recorded in June:

- 77 mandatory food assessments and inspections, Class 1 = 7, Class 2 = 66, Class 3 = 4
- 6 new food premises registration inspections
- 4 plans assessments
- 6 food complaints were reported



### Client managed premises

Council has 26 client managed premises.

### Food sampling

Thirty seven food samples taken from Class 2 premises during June 2022.

### Food recalls

One food recall was received in June 2022, due to undeclared allergen affecting only Aldi stores.

### Streatrader

The following mobile and temporary food activities were recorded in June:

- 2 Streatrader inspections conducted
- 53 statement of trades lodged with Council
- 4 new registrations issued

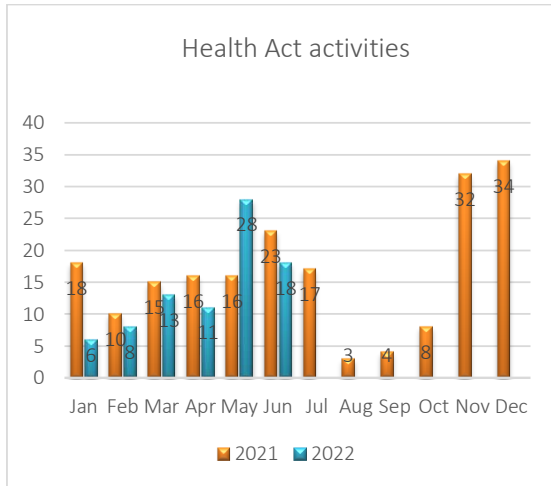
### Public Health and Wellbeing Act activities

The following activities were recorded during June:

- 10 mandatory public health inspection
- 3 new premises registration inspection
- 3 progress inspections
- 2 plans assessments

### Tobacco Act activities

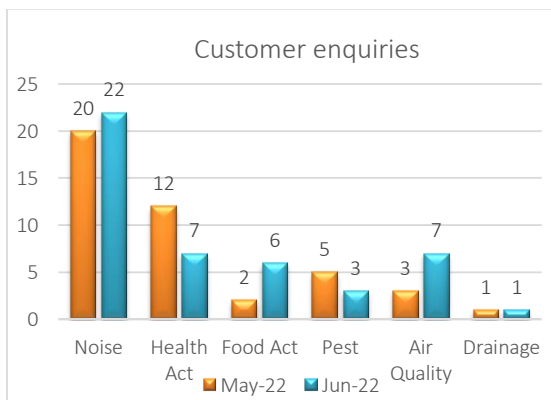
Eight tobacco education visits and 19 Tobacco test purchases were conducted in June.



### Customer enquires

During June, 46 customer requests were received, relating to:

- Noise 22
- Health Act 7
- Food Act 6
- Pest Control 3
- Air Quality 7





## Governance

### Governance



#### Councillor Delegates to Council and Community Committees

Councillors attended the following meetings of Council and Community Committees held between 1 June 2022 and 30 June 2022:

- Cr Jonathon Marsden attended the meeting of the Metropolitan Transport Forum held on 1 June 2022
- Cr Pamela Sutton-Legaud attended the meeting of the Hobsons Bay Community Fund held on 8 June 2022
- Cr Pamela Sutton-Legaud attended the meeting of the Truganina Explosives Reserve Advisory Committee held on 14 June 2022
- Cr Peter Hemphill attended the meeting of the M9 held on 17 June 2022
- Cr Peter Hemphill attended the Municipal Association of Victoria State Council Meeting held on 24 June 2022

#### Record of Meetings attended by Councillors

Councillors attended the following meetings held between 1 June 2022 and 30 June 2022:

- 7 June 2022 Councillor Briefing session attended by Cr Peter Hemphill, Cr Diana Grima, Cr Tony Briffa, Cr Daria Kellander, Cr Jonathon Marsden, Cr Pamela Sutton-Legaud and Cr Matt Tyler. No conflicts of interest were disclosed.
- 14 June 2022 Councillor Briefing session attended by Cr Peter Hemphill, Cr Diana Grima, Cr Daria Kellander and Cr Jonathon Marsden. No conflicts of interest were disclosed.
- 28 June 2022 Councillor Briefing session attended by Cr Peter Hemphill, Cr Diana Grima, Cr Tony Briffa, Cr Daria Kellander, Cr Jonathon Marsden, Cr Pamela Sutton-Legaud and Cr Matt Tyler. No conflicts of interest were disclosed.

## Documents for Sealing

There were no documents that required sealing during the period.

### Local Laws

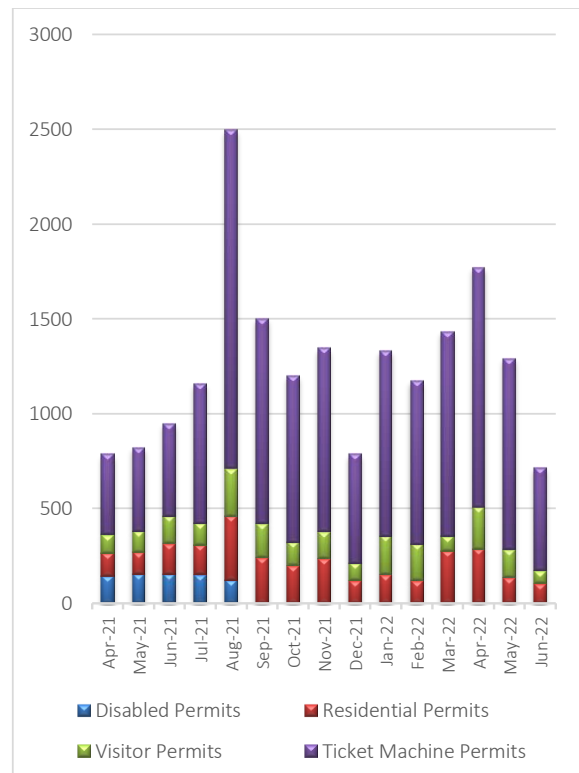


#### Permits

- issued 0 disabled parking permits
- issued 106 residential permits
- issued 66 visitor permits
- issued 543 ticket machine permits
- logged 160 CHARM assignments
- impounded 3 derelict/abandoned vehicles
- issued 13 local law infringement

#### Parking

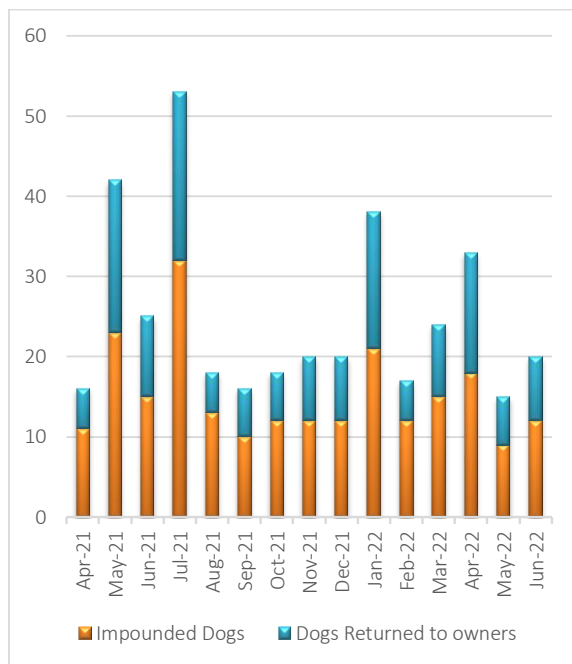
- 168 logged CHARM assignments
- issued 1,132 parking infringements
- issued 66 warnings
- percentage of warnings issued were 5.4 per cent



Above: The graph above illustrates the number of permits issued for June 2022

### Animal management

- logged 208 CHARM assignments
- 15,301 animals registered
- impounded animals at Lost Dogs Home for (as at 31 May 2022)
  - dogs – 7 dogs impounded, 6 released
  - cats – 27 impounded, 1 released
- 8 animals returned to their owners by Council officers
- issued 26 animal infringement notices



The graph above reflects the number of dogs impounded and the number of dogs returned home by Council Rangers

## Communications and Engagement

### Communications



#### Social media

Activity across all Council social media accounts includes:

- Council Facebook
- Council Twitter
- Council LinkedIn
- Hobsons Bay Instagram
- Creative City Hobsons Bay Facebook
- GOWEST Facebook
- Hobsons Bay Libraries Facebook
- Hobsons Bay Lost Pets
- Hobsons Bay Youth Services Facebook
- Mesh Mash Facebook
- Woods Street Arts Space Facebook
- Hobsons Bay Libraries Instagram
- Hobsons Bay Youth Services Instagram
- Mesh Mash Program Instagram

#### Definitions

- reactions – like, love, angry, haha, wow, sad  

- impressions – number of times our content is displayed in someone’s newsfeed
- reach – total number of people who saw that content
- engagement – number of times someone engaged with our content whether through reactions, shares comments, etc.

### June 2022

#### Statistics for all Council’s social media sites

##### Performance Summary

View your key profile performance metrics from the reporting period.

Impressions **1,333,568** ↑ 60.9%

Engagements **69,734** ↑ 98.6%

Post Link Clicks **6,656** ↑ 49.9%

#### Fan/follower growth across all Council social media accounts

Audience Metrics	Totals	% Change
<b>Total Audience</b>	53,782	↑ 1.1%
<b>Total Net Audience Growth</b>	464	↑ 24.4%
Twitter Net Follower Growth	7	↑ 333.3%
Facebook Net Page Likes	225	↑ 5.1%
Instagram Net Follower Growth	127	↑ 54.9%
LinkedIn Net Follower Growth	105	↑ 31.3%

## Reach across all Facebook accounts

### Performance Summary

View your key profile performance metrics from the reporting period.

Impressions

1,085,710 ↗74.8%

Engagements

64,336 ↗112.5%

Post Link Clicks

5,402 ↗61.5%

## Facebook post with the greatest engagement

**Hobsons Bay City Cou...**  
Sun 5/22/2022 11:27 pm PDT

Whilst we love our big, old trees 🌳 public safety must come first 😞 Following a risk assessment by an...

Total Engagements	3,159
Reactions	142
Comments	88
Shares	6
Post Link Clicks	—
Other Post Clicks	2,923

## Instagram post with the greatest engagement

**hobsonsbaycc**  
Tue 5/17/2022 9:15 pm PDT

Yesterday Council celebrated IDAHOBIT, the International Day Against Homophobia, Biphobia and...

Total Engagements	166
Likes	154
Comments	7
Saves	5

## Facebook Stories

Insights > Stories > Performance

2.3K

Unique opens

▼ 5.08% from previous 28 days

37

Engagements

▲ 76.2% from previous 28 days

49

Stories published

▲ 36.1% from previous 28 days











## Tweet with the greatest engagement

**@HobsonsBayCC**  
Fri 5/6/2022 6:44 am UTC

🌳 Friends of Newport Lakes will hold their first planting event of the season this Sunday 8 May. Our Conservation Rangers will be helping on the day! Might be a lovely thing to do with mum on...

Total Engagements	27
Likes	2
Comments	2
Shares	3
Post Link Clicks	4
Other Post Clicks	16
Other Engagements	0

## Website top pages viewed

Page ?	Page Views ? ↓	Unique Page Views ?	Avg. Time on Page ?
	<b>135,148</b> % of Total: 100.00% (135,148)	<b>114,750</b> % of Total: 100.00% (114,750)	<b>00:01:27</b> Avg for View: 00:01:27 (0.00%)
1. /Home 	<b>21,927</b> (16.22%)	<b>18,103</b> (15.78%)	00:00:58
2. /Services/Planning-Building/Find-a-planning-application-in-Greenlight 	<b>3,717</b> (2.75%)	<b>2,930</b> (2.55%)	00:03:44
3. /Services/Waste-Recycling/Hard-waste 	<b>3,002</b> (2.22%)	<b>2,602</b> (2.27%)	00:04:21
4. /Council/Work-Opportunities 	<b>2,892</b> (2.14%)	<b>2,701</b> (2.35%)	00:03:09
5. /Services/Waste-Recycling 	<b>2,829</b> (2.09%)	<b>2,371</b> (2.07%)	00:01:21
6. /Services/Payments-Permits/Parking-permits 	<b>2,530</b> (1.87%)	<b>2,088</b> (1.82%)	00:03:59
7. /Community/Community-services/Families-Children/Imm unisation 	<b>2,400</b> (1.78%)	<b>1,925</b> (1.68%)	00:04:33
8. /Council/Contact-us 	<b>2,313</b> (1.71%)	<b>2,046</b> (1.78%)	00:02:58
9. /Council/About-Council/Council-elections-voting 	<b>2,285</b> (1.69%)	<b>2,032</b> (1.77%)	00:01:10
10. /Services/Waste-Recycling/When-will-my-bins-be-collecte d 	<b>2,253</b> (1.67%)	<b>1,993</b> (1.74%)	00:02:46



## Engagement

### Overall Participate Hobsons Bay statistics

Participate Hobsons Bay, the online community engagement site for Council [participate.hobsonsbay.vic.gov.au](https://participate.hobsonsbay.vic.gov.au) had the following highlights for June 2022.

8,351	4,692	3,089	260	188	41
Views	Visits	Visitors	Contributions	Contributors	Followers

Between 1 June 2022 and 30 June 2022 there were 8,351 views to the Participate site. There were 12 active projects open for consultation with 260 contributions (or submissions) received. 41 people requested to 'follow' various project communications.

Breakdown of the participation rates for each of the current projects out for consultation up to 30 June 2022. Please note this will not reflect the final consultation figures for each project as consultation for some of these projects started in October 2021 and others will run through into July 2022.

Project	Views	Contributions
Recycling bins in public spaces	8	0
Amendment C133 Newport Structure Plan	705	0
Better Places Seabrook and Altona Meadows	399	83
Better Places Brooklyn & Altona North	265	9
Better Places Spotswood South Kingsville <ul style="list-style-type: none"> <li>• Greenline</li> <li>• Streets for people</li> <li>• Mary Street Reserve</li> </ul>	382	3
Spotswood Activity Centre Structure Plan		
Bruce Comben Reserve Master Plan Implementation Show your support (Advocacy/show your support)	536	39 (southern space) 18 (show your support/advocacy)
Woods and Lohse Street – Public Realm Revitalisation	62	7
Aviation Road Master Plan	332	10
Centres of Excellence	339	22
Connecting Laverton – Railway Avenue	19	0
Parking Management Strategy	934	77

### Recycling bins in public spaces

Council is installing a new three-bin system into our most popular parks, reserves and beaches.

A total of 200 bins are being installed across 13 locations with general rubbish, mixed recycling and glass recycling bins at each location. An initiative from the Council's Waste and Litter Management Strategy 2025, the rollout of the three-bins system seeks to reduce the amount of waste going to landfill.

During the next stage Council will be seeking community input into developing principles for the location of these bins in our activity and retail centres.

### Amendment C133 – Newport Structure Plan and Heritage Gap Study

Amendment C133 is proposed to make changes to local policy, zones, and overlays within the Hobsons Bay Planning Scheme to implement the recommendations of the Newport Structure Plan and Inner Newport Heritage Gap Study. Community members are invited to view the amendment documents before making a submission in writing. Submissions are open until 12 August 2022.

### Better Places Seabrook and Altona Meadows

The community were asked to have their say on what they Love, what they would like to change and what their bid idea is for Seabrook and Altona Meadows in the first stage of consultation to develop the Better Places Seabrook Altona Meadows Place Guide. Consultation closed Sunday 18 June 2022.

### Better Places Spotswood + South Kingsville

The first round of projects rolled out in association with the Better Places Spotswood + South Kingsville. These projects included consultation for the three Greenline projects (Birmingham & McLister Streets, Hall Street South and Hall Street North/Stony Creek Trail) and initial issues and opportunities consultation on the Mary Street Reserve. Consultation on these projects closed on Thursday 2 June 2022.

### **Spotswood Activity Centre Structure Plan**

The Spotswood Activity Centre Structure Plan is a long-term plan to guide land use, built form, public space and infrastructure. This document will guide the development of Spotswood over the next 15-20 years. Consultation on the Spotswood Activity structure plan closed on 2 June 2022.

### **Bruce Comben Reserve Master Plan Implementation – Southern Open Space**

Consultation for the southern open space section at Bruce Comben Reserve kicked off in May 2022. Community members were asked to provide feedback on the playground and picnic area development and the pathways and landscaping in the southern section of the reserve. The engagement team, along with project managers conducted a drop-in session on site during the consultation period. Consultation closed on Sunday 19 June 2022.

Running concurrently within this page is an opportunity for community members to show their support for Council's advocacy to secure a three-way partnership with state and federal government to deliver a new state-of-the-art Aquatic Centre at Bruce Comben Reserve.

### **Woods and Lohse Street – Public Realm Revitalisation**

As part of the Better Places Laverton project, we are looking to revitalise the public realm in the Woods and Lohse Streets precinct. Community engagement seeking information on what people love and what they would like to change in the precinct occurred prior to developing a community led concept plan. Initial consultation closed on Sunday 5 June 2022.

### **Aviation Road Master Plan**

As part of Better Places Laverton, Council is developing a master plan for Aviation Road to enhance the streetscape, road safety and enhancing pedestrian and cycling connectivity throughout the precinct. The local community were asked to provide information on issues and opportunities to inform the development of the master plan. Initial consultation closed Sunday 5 June 2022.

### **Centres of Excellence**

Council is developing a strategy to enhance Council managed spaces and places by increasing learning opportunities in centres that the community can enjoy. The local community are being asked about what kind of programs, collections, and experiences they would like to see in these spaces. Consultation on the draft strategy has been extended and will now close on 29 July 2022.

### **Connecting Laverton – Railway Avenue**

As part of Better Places Laverton, Council is continuing the conversation with the community to address ongoing safety concerns in Railway Avenue, Laverton. Taking onboard the feedback received during consultation in 2021, a refined concept plan has been developed using landscaping to improve streetscape amenity and improving pedestrian and cycling connectivity within the street. Consultation on Railway Avenue Streetscape Improvements closed on Monday 13 June 2022.

### **Parking Management Strategy**

Council has developed a parking management strategy which involved the introduction of paid parking along the Altona Foreshore and parking controls in the surrounding residential streets to manage the impact of increased vehicles within the precinct during the summer months. Feedback was sought from the community on both the installation of paid parking meters along the foreshore, and the proposed parking controls in the surrounding residential streets. Consultation closed Tuesday 14 June 2022.

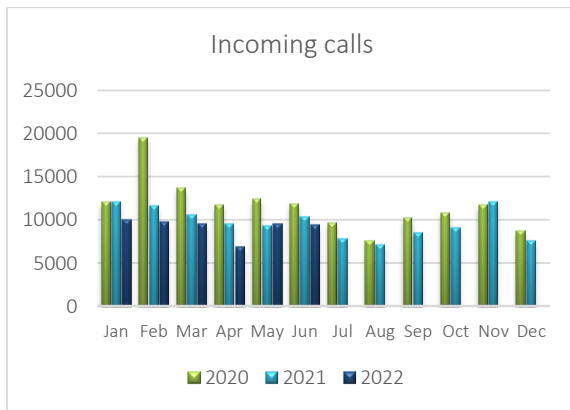
## Our Performance

### Customer Service



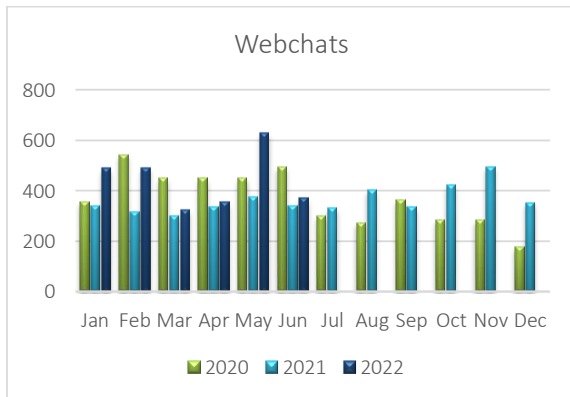
Hobsons Bay City Council is committed to improving our performance and better responding to our community needs.

One way in which we do this is to capture how our community approaches us to ensure we can make that process the best it can be to assist our customers with access to information needed.



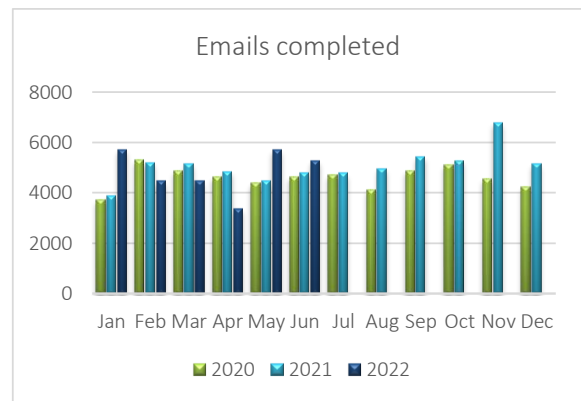
Top enquiries coming from incoming calls are for the following service areas:

- Waste (808)
- Rates (730)
- Local Laws (610)
- Animals (439)
- Town Planning (433)
- City Services (380)
- Assets (253)
- Community care (190)



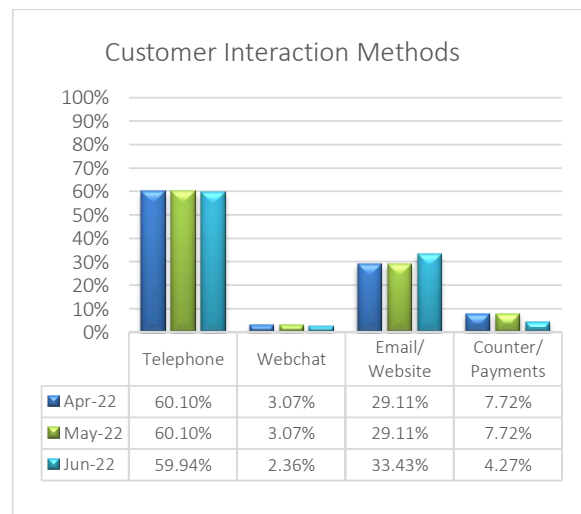
Top reasons our customers contacted Council via Web Chat related to the following service areas:

- City Services (75)
- Waste (62)
- Animals (36)
- Rates (33)
- Local Laws (22)
- Building (15)
- Town Planning (15)

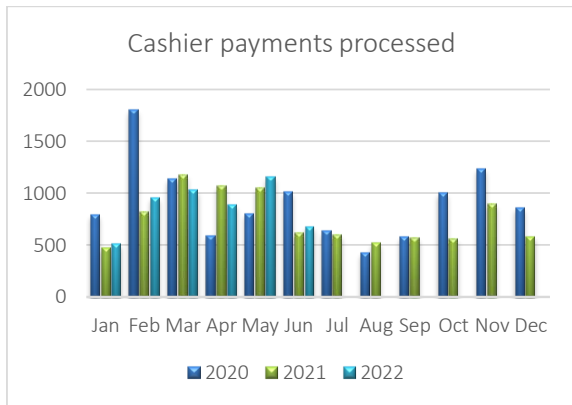


Top enquiries coming from emails are for the following service areas:

- City Services (759)
- Waste (489)
- Cashier inbox (413)
- Rates (357)
- Local Laws (345)
- Animals (234)
- Town Planning (124)
- Council Building Maintenance (95)

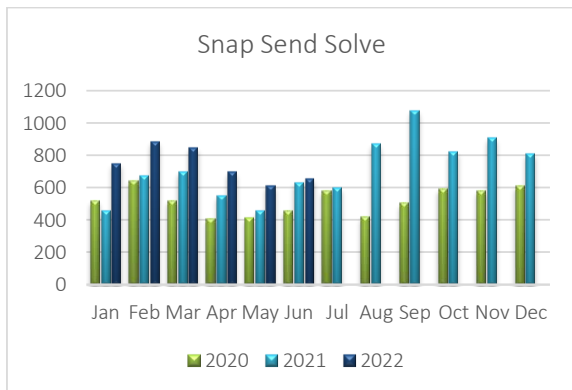




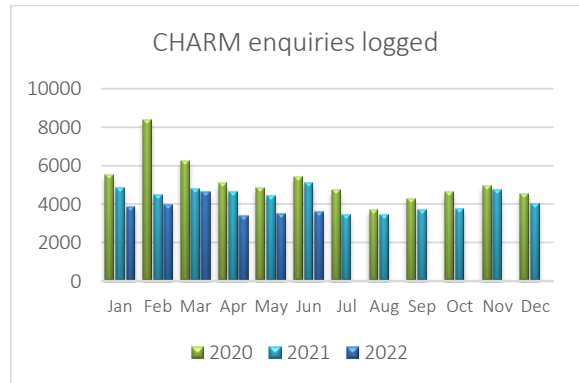


\*A recent system change has resulted in a different form of counter statistics. Data has been slightly amended from total counter visits to payment interactions We are working with Digital Services for an alternative solution.

**Snap Send Solve** is a free app for iPhone or Android devices that allows visitors and residents of Hobsons Bay to easily report issues to Council by capturing a photo of an issue and having this information sent directly to Council for review.

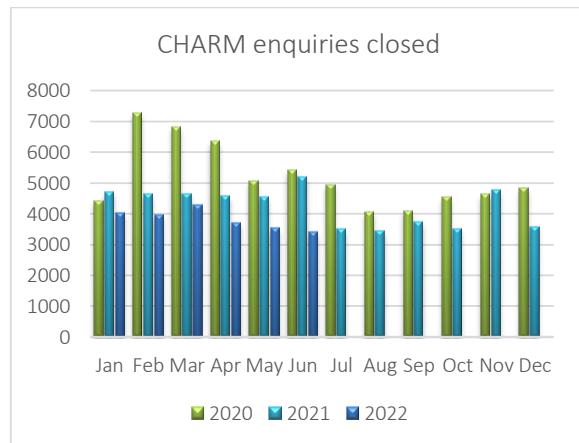


Council's Customer Help and Resolution Management (CHARM) system is used to record customer requests, which are primarily received via phone, Snap Send Solve and email.



Top CHARM requests logged related to the following service areas:

- Garbage (794)
- Council Building Maintenance (291)
- Green waste (246)
- Dumped rubbish (244)
- Animals (207)
- Parking (178)



Top CHARM requests closed related to the following service areas:

- Garbage (639)
- Council building maintenance (344)
- Green waste (241)
- Street trees (210)
- Dumped rubbish (193)
- Animals (190)

## Financial Management

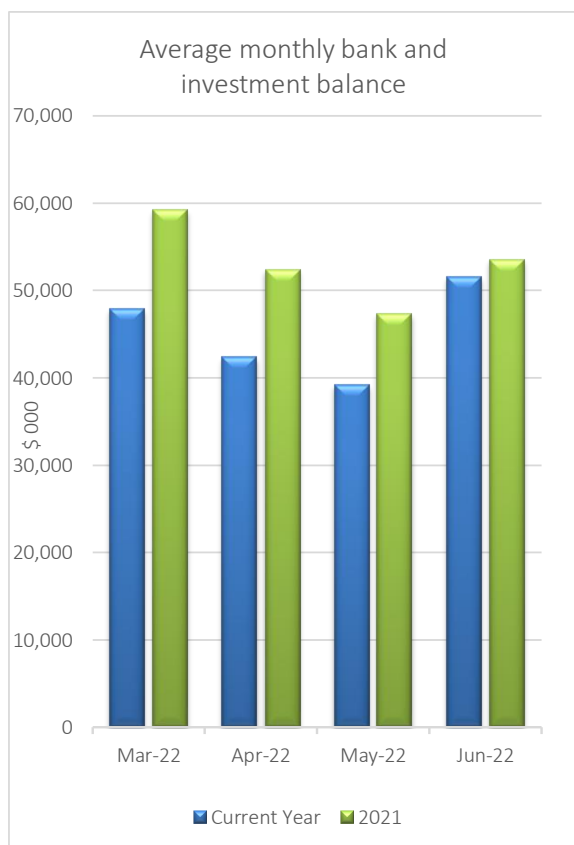


### Financial statistics

The average balance of cash and investments during June 2022 was \$51.209 million. This compares to the average balance of \$39.216 million in May 2022 and an average balance of \$42.371 million in April 2022.

The closing balance of cash and investments at the end of June 2022 was \$46.094 million. Compared to \$44.799 million at the end of May 2022 and \$38.16 million at the end of April 2022.

Council investments at the end of June 2022 included cash and at call investments of \$5.094 million and term deposits of \$41.000 million, with an average date to maturity of 140 days and an average interest rate of 1.44 per cent.



The balance of outstanding debtors for June 2022 was \$2.34 million compared to an average balance of \$2.912 million over the last twelve months.

The value of receivables invoices issued in June 2022 was \$3.137 million compared to \$1,743 million in May 2022.

Amounts outstanding over 90 days at the end of June 2022 total \$540,000 representing 23.1 per cent of total debts.

The most significant debtor groups over 90 days include Property and City Maintenance.

The provision for doubtful debts at the end of June 2022 is \$560,000 or 23.8 per cent of total debts.



### Hardship Policy

Any person who currently requires financial assistance will be invited to enter into a payment arrangement or assessed for inclusion into the Council's long-term hardship group. Since the start of the financial year there has been no new application approved and 10 accounts have been paid in full.

As at 30 June 2022 there were a total of 35 ratepayers, including 18 pensioners, listed on the Council's hardship register. Council has waived \$24,212 in interest charges since the start of the 2021-22 financial year.

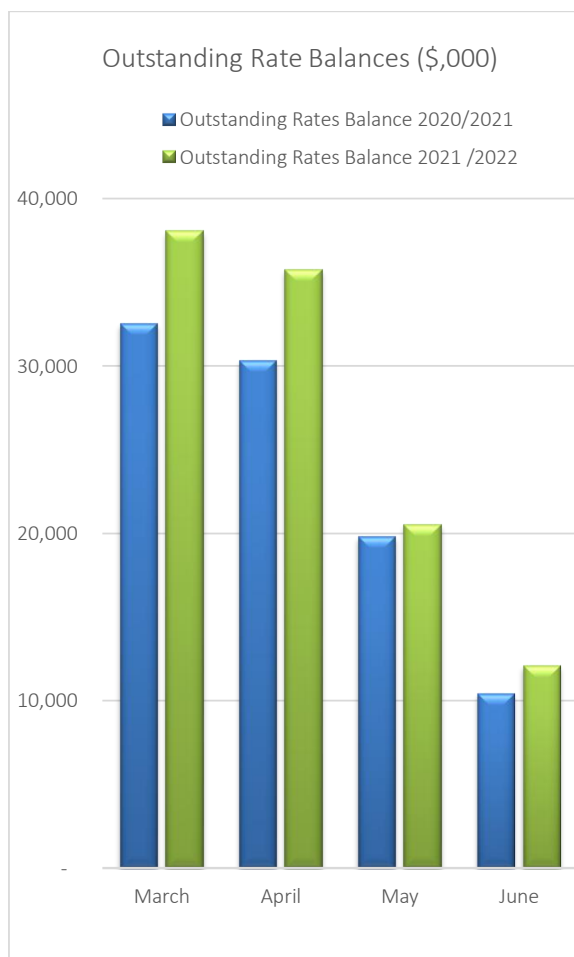
Council continued to receive regular payments in the month of May and the total amount outstanding as at 30 June 2022 is \$347K. In addition, the COVID-19 pandemic has seen a further 1,387 ratepayers provided with an interest free payment deferral after applying for assistance under Council's Community Support Packages. This equates to outstanding rates being deferred of approximately \$2.660 million.

## Revenue statistics



Rates income as at 30 June 2022 was \$119.661 million compared to the year to date budget of \$119.165 million. This is made up of general rates (\$108.479 million), waste collection charges (\$10.740 million), supplementary income (\$457,000), including objections, payments in lieu of rates (\$354,000) and interest on rates (\$701,000). These are offset against the Covid 19 rate adjustment and rate waivers (-\$602,000) and Council rebates (-\$468,000).

The Outstanding Rates Balance as at 30 June 2022 was \$12.079 million. This is made up of general rates (\$11.732 million), pension rebates to be collected (\$Nil) and hardship group (\$347,000).



## Procurement



Tenders have been called for the following:

- 2021.41, Event Producer / Production Company
- 2022.25, Altona Seawall Condition Assessment and Williamstown Beach Coastal Protection and Access Assessment
- 2022.14, W.L.J. Crofts Reserve – Landscape and Open Space Works
- 2022.26, 2022. Building Condition Audit

The following tenders have been closed and are being evaluated:

- 2022.09, Williamstown Swimming and Life Saving Club – Design Consultant
- 2021.41, Event Producer / Production Company

The following contracts awarded under Council resolution:

- None

The following contracts have been awarded under financial delegation:

- 2021.14, Weaver Reserve Carpark has been awarded to Citywide at a fixed lump sum of \$ 737,359.66
- 2022.05, Digman Reserve Play Space Improvements and Northern Path has been awarded to Commercial Scapes at a fixed lump sum of \$ 462,587.22

## Enhancing our Community

The Infrastructure and City Services Directorate has delivered and continues to deliver a range of projects and services across the municipality.

### West Gate Tunnel Project



Works on widening the West Gate Freeway and bridge strengthening in Altona North, Brooklyn, South Kingsville, and Spotswood have continued through June. Key works include construction of the Hyde Street ramps, interchange completion works, tunnel portal works, completion of the noise walls and construction of shared use paths.



*Above: Traffic switch on West Gate Freeway at Millers Road interchange*

Works continue at the Southern Inbound and Outbound portals, which includes installing concrete segments, concrete pours, excavation works and spoil removal.

Intelligent Traffic System works along the edges of the freeway, between Kororoit Creek Road and Hyde Street include lighting, traffic signal works, installation of cables, trenching and other site investigations.

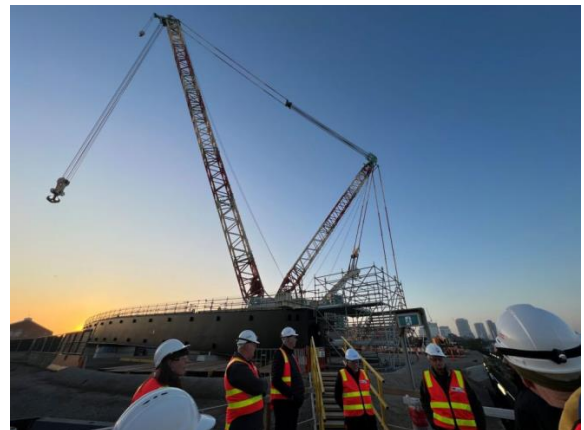
Utility relocations and works to build the connection to the freeway from Simcock Avenue have commenced and will continue until late 2022 with intermittent lane and road closures in place on Simcock Avenue and the Booker Street intersection.

During the lane closures, traffic will continue to travel east (towards the city) along Simcock Avenue, one way only. Signed detour routes for traffic will remain in place during these works.

Remaining works along the freeway verges to reinstate roads and footpaths at the ends of local streets between The Avenue and Melbourne Road and between Newport Rail and Grieve Parade has commenced.

The key works include; landscaping, maintenance track and footpath construction, drainage, kerbing, barrier installation, road re-surfacing, asphaltting, freeway technology system works, rectification works, fencing, noise wall installation, the removal of temporary noise walls, demolition works and other minor works.

West Gate Tunnel Project Community Liaison Group (CLG) recently visited the construction site of the Maribyrnong River bridges. The new bridge and ramps will link the West Gate Tunnel to an elevated roadway above Footscray Road and provide an alternative to the West Gate Bridge with new connections to the port, Citylink and the city.



*Above: CLG site visit to Maribyrnong River bridges*

## Level Crossing Removal Projects



### Ferguson Street, Williamstown

The car park at North Williamstown Station has been officially reopened. New line markings have been added to the upgraded car park, as well as landscaping and a separate exit onto Power Street.

The separate entry and exit points to the car park now allow for easier access for drop-offs as well as improved safety for commuters.

Trains are now running in the 750-metre-long rail trench under the road and stopping at the new North Williamstown Station, which includes improved facilities such as stairs, ramps, and lifts to connect passengers to the lowered platforms.

Pedestrians can access the station via a new signalised pedestrian crossing, and cyclists can securely store their bikes in a new Parkiteer cage at the station.

A four-metre-wide shared use path has also been added, connecting the station with key areas of Williamstown. Finishing touches on the new North Williamstown Station and precinct are continuing, with planting underway of native plants, trees, and shrubs.



Above: the new North Williamstown station car park

### Aviation Road, Laverton

Following the completion of the pedestrian and cyclist underpass and the upgraded car park, the final finishes and landscaping works have now been completed on the architectural elements and the station forecourts.

The new shared use path from Maher Road near the Balmoral Street pedestrian rail crossing to the northern Aircraft station forecourt is now open.



Above: New underpass at Aircraft station

## Pavilion and Reserves update



### HD Graham Reserve update

HD Graham Reserve Pavilion in Altona Meadows is at lock-up stage. The external cladding works are nearing completion and the plastering works are commencing shortly. The sportsground and floodlighting works at HD Graham are complete.

The finished facility is due for completion in September 2022 and will provide four change rooms, an umpire change room, multi-purpose room, kitchen, and amenities.



Above: HD Graham pavilion and sportsground



### Weaver Reserve and Pier Street

Pier Street Streetscape Improvement works, and Weaver Reserve upgrade will be completed in two stages.

Weaver Reserve construction is scheduled for completion end of June 2022. Key features for Weaver Reserve will include picnic seating, increased gathering space with the removal of existing vegetation, creating a consolidated green open space for gatherings, events, and overflow space for the Lifesaving Club.

Pier Street Streetscape Improvement Works commenced mid-May 2022 and is scheduled for completion mid-September 2022. Key features for the Pier Street works include car parking reconfiguration, extension of footpaths and replacement of the existing red brick pavers with granite pavers like the ones north of Queen Street.



Above: Before and after turf installation at Weaver Reserve

### GJ Hosken Reserve upgrade

Construction is nearing completion at GJ Hosken Reserve in Altona North to build a new adventure playground, fitness equipment, footpath networks and park furniture. The upgrade also includes a multi-use court with a basketball hoop, a barbecue and two new shelters near the playground. The western part of the reserve will be fenced off to create a dog off-lead precinct, with new seating and bins.



Above: Hosken Reserve

### Activating Community Sports Pavilions

Council’s “Activating Community Sports Pavilions” trial is ongoing. The trial aims to maximise community facility use by allocating suitable pavilions for eligible community groups to utilise outside of sporting tenant activity.

In June, two additional groups have been granted access to sporting pavilions. The University of Third Age will have access to Digman Reserve on Mondays and Thursdays, while Playgroup Victoria will access Paisley Park Soccer Pavilion on Thursdays.

### JT Gray Reserve Pavilion

Works are progressing well at JT Gray Reserve in Williamstown. The underground watertank system has been installed and the first part of the slab has been poured. In addition, the existing cricket nets have been demolished and the new cricket net construction will commence shortly.



Above: installation of the under-slab water tanks

### Sporting projects



#### Altona Sports Centre Extension

Construction of half court and landscaping works are progressing well for the Altona Sports Centre extension. The concrete pour is underway, the poles have been installed and the tree bays are cut ready for planting which will be done in September 2022.



Above: concrete pour for the half court

### Sport and Recreation - Club Development Program

Council has partnered with industry specialist Leisure Networks to deliver a workshop program focused on delivering strategic mental health support for local sports clubs.

The workshops were attended by six Hobsons Bay clubs. The program helps clubs to formulate action plans to determine gaps and areas of improvement in their current initiatives.



### Road rehabilitation works

#### Aloha Street, South Kingsville

Stage 2 of the rehabilitation works are currently underway between Greene Street and Stephenson Street. Drainage works have been completed with new kerb and channel ready to be installed. Asphalt will be placed once the kerb and channel works have been completed followed by line marking. Works are expected to be completed by the end of June 2022.



Above: Stage 2 drainage works completed in Aloha Street

#### Blenheim Road, Newport

Construction works for Blenheim Road Rehabilitation (from Mason to Woods Street) commenced in January 2022. Construction of new road pavement including asphalt works, kerb and channel and crossovers have been completed on the western side.

Works are currently being carried out on eastern lanes. Road pavement construction has been completed and kerb and crossover works are ongoing. Construction is expected to be completed by the end of June 2022.



## Local Area Traffic works



### Altona Activity Centre Road Safety Projects

The construction of new roundabouts at the intersections of Blyth Street/Seves Street, Blyth Street/Mount Street and Blyth Street/Bent Street are now complete. These works include the installation of a new roundabout, minor footpath and kerb and channel works.

Works are now underway for the construction of new roundabouts at the intersections of Queen Street/Sargood Street and Queen Street/McBain Street and an upgraded pedestrian crossing on Queen Street at the Altona Library.



Above: Roundabout construction at Queen Street Altona

### Ferguson Street, Williamstown

New raised crossings have been installed in Ferguson Street near the intersections of Melbourne Road and Bath Place. These works are part of the Blackspot program and are expected to be completed by end of June 2022.



Above: Intersection of Ferguson Street and Melbourne Road

## Drainage upgrade



Drainage upgrade works have commenced at **Harris Street in Altona North**. These works include the installation of drainage pits and pipes and a new kerb and channel along Harris Street between Murdoch and Meddings Court.



Above: Harris Street, Altona North

## Urban Forest Strategy



### Lagunaria Replacement program

Removals of *Lagunaria patersonia* trees have begun in Bayview, Tobruk and Twyford Street Williamstown as part of Council's Urban Forest Strategy.

These trees, commonly known as Itchy Bomb Trees or Norfolk Island Hibiscus, are known to cause respiratory and skin irritations when tiny hairs are released from seed capsules during pruning and are regarded as unsuitable street trees in many parts of Australia. The trees are being replaced with suitable species that offer greater canopy cover without the risk to human and animal health.

### Green Street Program

The consultation and survey results from stage one of the program indicate that most residents are in favour of medium or large native trees, with themes of providing cleaner air and supporting local wildlife.

The second stage of consultation will include refined planting style and species attribute options based on the survey feedback.



## Conservation news



### EPA Community Funding Program

The Friends of Williamstown Wetlands have received funding from the EPA as part of the Inspiring Environmental Solutions EPA Community Funding Program. The funding received will be used for environmental projects within the wetlands. As part of the project, the Conservation team is working with the Friends group to replace the existing fence that runs parallel along Maddox Road, down to the car park close to the mouth of the estuary. The new fence will consist of bollards and black mesh to match the fence along Kororoit Creek Rd.

### Conservation Planting update

The Conservation team has put in over 6,000 plants into the ground across various conservation reserves (900 of which are trees and shrubs).



Above: Newport Lakes planting

The Friends of Greenwich Bay and the Conservation rangers hosted a planting activity at the Sandy Point Nature Reserve recently. With the help of many volunteers, 350 indigenous tube stock were planted.

On 5 June a planting day was held for World Environment Day, with contributions from Dow. Over 80 people attended and together they planted approximately 3,000 plants, including 50 Red gums and thousands of grasses, sedges, and ground covers.

On 7 June The Friends of Williamstown Wetlands and the Conservation rangers teamed up with 80 community members to plant and guard 300 indigenous grasses and sedges along the edges of the wetlands. This planting will allow further habitat and protection for animals from disturbance.

On 14 June The Friends of Williamstown Wetlands, the Conservation team and Level Crossing Removal created a new garden bed in the Rifle Range Reserve to complement the newly installed bird sign. 480 indigenous tube stock were planted, guarded and then the entire revegetation bed was mulched to complete the job.



Above: Rifle Range Reserve planting

On 18 June the Conservation rangers hosted the Altona North based Indonesian community group AIDA at the Cherry Lake Buffer Mound. The group assisted in planting and guarding 350 indigenous trees to continue with the process of providing an environmental buffer to the adjoining industry, and to increase habitat for local fauna.

On 19 June the Conservation rangers and the Friends of Greenwich Bay undertook a community planting event at The Spit in Newport. Approximately 300 salt tolerant grass species are earmarked to be planted on the day.

On 26 June the Friends of Williamstown Wetlands, the rangers and Parks Victoria carried out plantings in the Jawbone Flora and Fauna Reserve and in the Rifle Range Reserve. Approximately 300 grassland species were planted in the Rifle Range Reserve to increase habitat around the lake edges.

## Better Places Project

The Better Places model is focused on a design-led and place-based approach to projects. It helps provide a clear vision and understanding of the elements required to make better places and therefore provides better outcomes for the community.

It is about an approach where the whole “place” is considered and driven by a community vision for the suburb.

The Better Places Project is a unique program which provides an opportunity for the community to actively participate in helping shape the future direction of their suburb. To date, two Place Guides for Laverton and Spotswood / South Kingsville have been completed and are progressively being implemented.

## Laverton

Laverton was the first suburb to experience the Better Places model.

The **Laverton Place Guide** was endorsed by Council in September 2020. The Place Guide provides a summary of the visioning process undertaken, the community input/key findings and sets out the projects and improvements that will be undertaken into the future. The Place Guide is the guiding framework which future projects will evolve and be delivered from.

Council officers have recently consulted on the following:

- McCormack Park Master Plan – Stage 2 Design
- Railway Avenue Traffic Improvement and Streetscape Design
- Aviation Road Master Plan
- Streetscape improvement to Woods and Lohse Streets

Overall, the consultation was well received by the community and officers are currently reviewing community feedback which will inform the next stages.

Other projects that have progressed include:

- **Project 2:** Green Streets Laverton – Council will be planting 240 trees within Laverton streetscapes this planting season
- **Project 3:** Love Laverton Parks – Works completed at Frank Gibson Reserve and Whittaker Avenue Reserve, with works set to be completed this year at Dick Murdoch Reserve, Henderson Street Reserve, Bladin Street Reserve and Beverly Anton Reserve
- **Project 12:** Love Laverton Leadership Group – Council officers met with the group on 6 June 2022 and provided an update on Laverton Better Place Guide actions

## Bladin Street Reserve and Henderson Street Reserve

Construction is nearing completion at Bladin Street Reserve. The key features of the upgrade will include new play equipment, landscaping, street furniture and timber log for nature play and seating.

On site preparation is underway at Henderson Street Reserve. The project is scheduled to commence by the end of June 2022.



Above: Bladin Street Reserve

## Road Rehabilitation Projects

Council is delivering a number of projects for Better Places Laverton, including: Ascot Street, Balmoral Street and Grace Street Laverton. The works include the renewal of kerb and channel, minor footpath works and a new sealed surface and is expected to be completed by the end of July 2022.

## Spotswood & South Kingsville

### Spotswood and South Kingsville Place Projects

The implementation of Better Places Spotswood/South Kingsville Place Guide has also significantly progressed. Council is holding a community consultation on 28 May 2022 at the Slow Food Market. Key projects being consulted on include:

- Draft Spotswood Activity Centre Structure Plan
- Mary Street Reserve Landscape Improvement Plan
- Preliminary concept development underway focusing on the east-west alignment (GreenLine)
- Hall Street North preliminary concept development (GreenLine)
- Streets for People – the implementation of a 40km trial within a precinct in Spotswood

To support greening within the area and implementation of Urban Forest Strategy, Council gave away 100 trees at the Slow Food Market. Council officers are currently reviewing community feedback which will inform the next stages.

Below is a summary of the progress that has been made on some projects:

- **Project 3:** Hidden Histories – Following the community consultation Council officers are reviewing the community feedback
- **Project 9:** Greening your Neighbourhood – Existing street tree vacancies have been assessed in preparation for the upcoming planting season
- **Project 15:** Local Leaders Focus Group – The group has been established and had its third meeting in June.



## Brooklyn & Altona North

### Stage 2 Consultation Closed

Feedback from Stage 2 consultation on the Better Places Brooklyn and Altona North project that closed on 29 March has been reviewed. The Out and About Festival alone attracted a total of 766 project ideas from the community at one of the three consultation tents that were onsite at each of the two events.

The feedback received has helped inform the development of nine draft Place Projects that are currently on public exhibition for feedback. The information received from the community as part of this consultation process will inform the Draft Place Guide that will be on public exhibition throughout September and October 2022.

## Seabrook & Altona Meadows

### Better Places Seabrook and Altona Meadows

The first round of consultation concluded throughout June 2022 where the community shared what they LOVE, what they want to CHANGE and what their big IDEAS are for these two suburbs in the future. Feedback was gathered from a household survey that was delivered to all residents in Seabrook and Altona Meadows, an online survey, or at the drop-in sessions that were held at Bruce Comben Reserve and homestead Run Reserve.

The feedback from the first round of consultation is being reviewed and will be used to inform a draft vision for the future of the two suburbs. Along with a draft vision, feedback from the community will be shaped into key themes as part of the second round of consultation that is due to occur in August 2022. As part of this consultation, the community can provide feedback on the draft vision and suggest project ideas that could be implemented to help achieve the vision.



# PROPOSAL FOR THE SALE OF LAND AT 122 WOODS ST

## Community Engagement Report

Prepared June 2022

Community Engagement & Advocacy  
[communityengagement@hobsonsabay.vic.gov.au](mailto:communityengagement@hobsonsabay.vic.gov.au)

# PROPOSAL FOR THE SALE OF LAND AT 122 WOODS ST COMMUNITY ENGAGEMENT REPORT

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# PROPOSAL FOR THE SALE OF LAND AT 122 WOODS ST

## COMMUNITY ENGAGEMENT REPORT

### 1. Executive Summary

Feedback was sought for the proposal of a sale of land at 122 Woods Street, Newport.

The two titles (comprised of three parcels) proposed for sale are part of former Hobsons Bay Kindergarten site located at 122 Woods Street, Newport. This facility has not provided kindergarten services for over eight years and has reached the end of its life. It is in a condition that doesn't support the needs of the community without rebuilding and significant financial investment from Council.

In 2014 the service relocated into the purpose-built Newport Garden Early Years Centre which was designed specifically to meet the growing and changing environment of early years education and created an early years hub that caters for families and children from birth to 6 years of age.

In 2010 Council resolved to record its intention to sell the property following the relocation of the Hobsons Bay Kindergarten and Toy Library to the Newport Gardens Early Years Centre. Proceeds from the land were targeted to be retained for capital works infrastructure for use in the five-year capital works program.

The restrictive covenant registered on two of the lots prevented the progression of the sale. To enable Council to achieve a maximum derived benefit from the property, a planning scheme amendment under Part 3 of the Planning and Environment Act 1987 was embarked on by Council. The covenant has now been removed through the amendment process. In initiating the removal of the covenant, Council was required to consider the adequacy of public open space requirements in the area.

This stage of the consultation was aimed at inviting community feedback on the proposal for sale of land/titles 122 Woods Street, Newport.

The sale of land is to be considered to deliver several aims for this space including and not limited to:

- Funds from the sale of the land being invested in various Hobson Bay projects.
- Making use of land that is no longer fit for purpose without significant investment from Council.

Community consultation for this stage of the engagement occurred between April 13, 2022 and May 29, 2022, running across Participate via an open submission process and a Question and Answer forum, where community members were able to provide their open submissions online with the relevant project managers and teams. The community consultation process was advertised extensively through Council's various media channels, both in print and social media. This generated 25 (twenty-five) contributions through the online engagement portal, 44 (forty-four) comments through social media channels, 0 (zero) email submissions through the Community Engagement email addresses.

From the various feedback submissions there is a focused pattern in community feedback being averse to the sale of the land in general (n=16), wanting the land to instead become a community space (n=4) or for any funds gained from the sale to be invested into Newport based projects (rather than the proposed plan for the three projects outside the Newport area)(n=13).

# PROPOSAL FOR THE SALE OF LAND AT 122 WOODS ST

## COMMUNITY ENGAGEMENT REPORT

Community members were advised the proceeds of the sale would be reinvested back into community projects in line with the recently endorsed Property Strategy. The breakdown would be as follows:

50 per cent (%) to the Western Aquatics Facility Construction Reserve

25 per cent (%) to the Wetlands Centre Construction Reserve

25 per cent (%) to the Hobsons Bay Property Development Fund Reserve

There was a key focus across the feedback around Council ensuring the sale of land includes analysis of new potential spaces for community, reinvesting the funds back into the specific suburb and putting things in place to stop the sale of this land to developers without stipulations on the land. The community expressed there were some key needs in and around 122 Woods Street, Newport such as ensuring some current amenities are retained, community buildings are not being lost without replacement and transparency around the allocation of funds was an important discussion point.

From the 22 community submissions, there is some clear categories that all responses fit into. There are as follows:

	Category Details	Frequency (in response)
1	Opposed to the sale of the land completely	5
2	Would like to see the conversion of the land into community space instead of the sale.	4
3	Not happy about the sale, but if it happens want the funds to be reinvested into Newport only.	7
4	Fine/happy with the sale of the land but want the funds to be reinvested into Newport only.	6
5	Fine/happy with the sale of the land with no caveats	0

Further analysis has been completed on the above data to further understand the sentiment of community (based on the category numbers being used as a frequency 'score' system).

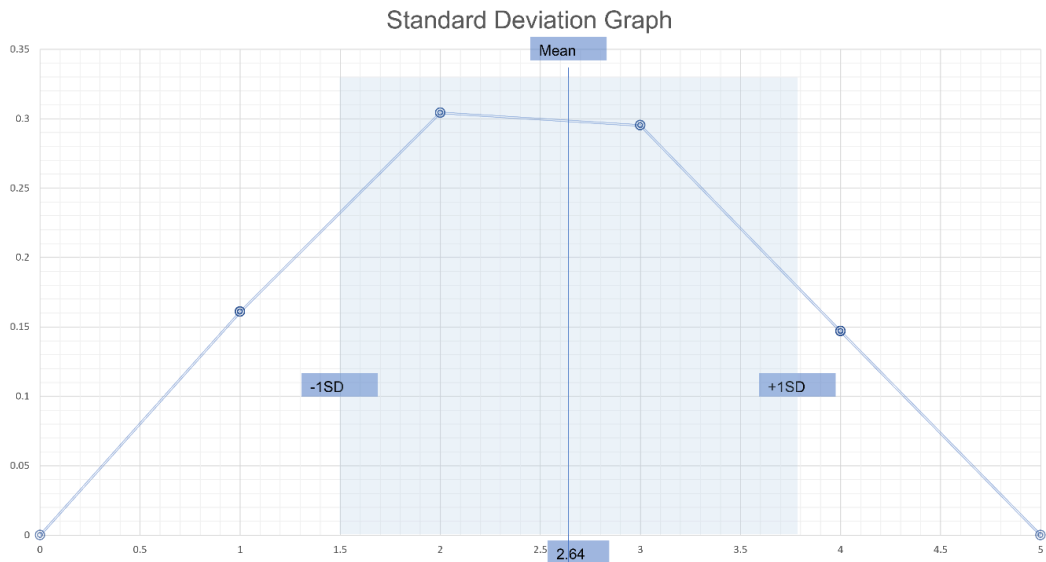
The mean for the spread is calculated at 2.64.

The frequency data has a variance of 1.23 and a standard deviation of 1.14. This means 77% of the respondents fit with 1 standard deviation of the mean. Therefore, we have an indication that although respondents are generally unhappy with the sale of the land there is still an opportunity to sell but with a changed scope around the proceeds of the sale and the funds ultimate expenditure.



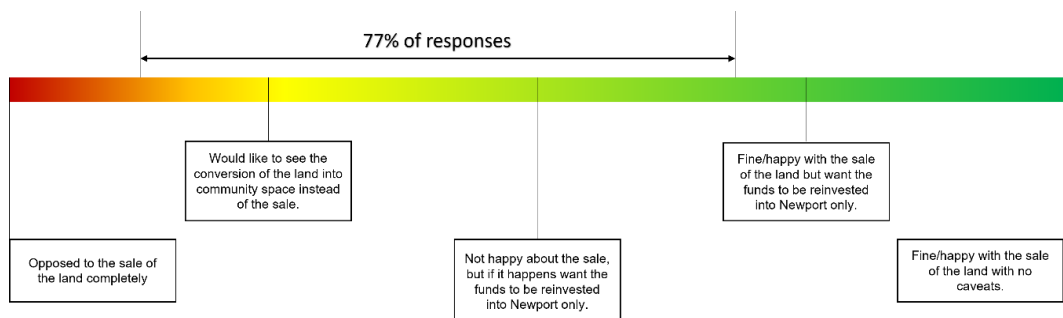
# PROPOSAL FOR THE SALE OF LAND AT 122 WOODS ST

## COMMUNITY ENGAGEMENT REPORT



The graph above offers a visual representation of the data, showing the 77% sitting within the 1SD (1 standard deviation) of the mean.

This summates to a strong majority of responses sitting within the scale as below.



### A note on statistical significance:

The consultation had a large viewership of 903 site visits during the engagement period. However, we only received 22 submissions (not including the Q and A).

This gives us an engagement rate of only 2.4%. We can break this down further and use only unique site visits (744 unique visitors during the period). This gives us a new engagement rate of 3.0%, meaning that 97% of visitors to the site did not provide a submission. This could indicate generally that community did not oppose the sale of the land enough to submit a response.

In total 358 site visitors spent a minimum of one active minute on the project page. This would indicate active participation with the content of the page. If we calculate the engagement rate for these visitors, it equates to 6.1% which is still a low engagement rate.

# PROPOSAL FOR THE SALE OF LAND AT 122 WOODS ST

## COMMUNITY ENGAGEMENT REPORT

### 2. The community engagement process

Throughout the engagement process, a multi-activity approach was performed.

This included:

- Open feedback submissions seeking feedback for Feedback on the proposal at 122 Woods Street.
- Q and A to provide a live feedback forum for interested community members within the future consultation process.

These community engagement opportunities were primarily shared via Council's digital platforms.

### 3. Who got involved

The project page on Participate Hobsons Bay received 903 (nine-hundred and three) site visits from 744 (seven-hundred and forty-four) individual visitors during the engagement period from April 13, 2022 to May 29, 2022. We received 25 (twenty-five) submissions over this time across the 2 (two) different online options to provide feedback. A summary of the promotion and reach of the community engagement opportunities have been listed in the below table.

# PROPOSAL FOR THE SALE OF LAND AT 122 WOODS ST

## COMMUNITY ENGAGEMENT REPORT

### 4. Promotion and statistics

Promotion of engagement and statistics	
<b>Participate Hobsons Bay</b>	<p>Overall site visitation</p> <ul style="list-style-type: none"> <li>• 903 site visits and 744 individual site visitors</li> <li>• 61.2% visitors referred from social media</li> <li>• 3.1% of visits where at least 1 contribution was made</li> <li>• 39.7% of visits lasted at least 1 active minute</li> <li>• 7 project followers</li> </ul> <p>Engagement activities</p> <ul style="list-style-type: none"> <li>• 25 online total submissions</li> </ul> <p>Open feedback submissions</p> <ul style="list-style-type: none"> <li>• 22 online submissions</li> </ul> <p>Q and A</p> <ul style="list-style-type: none"> <li>• 3 online submissions</li> </ul>
<b>Social media</b>	<p>Social media: April 13, 2022 – May 29, 2022</p> <p>Facebook</p> <ul style="list-style-type: none"> <li>• 1 post, 7465 people reached, 4 shares, 44 comments, 26 reactions</li> </ul> <p>Twitter</p> <ul style="list-style-type: none"> <li>• 1 post, 213 impressions, 3 likes, 1 retweets, 7 links clicked</li> </ul>
<b>Email Campaigns</b>	<ul style="list-style-type: none"> <li>• 1118 emails sent to stakeholders</li> <li>• 0 emails received.</li> </ul>

# PROPOSAL FOR THE SALE OF LAND AT 122 WOODS ST

## COMMUNITY ENGAGEMENT REPORT

### 5. What we heard – digital engagement

Below is a breakdown of what we heard from the engagement activities.

#### Online via Participate

Community feedback was sought on the proposal at 122 Woods Street for the sale of land.

**The community was asked, to provide their feedback on the proposed sale of three titles at the property at 122 Woods Street, Newport.**

(n=22)



Figure 1 – Word cloud diagram from Participate open feedback submissions

The top 3 responses were:

- Turn into community space (n=7)
- Reinvest the money back into Newport (n=6)
- Public park (n=6)

There were several key pieces of feedback from this consultation including:

Overall community did not support the aims of the sale of the land within the current scope. In particular submissions indicated that there is a preference for the land to be retained and redeveloped, amenities to be kept and the potential for the land to be used other purposes such as park space, community space and affordable housing.

Submissions also highlighted that respondents would prefer to see the reinvestment of any funds into the suburb of Newport only. Respondents who indicated this to be their preference were either fine with the sale of the land (n=6) or unhappy with the sale of the land in general but indicated support with a different approach to fund allocation (n=7).

**The community was also able to provide feedback via a question-and-answer forum.**

There were three questions provided by community:

- Can you please tell me if the land lots are able to be sold for residential purposes or only commercial and/or both?
- Can I please have more information in respect to the 3 reserves listed below and nominated for the proceeds of sale. What is the purpose of the reserves and what capital projects will the reserves and proceeds of sale fund specifically over

# PROPOSAL FOR THE SALE OF LAND AT 122 WOODS ST

## COMMUNITY ENGAGEMENT REPORT

Councils 10 year financial plan? 50 per cent to the Western Aquatics Facility Construction Reserve 25 per cent to the Wetlands Centre Construction Reserve 25 per cent to the Hobsons Bay Property Development Fund Reserve

- How will you ensure the site is developed appropriately and not simply land-banked or misused / turned into an eye-sore like the New Leaf Cafe site?

Responses to these questions were provided by Neville Smith during the consultation period.

### Online via Social Platforms

Community feedback was provided via social platforms on the proposal at 122 Woods Street for the sale of land. (n=44)

The top 3 responses were:

- Turn it back into a 'vibrant' space or green space.
- Reinvestment back into the direct community
- No sale to developers or limit the scope of development works.

There were several key pieces of feedback from this consultation including:

Community sentiment across social media mirrored the online submissions via Participate with similar top responses. Again the community proposed other options rather than the sale of the land (or the sale of the land with different caveats, such as limited development or reinvestment of funds.)

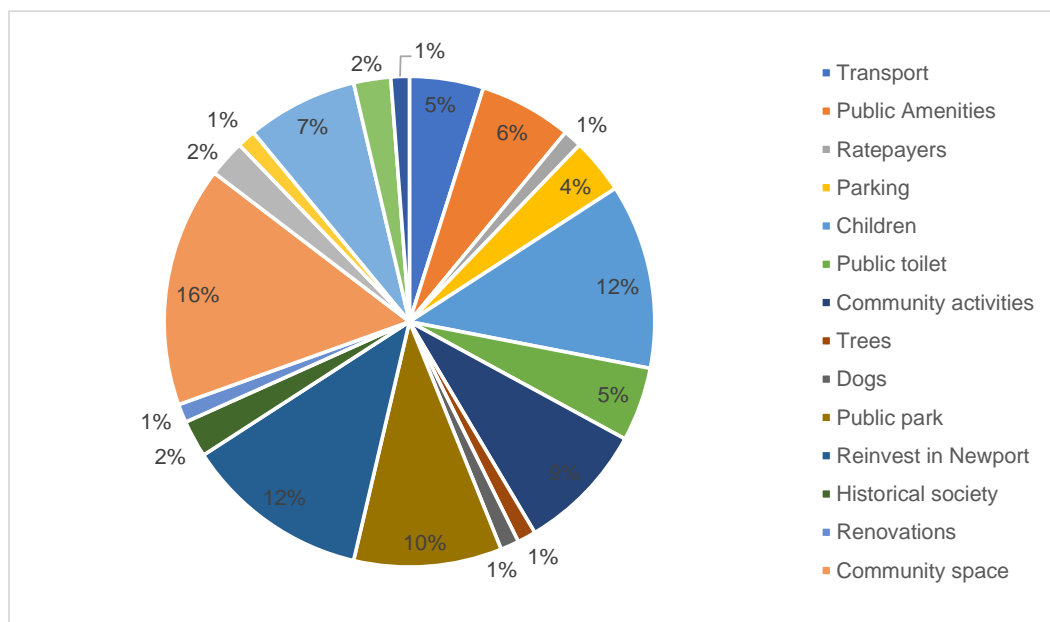


Figure 2 - Chart of general topics mentioned across both Participate and social media

# PROPOSAL FOR THE SALE OF LAND AT 122 WOODS ST

## COMMUNITY ENGAGEMENT REPORT

### 6. Recommendations and next steps

All community feedback received will be reviewed by the Project Team.

The Engagement team will complete and publish a 'What we heard' report to Participate.

The Engagement team will develop a plan for future consultations for this project if required. This is not advised at this stage without further development on the decision for this space.

The feedback on the sale of land will be submitted to Council as part of the consideration for the future of the 122 Woods Street site.

Submissions received outside the consultation period were considered with concerns addressed as part of this report.

The Project Team will also reach out to all our primary stakeholder submitters to address concerns and provide greater clarity on the future of this site if this is required.

## Questions

- Can you please tell me if the land lots are able to be sold for residential purposes or only commercial and/or both?
  - The zoning is General Residential 3 (GRZ3) and the land will be sold for its highest and best use as allowed within the GRZ3 zoning
  
- Can I please have more information in respect to the 3 reserves listed below and nominated for the proceeds of sale. What is the purpose of the reserves and what capital projects will the reserves and proceeds of sale fund specifically over Councils 10 year financial plan? 50 per cent to the Western Aquatics Facility Construction Reserve 25 per cent to the Wetlands Centre Construction Reserve 25 per cent to the Hobsons Bay Property Development Fund Reserve
  - The Western Aquatics centre will include: an eight lane 25m pool; a learn to swim pool; an aqua play splash pad, leisure water, and toddler pool; a wellness centre with warm water pool, spa and sauna; a gymnasium; change facilities; facilities for people with disabilities and families; an early years' service; café (indoor and outdoor seating); offices; and car parking.
  - The Wetlands centre will be state-of-the-art, sustainability-focused Wetlands Centre will be a premier destination for teaching and learning from Prep to PhD, leading environmental research facilities, ecotourism and community participation in nature, leading to improved physical and mental health outcomes. The Wetlands Centre will be located at HD Graham Reserve in Altona Meadows, near internationally recognised Ramsar-listed Cheetham Wetlands and other biodiversity hotspots that contribute significantly to social, cultural, economic and environmental values in Victoria. The multifunctional centre will include: indoor/outdoor public spaces; classrooms, field studies centre, café, offices, work spaces, connected walking trails, wetlands, boardwalks, interpretive signage, landscaping, seating, nature play areas; and storage.
  - The Hobsons Bay Property Development and Investment Fund will aim to achieve an acceptable financial return on investment and meet the strategic development objectives of Council by diversifying its portfolio to achieve a commercial rate of return and reduce reliance on rating income. The objectives of the fund are;
    - Provide long term financial stability and growth
    - Minimise financial constraints (rate capping and other financial impacts/rate capping)
    - Generate dividends to Council (dependant on operational requirements – may need reinvesting)
    - Broadens Councils ability to support other activities and meet integrational equity (current and future needs)



- How will you ensure the site is developed appropriately and not simply land-banked or misused / turned into an eye-sore like the New Leaf Cafe site?
  - Once sold the Council's involvement will be through the Planning process for any proposed development.

## ATTACHMENT 1

Table 1 – List of draft Amendment C134 documents included at Attachment 1

<b>Amendment C134 documents</b>		
<b>1A</b>	Instruction Sheet	<i>Explains proposed changes to Hobsons Bay planning scheme</i>
<b>1B</b>	Explanatory Report	<i>Summarises amendment</i>
<b>Proposed changes to Hobsons Bay Planning Scheme (Clauses)</b>		
<b>Zones</b>		
<b>1C</b>	Schedule 4 to Clause 37.01 Special Use Zone	<i>Replace 'shown with Note 1 or Note 2' with 'listed in the table to Clause 53.10 with no threshold distance specified' in Table of Uses Replace 'Business 5' to 'Commercial 1' in Table of Uses</i>
<b>1D</b>	Schedule 2 to Clause 37.02 Comprehensive Development Zone	<i>Update Social Impact Assessment Guidelines reference to 'Hobsons Bay Social Impact Assessment Guidelines: Residential (Hobsons Bay City Council, 2022)' Add 'or an apartment development'</i>
<b>1E</b>	Schedule 10 to Clause 43.02 Design and Development Overlay	<i>Update Social Impact Assessment Guidelines reference to 'Hobsons Bay Social Impact Assessment Guidelines: Residential (Hobsons Bay City Council, 2022)'</i>
<b>1F</b>	Schedule to Clause 52.28 Gaming	<i>Update Social Impact Assessment Guidelines reference to 'Hobsons Bay Social Impact Assessment Guidelines: Electronic Gaming Machines (Hobsons Bay City Council, 2022)'</i>
<b>Operational Provisions</b>		
<b>1G</b>	Clause 72.08 Background documents	<i>Update Social Impact Assessment Guidelines references to 'Hobsons Bay Social Impact Assessment Guidelines: Electronic Gaming Machines (Hobsons Bay City Council, 2022)' and 'Hobsons Bay Social Impact Assessment Guidelines: Residential (Hobsons Bay City Council, 2022)'</i>
<b>Proposed changes to Hobsons Bay Planning Scheme (Maps)</b>		
<b>1H</b>	HO Map 18	<i>Remove property from HO12 and add to HO08</i>
<b>1I</b>	Zoning Maps 3, 5, 9, 10, 13, 14, 18, 21 and 22	<i>Changes to zones as outlined in the explanatory report</i>

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*Planning and Environment Act 1987*

**HOBSONS BAY PLANNING SCHEME**

**AMENDMENT C134**

**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 13 attached maps sheets.

**Zoning Maps**

1. Amend Planning Scheme Map No. 3 in the manner shown on the 1 attached map marked "Hobsons Bay Planning Scheme, Amendment C134hbay".
2. Amend Planning Scheme Map No. 5 in the manner shown on the 1 attached map marked "Hobsons Bay Planning Scheme, Amendment C134hbay".
3. Amend Planning Scheme Map No. 9 in the manner shown on the 3 attached maps marked "Hobsons Bay Planning Scheme, Amendment C134hbay".
4. Amend Planning Scheme Map No. 10 in the manner shown on the 1 attached map marked "Hobsons Bay Planning Scheme, Amendment C134hbay".
5. Amend Planning Scheme Map No. 13 in the manner shown on the 1 attached map marked "Hobsons Bay Planning Scheme, Amendment C134hbay".
6. Amend Planning Scheme Map No. 14 in the manner shown on the 1 attached map marked "Hobsons Bay Planning Scheme, Amendment C134hbay".
7. Amend Planning Scheme Map No. 18 in the manner shown on the 1 attached map marked "Hobsons Bay Planning Scheme, Amendment C134hbay".
8. Amend Planning Scheme Map No. 21 in the manner shown on the 3 attached maps marked "Hobsons Bay Planning Scheme, Amendment C134hbay".
9. Amend Planning Scheme Map No. 22 in the manner shown on the 1 attached map marked "Hobsons Bay Planning Scheme, Amendment C134".

**Overlay Maps**

10. Amend Planning Scheme Map No 18HO in the manner shown on the 2 attached map marked "Hobsons Bay Planning Scheme, Amendment C134".

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## Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

11. In **Zones** – Clause 37.01, replace Schedule 4 with a new Schedule 4 in the form of the attached document.
12. In **Zones** – Clause 37.02, replace Schedule 2 with a new Schedule 2 in the form of the attached document.
13. In **Overlays** – Clause 43.02, replace schedule 10 with a new Schedule 10 in the form of the attached document.
14. In **Particular Provisions** – Clause 52.28, replace the Schedule with a new Schedule in the form of the attached document.
15. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

End of document



## **HOBSONS BAY PLANNING SCHEME**

### **AMENDMENT C134**

#### **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. Zoning and Overlay mapping changes affect properties identified in Attachment 1 to this Explanatory Report.

##### **What the amendment does**

The Amendment C134 seeks to amend various provisions of the Hobsons Bay Planning Scheme to correct mapping and text anomalies to ensure the ongoing accuracy of the Hobsons Bay Planning Scheme. Specifically, the amendment proposes:

###### Corrections to zoning and overlay maps

Rezone the following Council reserves to Public Park and Recreation Zone (PPRZ) to reflect their current use for public park and recreation:

- 49 Everingham Road, Altona Meadows (Currently zoned Neighbourhood Residential Zone Schedule 5 or NRZ5)
- 8A Pringle Place (Dickenson Street Walkway), Altona Meadows (Currently zoned NRZ5)
- 7A Trembath Court (Dickenson Street Walkway), Altona Meadows (Currently zoned NRZ5)
- 6A Weeroona Terrace Altona Meadows – (Currently zoned NRZ5)
- Hosie Street Reserve (Parcel RES2\LP209325), Altona Meadows – (Currently zoned Public Use Zone Schedule 1 PUZ1)
- Allan Street Reserve (Lot 1\TP915155), Altona North – (Currently NRZ5)
- Part of 21-31 Collins Avenue (R.J. Cooper Reserve), Altona North – (Currently General Residential Zone Schedule 3 - GRZ3)
- 44-64 Primula Avenue (DN Duane Reserve), Brooklyn – (Currently NRZ5)
- Jamison Street Reserve (Lot 1\TP887523), Laverton and 17A North Avenue, Laverton – (Currently GRZ3)
- 23A Kokoda Road (Kokoda Road Reserve), Williamstown – (Currently NRZ5)

Rezone the following privately owned parcels to reflect their current use and to ensure one zone applies to the entire land parcel:

- 7 and 8 Gaskell Court, Altona Meadows - rezone from Public Conservation and Resource Zone (PCRZ) to Neighbourhood Residential Zone Schedule 5 (NRZ5)
- Part of 351-381 Millers Road (Mobil Refinery), Altona North – rezone from Transport Zone 2 (TRZ2) to Special Use Zone Schedule 2 (SUZ2)
- Rezone the southern half of Craig Street between Drake Street to the eastern end of 65 Craig Street, Spotswood, from Neighbourhood Residential Zone 7 (NRZ7) and Industrial 1 Zone (IN1Z) to Industrial 3 Zone (IN3Z)

Remove 51 Cole Street, Williamstown from Heritage Overlay Schedule 12 (HO12) and apply the correct Heritage Overlay Schedule 8 (HO08).

Refer to the Mapping Reference table attached at Attachment 1 to this explanatory report.

### Corrections to ordinances

#### Schedule 4 to the Special Use Zone:

- replace 'shown with a Note 1 and Note 2' in the table to Clause 53.10 with the correct reference note - 'listed in the table in Clause 53.10 with no threshold distance specified' as per gazetted Amendment VC175
- replace "Business 5 Zone" with 'Commercial 1 Zone' to reflect gazetted Amendment VC100

#### Schedule 2 to the Comprehensive Development Zone:

- update section 2.2 to reference the updated Social Impact Assessment Guidelines for residential development from the 2011 version to the 2022 version adopted by Council on 10 May 2022
- update section 4.2 to include 'apartment developments' as exempt from Clause 55 Two or more Dwellings on a lot and Residential Buildings requirements to ensure consistency with Clause 58 Apartment Developments

#### Schedule 10 to the Design and Development Overlay:

- update section 8 to reference the updated 2022 Social Impact Assessment Guidelines for residential development

Schedule to Clause 52.28 Gaming and 72.08 Background Documents to reference the recently updated 2022 Social Impact Assessment Guidelines for electronic gaming machines and residential development, adopted by Council on 10 May 2022.

### **Strategic assessment of the amendment**

#### **Why is the amendment required?**

In administering the planning scheme, Hobsons Bay City Council has identified several zoning and overlay anomalies and text errors that require correction to ensure the planning scheme is accurate and up to date and to minimise the associated administrative burden on permit applicants and Council planning staff that is caused by errors or anomalies in the scheme.

#### Land used for open space to be rezoned to Public Park and Recreation Zone (PPRZ)

The amendment proposes to rezone 10 Council owned land parcels to reflect their current and future use as public open space. Correcting the zoning of Council land to ensure it is identified as public open space will provide a clearer indication of the public open space provision within the municipality and implements the recommendations of the *Hobsons Bay Open Space Strategy 2018*.

The following Council land was identified as requiring rezoning to PPRZ (current zoning is noted adjacent):

- 49 Everingham Road, Altona Meadows – NRZ5
- 8A Pringle Place (Dickenson Street Walkway), Altona Meadows – NRZ5
- 7A Trembath Court (Dickenson Street Walkway), Altona Meadows – NRZ5
- 6A Weeroona Terrace Altona Meadows – NRZ5
- Hosie Street Reserve (Parcel RES2\LP209325), Altona Meadows – PUZ1
- Allan Street Reserve (Lot 1\TP915155), Altona North – NRZ5
- Part of 21-31 Collins Avenue (R.J. Cooper Reserve), Altona North – GRZ3
- 44-64 Primula Avenue (DN Duane Reserve), Brooklyn – NRZ5
- Jamison Street Reserve (Lot 1\TP887523) and 17A North Avenue, Laverton – GRZ3
- 23A Kokoda Road (Kokoda Road Reserve), Williamstown – NRZ5

#### Land to be rezoned from Public Conservation and Resource Zone (PCRZ) to Neighbourhood Residential Zone Schedule 5 (NRZ5) to reflect current residential use and private ownership

- Part of 7 Gaskell Court, Altona Meadows
- Part of 8 Gaskell Court, Altona Meadows

Currently the PCRZ applies to the northern portion of 7 and 8 Gaskell Court, Altona Meadows which is not in accordance with the use of the land for residential purposes or the fact that it is in private

ownership. As per the Ministerial Direction 'A planning scheme may only include land in a Public Use Zone, Public Park and Recreation Zone or Public Conservation and Resource Zone if the land is Crown land, or is owned by, vested in or controlled by a Minister, government department, public authority or municipal council'.

In addition, the residential use of the land is inconsistent with the purpose of the PCRZ, which includes:

- *To protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values.*
- *To provide facilities which assist in public education and interpretation of the natural environment with minimal degradation of the natural environment or natural processes.*
- *To provide for appropriate resource based uses.*

It is appropriate to rezone the northern part of the land to Neighbourhood Residential Zone Schedule 5 to be consistent with the residential zoning of the remainder of the site.

Land to be rezoned from Transport Zone 2 (TRZ2) to Special Use Zone Schedule 2 (SUZ2) to reflect private ownership

- Part of 351-381 Millers Road, Altona North

As part of the Level Crossing Removal Project at Kororoit Creek Road, the Level Crossing Removal Authority (LXRA) identified an anomaly that affects the northern portion of 351-381 Millers Road, Altona North. This land is currently zoned TRZ2. This is inconsistent with the private ownership of the site and the current and historic use of the site for industry and as part of the broader Mobil Refinery site. The site is fenced off from Kororoit Creek Road. The land has not been identified as part of the existing road nor has it been acquired for the expansion of the adjacent Kororoit Creek Road. Therefore, it is appropriate to rezone the northern part of the site to SUZ2 to be consistent with the zoning of the remainder of the site.

Land to be rezoned from Neighbourhood Residential Zone Schedule 7 (NRZ7) and Industrial 1 Zone (IN1Z) to Industrial 3 Zone (IN3Z)

Consistent with how zoning is applied across the state to road reserves, the southern half of Craig Street between Drake Street and to the eastern end of 65 Craig Street, Spotswood, should be IN3Z as this is the zoning of the adjoining parcel. It is currently incorrectly zoned NRZ7 and IN1Z.

Corrections to Heritage Overlay HO12 to be consistent with citation

Heritage Overlay Schedule 12 (HO12) affecting 51 Cole Street, Williamstown was identified as inconsistent with the citation within the *Hobsons Bay Heritage Study* (Hobsons Bay City Council, 2017) which has the site listed as contributory within Heritage Overlay Schedule 8 (HO08). 51 Cole Street is contributory to the Government Survey Heritage Precinct (HO08) and is listed along with other dwellings within Cole Street because it contributes to the Cole Street streetscape. Therefore, the overlay maps should be amended by removing 51 Cole Street, Williamstown from HO12 and including 51 Cole Street in HO8.

Amend Schedule 4 to the Special Use Zone to ensure consistency with VC175

An anomaly was identified in the Schedule 4 to the Special Use Zone. The tables of uses in sub-clause 1.0 of Clause 53.10 states "shown with a Note 1 and Note 2", however the notes do not exist. The planning scheme amendment VC175 updated Clause 53.10. Therefore, to ensure consistency and clarity any reference to "Note 1 and Note 2" should be replaced with 'listed in the table to Clause 53.10 with no threshold distance specified'. The table also refers to Business 5 Zone. To ensure consistency with planning scheme amendment VC100, Business 5 Zone should be replaced with Commercial 1 Zone.

Amend Schedule 2 to the Comprehensive Development Zone to be consistent with Clause 58

An anomaly was identified in the sub-clause 4.2 of the Schedule 2 to Clause 37.02 Comprehensive Development Zone. Currently, it requires that an application to develop "more than one dwelling on a lot must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding basement".

Clause 58 Apartment Developments has been introduced to all planning schemes in Victoria via planning scheme amendment VC136 in 2017. The clause outlines new requirements for apartment developments. To ensure consistency with Clause 58, sub-clause 4.2 should be updated to 'a development of more than one dwelling on a lot must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement, or an apartment development'.

#### Amend Schedule to Clause 52.28 Gaming and 72.08 Background Documents to reflect updated Social Impact Assessment Guidelines 2022

On 10 May 2022 Council adopted revised *Social Impact Assessment Guidelines* that includes three specific guidelines for electronic gaming machines, licensed venues and residential applications.

The *Social Impact Assessment Guidelines: Electronic Gaming Machines 2022* have been prepared to better align with the Victorian Commission for Gaming and Liquor Regulation (VCGLR) guidelines for electronic gaming machine and liquor licenses. The reference in the Schedule to Clause 52.28 (Gaming) and in Clause 72.08 Background Documents is proposed to be updated to *Hobsons Bay Social Impact Assessment guidelines: Electronic Gaming Machines (Hobsons Bay City Council, 2022)*.

The *Social Impact Assessment Guidelines: Residential 2022* have now increased the trigger for when a social impact assessment would be requested by Council. The trigger has increased from 20 dwellings to 200 dwellings to impact less planning applications. Clause 72.08 Background Documents is proposed to include the *Hobsons Bay Social Impact Assessment Guidelines: Residential (Hobsons Bay City Council, 2022)* and reference to *Clause 02.03-6* that seeks to facilitate affordable housing provision.

#### **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 (1) 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 of land;*
- b. *To provide for the protection of natural and man-made 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;*
- 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 ordinance errors in the HBPS. The amendment improves the clarity and consistency of the scheme which helps to facilitate orderly planning and appropriate use and development.

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

The Amendment corrects the zoning of open spaces which will result in positive environmental effects by improving the clarity of public open space provision and providing appropriate planning controls to parks and recreation areas.

The social and economic effects of the anomalies corrections will be positive because it will improve the clarity of the HBPS administration. This will provide greater certainty for the community and developers by ensuring that the planning controls are correct.

The Amendment corrects residential zoning which will improve the facilitation of fair and orderly use and development outcomes for residential areas.

The Amendment also corrects heritage overlays which will improve the clarity and protection of sites of



aesthetic, architectural, historical and cultural value.

The Amendment updates the relevant clauses to include the 2022 version of the Social Impact Assessment (SIA) Guidelines for electronic gaming machines and residential applications. These include schedule 2 to Comprehensive Development Zone, schedule 10 to Design and Development Overlay, schedule to Clause 52.28 and Clause 72.08 Background documents.

The updated SIA guidelines for Electronic Gaming Machines will better align with the Victorian Commission for Gaming and Liquor Regulation (VCGLR) guidelines. The updated SIA guidelines for residential applications with an increased threshold criterion for requiring an SIA (200 or more dwellings) is likely to have a positive social and economic effect by reducing the burden on applicants and ensuring guidelines are updated to improve clarity and consistency in practice.

The Amendment will result in a net community benefit by improving clarity within the scheme to ensure appropriate land use and development outcomes consistent with the objectives of planning in Hobsons Bay and Victoria.

### **Does the amendment address relevant bushfire risk?**

The Amendment will not increase bushfire risk. The land affected by the Amendment is not subject to a 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 C134 as outlined below:

#### Ministerial Direction on the Form and Content of Planning Schemes

The Amendment is consistent with the Form and Content of Planning Schemes under section 7(5) of the *Planning and Environment Act 1987*.

#### 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.

#### Ministerial Direction 19: Information requirement for amendments that may result in impacts on the environment, amenity and human health

Several sites proposed for rezoning are within the Major Hazard Facilities Advisory Areas and the threshold distance of an existing Major Hazard Facility. EPA advice has been sought, which directed Council to seek the advice from WorkSafe Victoria as outlined under Ministerial Direction 20.

#### Ministerial Direction 20: Major Hazard Facilities

The Amendment proposes to rezone part of the north-eastern section of Altona Mobil refinery site at 351-381 Millers Road, Altona North which is a registered major hazard facility. The Amendment also proposes to rezone sites that are within the threshold distance of an existing major hazard facility. WorkSafe and Invest Victoria on behalf of the Minister for Economic Development has no objection to the proposed changes.

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

The Amendment implements the Planning Policy Framework by clarifying and correcting errors within the scheme to assist its administration. This implements part of the purpose of the planning scheme with regard to:

Clause 01. Purposes of this Planning Scheme, includes the following purpose:

- *To provide a clear and consistent framework within which decisions about the use and development of land can be made.*

The Amendment also ensures that Council's open space is clearly identified within the scheme and appropriately zoned. This is supported by open space objectives and strategies such as:

Clause 19.02-6S Open space:

Objective:

- *To establish, manage and improve a diverse and integrated network of public open space that meets 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.*

The Amendment will ensure that land is set aside for recreation in residential areas and that land that forms part of open space links is appropriately identified for open space purposes.

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

This strategic consideration does not apply because the planning scheme does not include an LPPF at Clause 20.

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

The Amendment supports the implementation of the Municipal Planning Strategy by correcting and clarifying anomalous zoning, overlays and text within the scheme. The Amendment does not seek to change the MPS or any of the strategic directions. The Amendment ensures greater clarity in urban planning outcomes in line with the vision and strategies of the MPS.

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

The Amendment makes proper use of the VPP by making administrative corrections to the HBPS in accordance with the Ministerial Direction regarding the Form and Content of Planning Schemes.

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

The views of prescribed Ministers and relevant agencies are discussed under the Ministerial Directions above. The views of the Level Crossing Removal Project and Department of Transport have been sought in regards to rezoning Transport Zone 2 land and no objections were raised. The views of EPA have been sought in regards to rezoning land affected by major hazard facilities. The views of WorkSafe and the Minister for Economic Development have been sought in regards to rezoning land affected by major hazard facilities.

Further notice will be provided to the relevant agencies as part of the public exhibition and amendment process.

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

The Amendment proposes corrections to anomalous zoning, overlays and texts within the scheme and therefore it is not anticipated that it would have a significant impact on the transport system as defined in section 3 of the *Transport Integration Act 2010*.

### 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 unlikely to have any significant resource or administrative costs for Council. The Amendment may reduce resource and administrative costs by improving the clarity and accuracy of the administration of the planning scheme.

### Where you may inspect this amendment

Hobsons Bay City Council  
115 Civic Parade  
Altona, Victoria, 3018  
Australia

Also, Hobsons Bay City Council's website at: [www.hobsonsbay.vic.gov.au](http://www.hobsonsbay.vic.gov.au)

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.planning.vic.gov.au/public-inspection](http://www.planning.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:

115 Civic Parade  
Altona VIC 3018

### 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: [insert directions hearing date]
- panel hearing: [insert panel hearing date]

**ATTACHMENT 1 - Mapping reference table**

<b>Location</b>	<b>Land /Area Affected</b>	<b>Mapping Reference</b>
Altona Meadows	49 Everingham Road, Altona Meadows	Hobsons Bay C134hbay 012znMap14 Exhibition
Altona Meadows	8A Pringle Place (Dickenson Street Walkway), Altona Meadows	Hobsons Bay C134hbay 014znMaps21_22 Exhibition
Altona Meadows	7A Trembath Court (Dickenson Street Walkway), Altona Meadows	Hobsons Bay C134hbay 014znMaps21_22 Exhibition
Altona Meadows	6A Weeroona Terrace, Altona Meadows	Hobsons Bay C134hbay 014znMaps21_22 Exhibition
Altona Meadows	Hosie Street Reserve (Parcel RES2\LP209325), Altona Meadows	Hobsons Bay C134hbay 015znMap21 Exhibition
Altona Meadows	7 Gaskell Court, Altona Meadows	Hobsons Bay C134hbay 017znMap21 Exhibition
Altona Meadows	8 Gaskell Court, Altona Meadows	Hobsons Bay C134hbay 017znMap21 Exhibition
Altona North	Part of 21-31 Collins Avenue (R.J. Cooper Reserve), Altona North	Hobsons Bay C134hbay 010znMaps09_10 Exhibition
Altona North	Allan Street Reserve (Lot 1\TP915155), Altona North	Hobsons Bay C134hbay 009znMap09 Exhibition
Altona North	351-381 Millers Road (Mobil refinery), Altona North	Hobsons Bay C134hbay 004znMap09 Exhibition
Brooklyn	44-64 Primula Avenue (DN Duane Reserve), Brooklyn	Hobsons Bay C134hbay 007znMap03 Exhibition
Laverton	Jamison Street Reserve (Lot 1\TP887523) and 17A North Avenue, Laverton	Hobsons Bay C134hbay 011znMap13 Exhibition
Spotswood	Southern part of Craig Street, between Drake Street to the eastern end of 65 Craig Street, Spotswood	Hobsons Bay C134hbay 002znMap05 Exhibition
Williamstown	23A Kokoda Road (Kokoda Road Reserve), Williamstown	Hobsons Bay C134hbay 013znMap18 Exhibition
Williamstown	51 Cole Street, Williamstown	Hobsons Bay C134hbay 001d-hoMap18 Exhibition Hobsons Bay C134hbay 005hoMap18 Exhibition

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**SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ4**.

**ALTONA SPECIAL INDUSTRIAL AREA**

**Purpose**

To provide for a range of industrial uses and services that do not prejudice the operation and expansion of the petrochemical industry.

To provide for the minimisation of exposure to risk to health or life of persons working in or visiting the area.

To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.

To provide for a high standard of building design and landscaping to reflect the prominent location and high visual profile of the land.

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**Table of uses**

**Section 1 - Permit not required**

Use	Condition
<b>Extensive animal husbandry</b>	
<b>Home based business</b>	
<b>Industry (other than Materials recycling)</b>	<p>Must not be a purpose <del>listed shown with a Note 1 or Note 2</del> in the table to Clause 53.10 <del>with no threshold distance specified</del>.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone or <del>Commercial 1</del><b>Business 5</b> Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school:</p> <ul style="list-style-type: none"> <li>▪ The air emission buffer, for a purpose listed in the table to Clause 53.10.</li> <li>▪ 30 metres, for a purpose not listed in the table at Clause 53.10.</li> </ul>
<b>Informal outdoor recreation</b>	
<b>Mail centre</b>	
<b>Mineral exploration</b>	
<b>Mining</b>	Must meet the requirements of Clause 52.08-2.
<b>Railway</b>	
<b>Search for stone</b>	Must not be costeaning or bulk sampling.
<b>Service station</b>	The land must be at least 30 metres from land (not a road) which is in a residential zone or <del>Business 5</del> <b>Commercial 1</b> Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.
<b>Tramway</b>	
<b>Warehouse (other than Mail centre)</b>	Must not be a purpose <del>listed shown with a Note 1 or Note 2</del> in the table to Clause 53.10 <del>with no threshold distance specified</del> .



**HOBSONS BAY PLANNING SCHEME**

Use	Condition
	<p>The land must be at least the following distances from land (not a road) which is in a residential zone or <b>Commercial 1 Business 5</b> Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school:</p> <ul style="list-style-type: none"> <li>▪ The air emission buffer, for a purpose listed in the table to Clause 53.10.</li> <li>▪ 30 metres, for a purpose not listed in the table at Clause 53.10.</li> </ul>
<p><b>Any use listed in Clause 62.01</b> Must meet the requirements of Clause 62.01.</p>	

**Section 2 - Permit required**

Use	Condition
<b>Adult sex product shop</b>	
<b>Agriculture</b>	
<b>Caretaker's house</b>	
<b>Convenience shop</b>	
<b>Education centre</b>	Must not be a primary or secondary school.
<b>Equestrian supplies</b>	
<b>Leisure and recreation (other than Informal outdoor recreation)</b>	
<b>Lighting shop</b>	Must be in one occupation with a leasable floor area of at least 500 square metres.
<b>Materials recycling</b>	The land must be at least 30 metres from land (not a road) which is in a residential zone or <b>Business 5 Commercial 1</b> Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.
<b>Office</b>	The leasable floor area must not exceed 500 square metres.
<b>Party supplies</b>	
<b>Restricted retail premises (other than Equestrian supplies, Lighting shop, and Party supplies)</b>	Must be in one occupation with a leasable floor area of at least 1000 square metres.
<b>Retail premises (other than Shop)</b>	
<b>Utility installation (other than Minor utility installation)</b>	Any gas holder, or sewerage or refuse treatment or disposal works, must be at least 30 metres from land (not a road) which is in a residential zone or <b>Business 5 Commercial 1</b> Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.
<p><b>Any other use not in Section 1 or 3</b></p>	

### Decision guidelines

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

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- The effect that nearby industries may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.
- The views of the Ministers administering the Dangerous Goods Act 1985 and the Occupational Health and Safety Act 1985 about the risk to persons in nearby residential and industrial areas.
- Any measures to protect the health and safety of persons on the land or on land nearby.
- Whether the use or development would prejudice the continued operation and expansion of the Altona petrochemical industry.
- The effect on the amenity of any nearby Public Park and Recreation Zones, Public Conservation and Resource Zones, Public Use Zones or Urban Floodway Zones.
- The views of the Department of Natural Resources and Environment about any proposal to use land immediately adjoining a Public Conservation and Resource Zone containing native grass land.

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### Subdivision

#### Exemptions

An application 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 appeal rights of Section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or ~~Commercial 1~~~~Business 5~~ Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

#### Decision guidelines

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

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.
- Interface with non-industrial areas.
- Whether the development would prejudice the continued operation and expansion of the Altona petrochemical industry.
- The views of the Ministers administering the Dangerous Goods Act 1985 and the Occupational Health and Safety Act 1985 about the risk to persons in nearby residential and industrial areas.

- The protection of the natural features of the area, including grass lands, wetlands and areas of significant habitat on/or adjacent to the area.
- The views of the Department of Natural Resources and Environment about any proposal to subdivide land immediately adjoining a Public Conservation and Resource Zone containing native grass land.

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### Buildings and works

#### Permit requirement

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

This does not apply to a building or works which:

- Rearrange, alter, renew or maintain plant if the area or height of the plant is not increased.
- Comply with a direction or licence under the Dangerous Goods Act 1985 or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the Environment Protection Act 1970.
- Are used for crop raising, extensive animal husbandry or informal outdoor recreation.

#### Maximum site cover and plot ratio requirement

The coverage of buildings on each site must not exceed 60 percent of the site area.

The ratio of floor area to site area must not exceed 0.6:1.

For land with a boundary with a residential zone the coverage of buildings on each site must not exceed 47 percent of the site area and the ratio of floor area to site area must not exceed 0.47:1.

#### Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - Relevant ground levels.
  - The layout of existing and proposed buildings, and works.
  - Driveways and vehicle parking and loading areas.
  - Proposed landscape areas.
  - External storage and waste treatment areas.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

#### Layout guidelines

The following guidelines for the layout of buildings, works and landscape areas are to be met to the satisfaction of the responsible authority.

All buildings are to be set back at least:

- 20 metres from a road in a Road Zone, Category 1.
- 20 metres from a boundary to any Public Acquisition Overlay if the purpose of the acquisition is a road.
- 20 metres from a boundary to a Public Conservation and Resource Zone containing native grass land.  
The setback may accommodate car parking areas, roads and services provided it is demonstrated that the siting and design of buildings could achieve adequate landscaped screening and minimise overshadowing of the grass land.
- 9 metres from a boundary to any other road.

Landscape areas are to be provided as follows:

- 9 metres wide along a boundary to any road.
- 9 metres wide along a boundary to any Public Acquisition Overlay if the purpose of the acquisition is a road.
- 4 metres wide along the boundary to a Public Conservation and Resource Zone containing native grass land.

This area should be exclusively for landscaping and comprise small shrubs, grasses and ground covers (from the list recommended by the Department of Natural Resources and Environment and indigenous to the area) to minimise overshadowing of the grass land.

- within 10 metres of the Geelong-Melbourne railway and the Laverton-Altona railway.
- within 100 metres of the bank of Kororoit Creek.
- within 50 metres of a boundary of the Public Use Zone containing Cherry Lake and the Truganina Swamp.
- within 60 metres of the banks of Cherrys Creek and Kayes Drain the combination of buildings, works and landscaping should complement the watercourses to achieve the net landscape effect appropriate to the site, to the scope of development and to the precinct and to achieve a high quality design result.
- 30 metres wide along the boundary to any residential zone.
- for land with a boundary with a residential zone at least 30 percent of each site is to be developed as a landscape amenity area which may contain car parking areas, spur lines to railway sidings, roads and services provided they are adequately screened from adjoining land.

### Exemptions

An application 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 appeal rights of Section 82(1) of the Act. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or **Commercial 1 Business 5** Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

### Decision guidelines

Before deciding on an application to construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Built form.

**SCHEDULE 2 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE**

Shown on the planning scheme map as **CDZ2**.

**ALTONA NORTH COMPREHENSIVE DEVELOPMENT PLAN**

**Land**

The land is bordered by Kyle Road, Blackshaws Road, New Street, the West Gate Freeway and Brooklyn Terminal Sub-station, in Altona North and South Kingsville.

**Purpose**

To facilitate the land’s transition from an industrial precinct to a mixed use precinct.

To facilitate the orderly development and integration of residential, commercial, retail and a mix of other uses.

To ensure that new sensitive uses do not unreasonably impact on the ongoing operations of industrial uses.

**Table of uses**

**Section 1 - Permit not required**

<b>Use</b>	<b>Condition</b>
<b>Accommodation (other than Corrective institution, Camping and caravan park and Residential aged care facility)</b>	Must be no more than 3,000 dwellings in the CDP area. Must be located in the residential area; or Must be at least 7.2 metres (two storeys) above natural ground level at the primary street frontage excepting building entries in the town centre or commercial / mixed use area.
<b>Animal keeping (other than Animal boarding)</b>	Must be no more than five animals.
<b>Child care centre</b>	Must be located in the local community facility area, town centre area or commercial / mixed use area.
<b>Cinema Education centre Exhibition centre</b>	Must be located in the town centre or commercial / mixed use area.
<b>Home based business</b>	
<b>Indoor recreation facility</b>	Must be located in the town centre or commercial / mixed use area. The gross floor area of all buildings must not exceed 500 square metres.
<b>Informal outdoor recreation</b>	
<b>Office</b>	Must be located in the town centre or commercial / mixed use area.
<b>Place of worship</b>	Must be located in the town centre or commercial / mixed use area. The gross floor area of all buildings must not exceed 250 square metres.
<b>Residential aged care facility</b>	Must be located more than 450 metres from the South Melbourne to Brooklyn (PL108) gas transmission pipeline or the Altona to Somerton (PL118) fuel pipeline.
<b>Restricted recreation facility</b>	Must be located in in the town centre or commercial / mixed use area. The gross floor area of all buildings must not exceed 500 square metres.



**Section 3 - Prohibited**

Use
Adult sex product shop
Brothel
Camping and caravan park
Cemetery
Cinema – if the section 1 condition is not met
Corrective institution
Crematorium
Department store
Exhibition centre – if the section 1 condition is not met
Freeway service centre
Gaming premises
Helicopter landing site
Major sport and recreation facility
Materials recycling
Motor racing track
Nightclub
Recreational boat facility
Refuse disposal
Saleyard
Supermarket – if the section 1 condition is not met
Transport terminal
Winery

**2.0**

24/09/2018  
C88

**Use of land**

**2.1**

24/09/2018  
C88

**Requirements**

An application for use of the land must generally be in accordance with the *Altona North Comprehensive Development Plan August 2018*.

All requirements of the *Altona North Comprehensive Development Plan August 2018* must be met.

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil.

**2.2**

Proposed  
C134hbay

**Application requirements**

The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects of the use, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of goods and materials, hours of operation and light spill, solar access and glare.

- If an industry or warehouse use:
  - The type and quantity of goods to be stored, processed or produced.
  - Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
  - Whether notification under the *Occupational Health and Safety (Major Hazard Facilities) Regulations 2000* is required, a licence under the *Dangerous Goods Act 1985* is required, or a fire protection quantity under the *Dangerous Goods (Storage and Handling) Regulations 2000* is exceeded.
- If a dwelling use:
  - The likely effects of the dwellings on the local and regional traffic network;
  - The works, services or facilities required to cater for those effects so that the efficiency and safety of the traffic network is maintained;
  - The proposed method of funding the required works, services or facilities;
  - The availability and capacity of the power, drainage, sewer, water and digital networks;
  - Any necessary upgrades to those networks.
  - The proposed method of funding the upgrade works.
  - A Social Impact Assessment prepared in accordance with *Preparing Hobsons Bay Social Impact Assessments Guidelines: Residential Applicant Guidelines* as adopted by Hobsons Bay City Council.

### 2.3

24/09/2018  
C88

#### Exemption from notice and review

An application for the use of land 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, if it is generally in accordance with the *Altona North Comprehensive Development Plan August 2018*.

### 2.4

24/09/2018  
C88

#### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The *Altona North Comprehensive Development Plan August 2018*.
- The effect that existing lawful industrial uses may have on the proposed use.
- If an application for an industry or warehouse use, the effect that the use may have on the amenity of the area and the means of addressing any unreasonable impacts.
- If an application for a dwelling use, the capacity of the local and regional traffic networks, local utilities and community facilities to support the proposed number of dwellings.

### 3.0

24/09/2018  
C88

#### Subdivision

### 3.1

24/09/2018  
C88

#### Requirements

The subdivision of land must generally be in accordance with the *Altona North Comprehensive Development Plan August 2018*.

All requirements of the *Altona North Comprehensive Development Plan August 2018* must be met.

- A front fence. This does not apply if the front fence is within 3 metres of a street and associated with one dwelling on:
  - A lot of less than 300 square metres.
  - A lot more than 300 square metres in area on land described as ‘Local Road Frontages’ or ‘Blackshaws Road frontage’ on *Plan 2 – Sub Precincts Plan* in the *Altona North Comprehensive Development Plan August 2018*.
  - The fence exceeds 1.2 metres in height.
- An out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

## 4.2

Proposed  
C134hbay

### Requirements

The following requirements apply to construct a building or carry out works:

- An application for buildings and works must generally be in accordance with the *Altona North Comprehensive Development Plan August 2018*.
- All requirements of the Altona North Comprehensive Development Plan August 2018 must be met.
- A development of one dwelling on a lot must meet the requirements of Clause 54.
- A development of more than one dwelling on a lot must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement **or an apartment development**.
- An application for a residential building or multi-dwelling building within 60 metres of the South Melbourne to Brooklyn (PL108) gas transmission pipeline or the Altona to Somerton (PL118) fuel pipeline must not exceed a height of 10.4 metres (3 storeys).
- Prior to the commencement of any building or works, including demolition, on land within 60 metres of South Melbourne to Brooklyn (PL108) gas transmission pipeline or the Altona to Somerton (PL118) fuel pipeline a construction management plan must be submitted to and approved by the responsible authority. The plan can be amended from time to time and must:
  - Prohibit the use of rippers or horizontal directional drills.
  - Set out measures to ensure the protection of the pipelines during construction.
  - Be endorsed by the operator of the gas or fuel transmission pipeline.
  - Include any other relevant matter.
- A permit must require a construction management plan to, in addition to any other relevant matter, protect and implement the following matters, as relevant:
  - The disused fuel transmission pipeline under Blackshaws Road.
  - The mobile telecommunications tower near the northern boundary of 278 Blackshaws Road and the southern boundary of 40-68 Kyle Road.
  - The elimination, containment and management of weeds on the site.
  - The protection of, and maintenance of access to, the Brooklyn Main Trunk Sewer.

## 4.3

24/09/2018  
C88

### Application requirements

The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

08/08/2013  
C82

## SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY

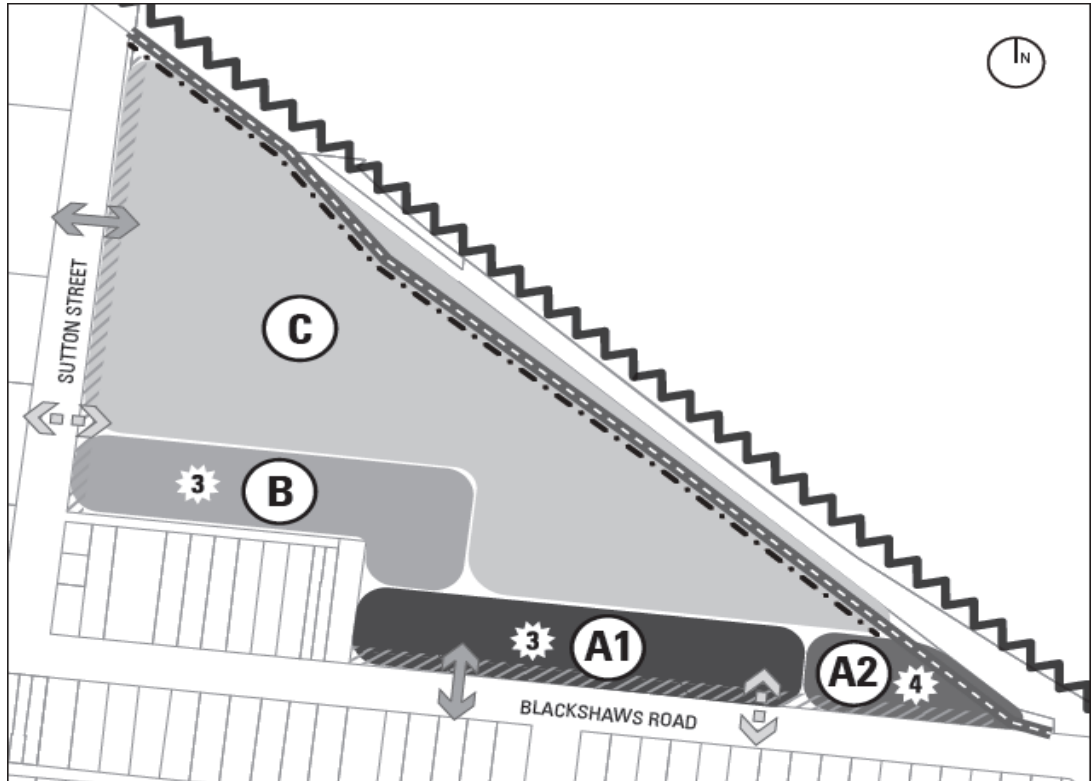
Shown on the planning scheme map as **DDO10**.

### THE FORMER CALTEX TERMINAL

Former Caltex Terminal, Blackshaws Road and Sutton Street, South Kingsville.

1.0  
08/08/2013  
C82

#### Plan 1



- PRECINCT A1
- PRECINCT A2
- PRECINCT B
- PRECINCT C
- RAILWAY INTERFACE
- PRIMARY ACCESS
- SECONDARY ACCESS
- MAXIMUM BUILDING HEIGHT IN STOREYS
- MINIMUM 4M SETBACK

- BUILT FORM TO LIMIT PUBLIC VIEWS TOWARDS NORTH EAST AND TO PROVIDE ACOUSTIC AND VIBRATION PROTECTION FROM THE RAILWAY AND THE SMC.
- PIPELINE BUFFER

\*NB. Boundaries of Precincts Indicative Only

\*\* NB. All development must meet the Objectives of Clause 55.02-1 and Clause 55.02-5.

\*\*\*NB. The number of access points to Blackshaws Road is yet to be determined.

2.0  
08/08/2013  
C82

#### Design objectives

The design objectives for the area are:

- To encourage urban renewal which delivers increased housing affordability, diversity and density within the site.
- To create a residential area that is responsive to its context and provides a transition in character at its interfaces with existing adjoining residential areas and industrial operations.

ventilation closed.

Any development that will accommodate residential or other vibration-sensitive uses must be designed and constructed to include vibration attenuation measures. These vibration attenuation measures must ensure that:

- Train vibration received at new residential or other vibration-sensitive uses complies with the requirements of Table 2, Annex A of Australian Standard AS2670.2-1990 Evaluation of human exposure to whole-body vibration, Part 2: Continuous and shock-induced vibration in buildings (1 to 80 Hz). Train vibration received at new residential or other vibration-sensitive uses should comply with the combined direction Curve 20, adjusted by the number of events ‘trade-off’ given by Note 5 to the Table based on the number of railway movements, but not in any case, lower than Curve 4. Train vibration is to be measured between 4–80 Hz using an accelerometer fixed to the floor near the centre of any habitable room.

The responsible authority must include in any permit granted a condition in the following terms:

*“Prior to the occupation of any building, a report prepared by a suitably qualified acoustic and vibration consultant which certifies compliance with the noise and vibration attenuation criteria set out in clause 5.0 of Schedule 10 to the Design and Development Overlay must be provided to the satisfaction of the responsible authority.”*

## 6.0

08/08/2013  
C82

### Subdivision

A permit must not be granted to allow a subdivision which is not generally in accordance with the approved Master Plan.

## 7.0

08/08/2013  
C82

### Notice of permit application

In accordance with section 52(1)(c) of the Act, notice of an application for a permit under this overlay must be given to the:

- licensee and operator (from time to time) authorised under pipeline licence No PL118 (Somerton to Altona Licensed Pipeline), Energy Safe Victoria and the Minister with responsibility for administering the Pipelines Act 2005; and
- owner and operator of the Spotswood Locomotive Maintenance Centre.

## 8.0

~~---~~  
Proposed  
C134hbay

### Decision guidelines

Before deciding on an application for a permit, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The design objectives in Clause 2.0 of this schedule.
- Whether the proposal complies with the approved Master Plan required in Clause 3.0 of this schedule.
- The Guidelines for Higher Density Residential Development and clauses 55.02-1 and 55.02-5 of the scheme.
- Improved Housing Choices for Residents on Low Incomes (Affordable Housing) Policy Statement (8 February 2011, as amended from time to time).
- ~~Preparing Hobsons Bay Social Impact Assessments~~ ~~Guidelines: Residential Applicant Guidelines~~ ~~(22 March 2011 2022~~, as amended from time to time).

15/11/2018  
C112

**SCHEDULE TO CLAUSE 52.28 GAMING**

**1.0**

24/02/2022  
C131hbay

**Objectives**

To ensure that the social and economic impact of the Electronic gaming machine (EGM) is not detrimental to the wellbeing of the community.

To ensure that EGM venues are located, designed and operated in a manner that minimises opportunities for convenience gambling.

To locate EGMs away from disadvantaged areas or vulnerable communities.

To ensure gaming is not the primary use within a venue.

To ensure proposals for gaming premises deliver a net community benefit in Hobsons Bay.

**2.0**

24/02/2022  
C131hbay

**Prohibition of a gaming machine in a shopping complex**

Installation or use of a gaming machine as specified in Clause 52.28-4 is prohibited on land described in Table 1 below.

**Table 1**

<b>Name of shopping complex and locality</b>	<b>Land description</b>
Central Square, Altona Meadows	Land on the southwest corner of Central Avenue and Merton Street, also known as 1-23 Central Avenue, Altona Meadows
Altona Gate, Altona North	Land on the northwest corner of Beuron Road and Millers Road, also known as 124-134 Millers Road, Altona North including 84-122 Millers Road, Altona North

**3.0**

24/02/2022  
C131hbay

**Prohibition of a gaming machine in a strip shopping centre**

A gaming machine as specified in Clause 52.28-5 is prohibited in a strip shopping centre specified in Table 2 below.

**Table 2**

<b>Name of strip shopping centre and locality</b>	<b>Land description</b>
Aviation Road, Laverton	1-9 (odd numbers) and 2-28 (even numbers) Aviation Rd; 161-163 (odd numbers) Railway Ave; 2-8 (even numbers) Neville Ave
Borrack Square, Altona North	1-39 (odd numbers) and 2-40 (even numbers) Borrack Square; 202-204 (even numbers) Millers Rd
Challis Street, Newport	31-47 (odd numbers) and 44-56 (even numbers) Challis St
Douglas Parade/Ferguson Street, Williamstown	2-102 (even numbers) and 7-97 (odd numbers) (including land at the rear of 87) Ferguson St; 1-111 (odd numbers) and 4-110 (even numbers) (including land at the rear of 32-36 (even numbers)) Douglas Pde; 32-36 (even numbers) Lyons St; 101 Napier St; 4-10 (even numbers) Roaches Terrace; 64-68 (even numbers) and 77-83 (odd numbers) Stevedore St; land at the rear of 85 Stevedore St; 72-74 (even numbers) Electra St; 1-17 (odd numbers) and 2-14 (even numbers) Millers Rd



- Provide a range of social, leisure and recreational activities, with gaming being only a component of these activities.
- Physically and visually separate the venue's gaming activities from its non-gaming activities.
- Where the design and operating hours will not detrimentally affect the amenity of the surrounding area.
- Outside of venues where:
  - The gaming floor area is more than 25 percent of the total floor area.
  - It may cause adverse amenity impacts on the adjoining land uses as a result of operating hours, traffic, noise, car parking and safety.

### 6.0

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Proposed  
C134hbay

#### Application requirements

The following application requirements apply to an application for a permit under Clause 52.28, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Detailed plans of the design and layout of the venue (including the location of all existing and proposed EGMs).
- Details of the venue's existing and proposed hours of operation.
- A Social Impact Assessment prepared by a suitably qualified person, as per Council's Social Impact Assessment **Guidelines: Electronic Gaming Machines Applicant Guidelines** (Hobsons Bay City Council, ~~March-2022~~2011), including:
  - Details and analysis of the venue's projected patron catchment and its socio-economic profile.
  - If it is proposed to move EGMs from one part of the municipality to another, details of the relative social and economic differences between the two areas. An explanation as to why the EGMs are being transferred is to be provided.
  - Characteristics of the local area including the location of and distance to shopping complexes and strip shopping centres, community facilities, public housing, counselling services and public transport.
- Details of existing and proposed gambling and non-gambling related entertainment and recreation facilities and activities at the venue and within one kilometre of the venue.
- Details of existing and proposed distribution and density of EGMs in the municipality and its neighbourhoods.
- Details of existing gaming expenditure at the venue over a three year period prior to the application (if relevant).
- If EGMs are to be relocated from other venues, and as a result, gaming expenditure is likely to be transferred from other venues:
  - Particulars as to how the level of expenditure transfer has been calculated (including, but not limited to, comparison of per machine expenditure at the venue prior to, and anticipated expenditure after, the installation of additional machines).
  - The resulting impacts on the venue from where the expenditure is transferred.
- Details of the nature and extent of community benefits expected from the proposal and how the benefits are to be secured for and distributed across the local community.
- Assessment of key social and economic issues and overall net community impact.
- Measures to mitigate any negative social and economic impacts from EGMs.

**SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS**

**1.0**

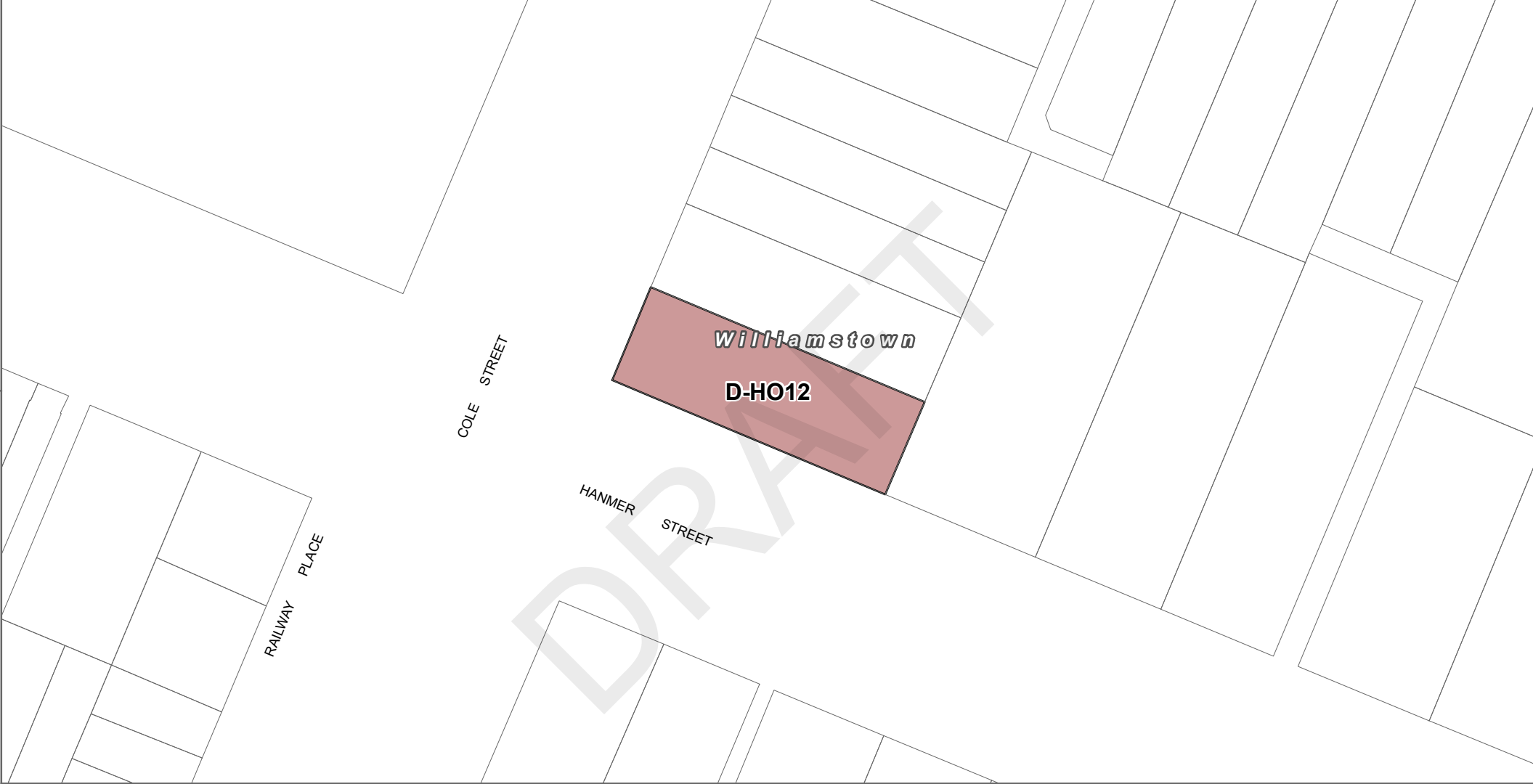
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Proposed  
C134hbay

**Background documents**



Name of background document	Amendment number - clause reference
Activity Centre Strategy 2019-36 (Hobsons Bay City Council, July 2019)	C131hbay 11.03-1L
A Fair Hobsons Bay for All 2019-2023 (Hobsons Bay City Council, September 2019)	C131hbay 15.01-2L 17.03-2L 17.04-1L
Biodiversity Strategy 2017–22 (Hobsons Bay City Council, February 2017)	C131hbay 12.01-1L
Burns Road Industrial Estate Structure Plan (Ratio Consultants, August 1997)	15.01-2L
Climate Change Adaptation Plan 2013-18 (Hobsons Bay City Council, 2013)	C131hbay 13.03-1L
Community Facility Planning Principles (Hobsons Bay City Council, 2008)	C131hbay 19.02-4L
Community Greenhouse Strategy 2013-30 (Hobsons Bay City Council, 2013)	C131hbay 13.03-1L
Electronic Gaming Machines (EGMs) in Hobsons Bay Background Paper (Hobsons Bay City Council, 2014)	C112 52.28
Experience Hobsons Bay Tourism Strategy 2019-2024 (Hobsons Bay City Council, 2019)	C131hbay 02.03
Hobsons Bay 2030 Community Vision (Hobsons Bay City Council, February 2017)	C131hbay 11.02-1L
Hobsons Bay Advertising Signs Guidelines (Hobsons Bay City Council, June 1999)	C131hbay 15.01-1L
Hobsons Bay Affordable Housing Policy Statement (Hobsons Bay City Council, April 2016)	C131hbay 16.01-1L
Hobsons Bay Council Plan 2017-2021 (City of Hobsons Bay, 2017)	C131hbay 02.02
Hobsons Bay Economic Development Strategy 2015–2020 (Hobsons Bay City Council, 2015)	C131hbay 15.01-2L 17.03-2L

HOBSONS BAY PLANNING SCHEME

Name of background document	Amendment number - clause reference
	17.04-1L
Hobsons Bay Heritage Study (Hobsons Bay City Council et al., 2007 Amended 2017)	C107, C125 15.03-1L
Hobsons Bay Housing Strategy (Hobsons Bay City Council, July 2019)	C131hbay 13.07-1L 16.01-1L 17.02-2L
Hobsons Bay Industrial Development Design Guidelines (Hobsons Bay City Council, June 2008)	C33 15.01-2L 17.03-1L
Hobsons Bay Industrial Land Management Strategy (Hobsons Bay City Council, June 2008)	C33 15.01-2L 17.03-1L
Hobsons Bay Integrated Transport Plan 2017-2030 (Hobsons Bay City Council, November 2017)	C131hbay 15.01-3L 18.01-2L 18.02-2L
Hobsons Bay Landscape Design Guidelines (Hobsons Bay City Council, April 1999)	C131hbay 19.02-6L
Hobsons Bay Neighbourhood Character Study 2019 (Hobsons Bay City Council, July 2019)	C131hbay 15.01-1L 15.01-5L
Hobsons Bay Problem Gambling – Electronic Gaming Machines (EGM) Policy Statement (Hobsons Bay City Council, July 2015)	C112 52.28
Hobsons Bay <del>Preparing</del> Social Impact Assessment <del>–Applicant</del> Guidelines: <b>Electronic Gaming Machines</b> (Hobsons Bay City Council, <del>2022</del> <b>March-2014</b> )	<b>C112C134hbay</b>  52.28
<b>Hobsons Bay Social Impact Assessment Guidelines: Residential (Hobsons Bay City Council, 2022)</b>	<b>C134hbay</b> <b>02.03-6</b>
Hobsons Bay Strategic Bicycle Plan (Traffix Group, March 2003)	C131hbay 15.01-3L 18.02-2L
Kororoit Creek Masterplan (Thompson Berrill Landscape Design,	C87



**LEGEND**


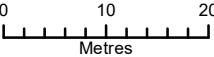
-  D-HO - Area to be deleted from a Heritage Overlay
-  Local Government Area

Attachment 8.3.1.1

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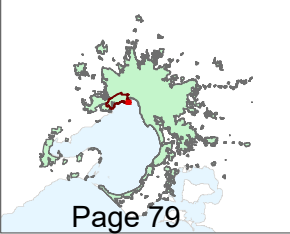
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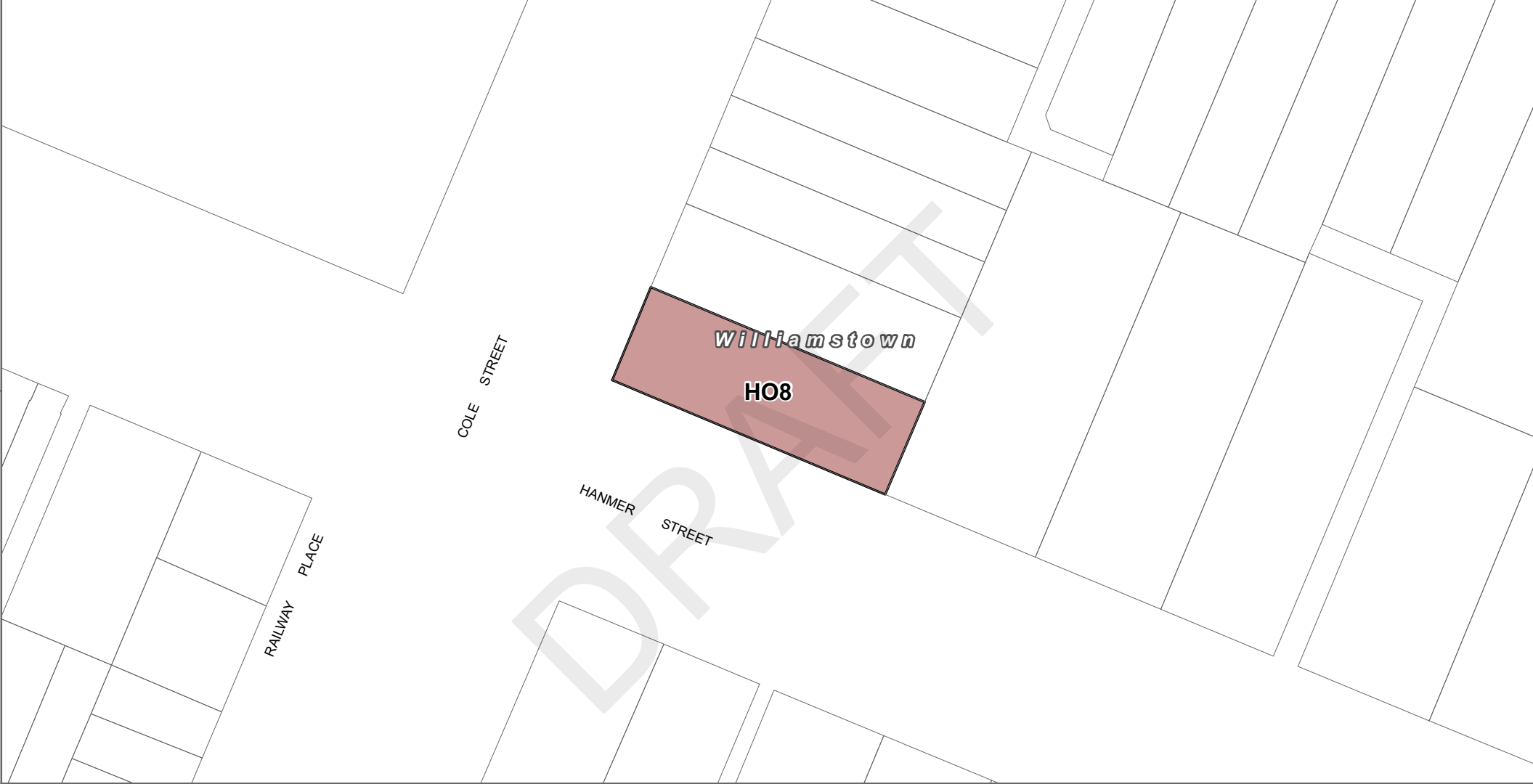




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**LEGEND**


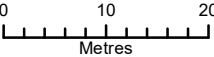
-  HO - Heritage Overlay
-  Local Government Area

Attachment 8.3.1.1

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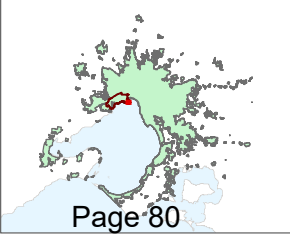
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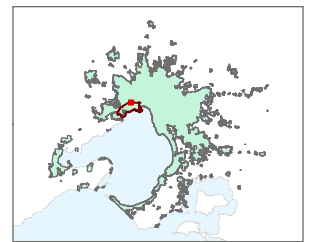


# HOBSONS BAY PLANNING SCHEME - LOCAL PROVISION AMENDMENT C134hbay



**LEGEND**

- PPRZ - Public Park and Recreation Zone
- Local Government Area



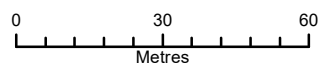
Part of Planning Scheme Map 3

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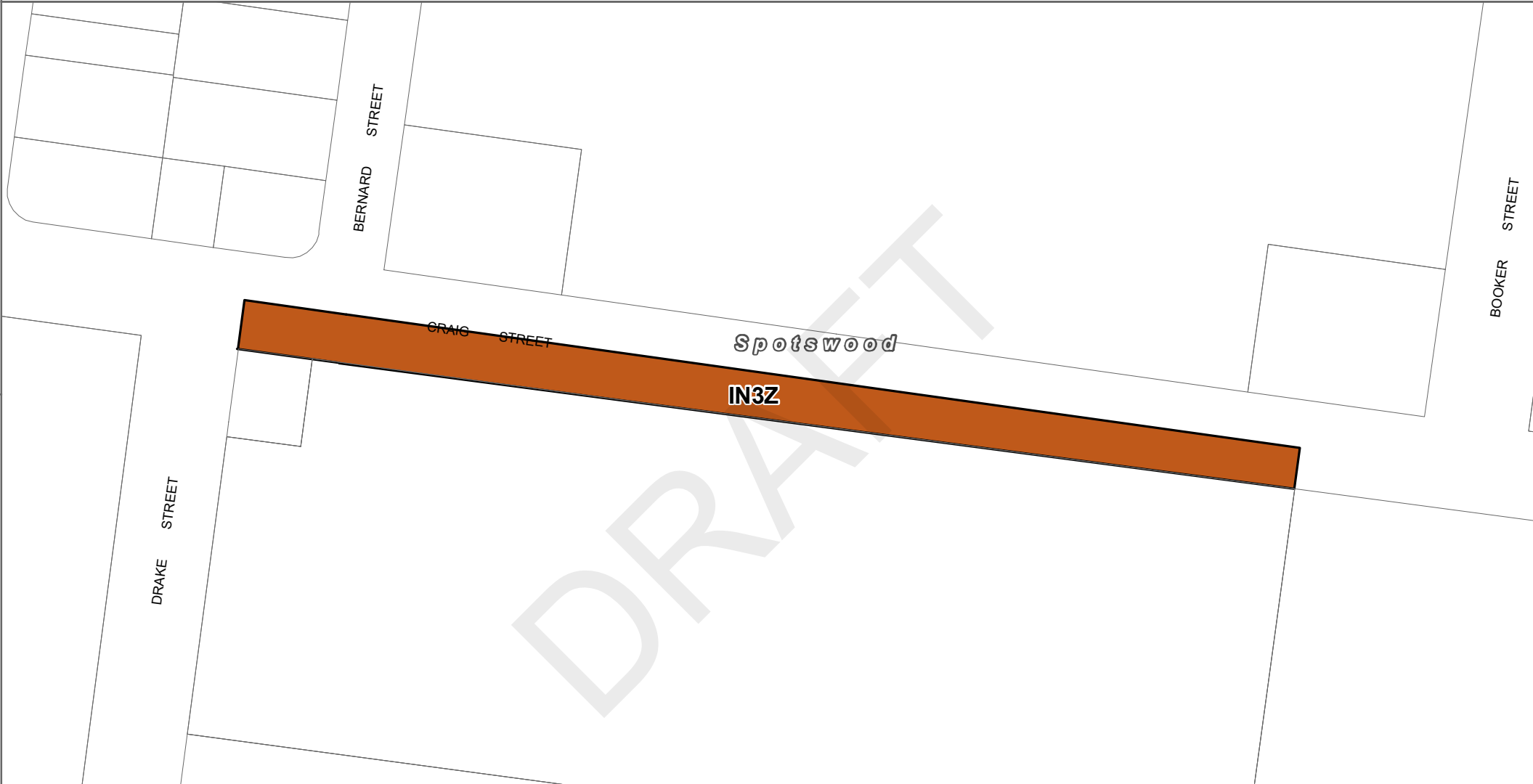
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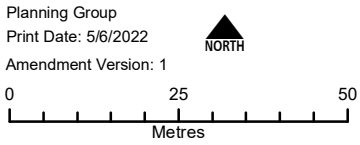




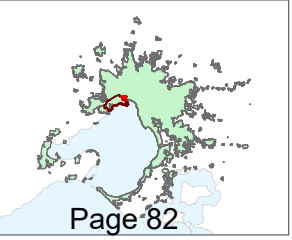
**LEGEND**  
 IN3Z - Industrial 3 Zone  
 Local Government Area

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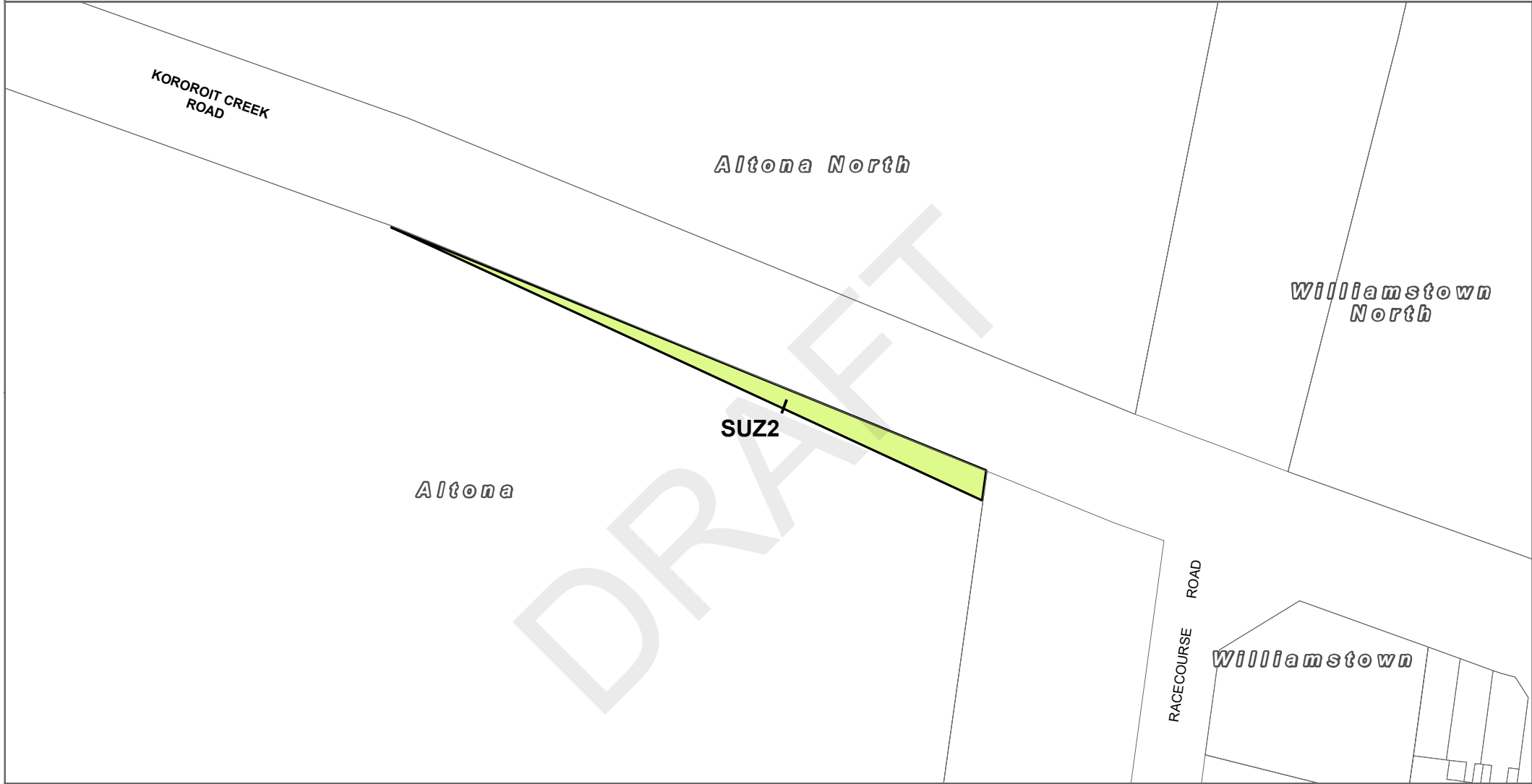
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HOBSONS BAY PLANNING SCHEME - LOCAL PROVISION  
**AMENDMENT C134hbay**




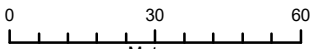
**LEGEND**  
 SUZ - Special Use Zone  
 Local Government Area

Attachment 8.3.1.1

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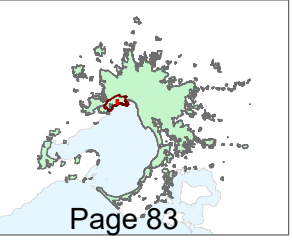
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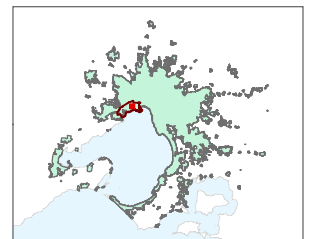


# HOBSONS BAY PLANNING SCHEME - LOCAL PROVISION AMENDMENT C134hbay



**LEGEND**

- PPRZ - Public Park and Recreation Zone
- Local Government Area



Part of Planning Scheme Map 9

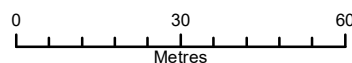
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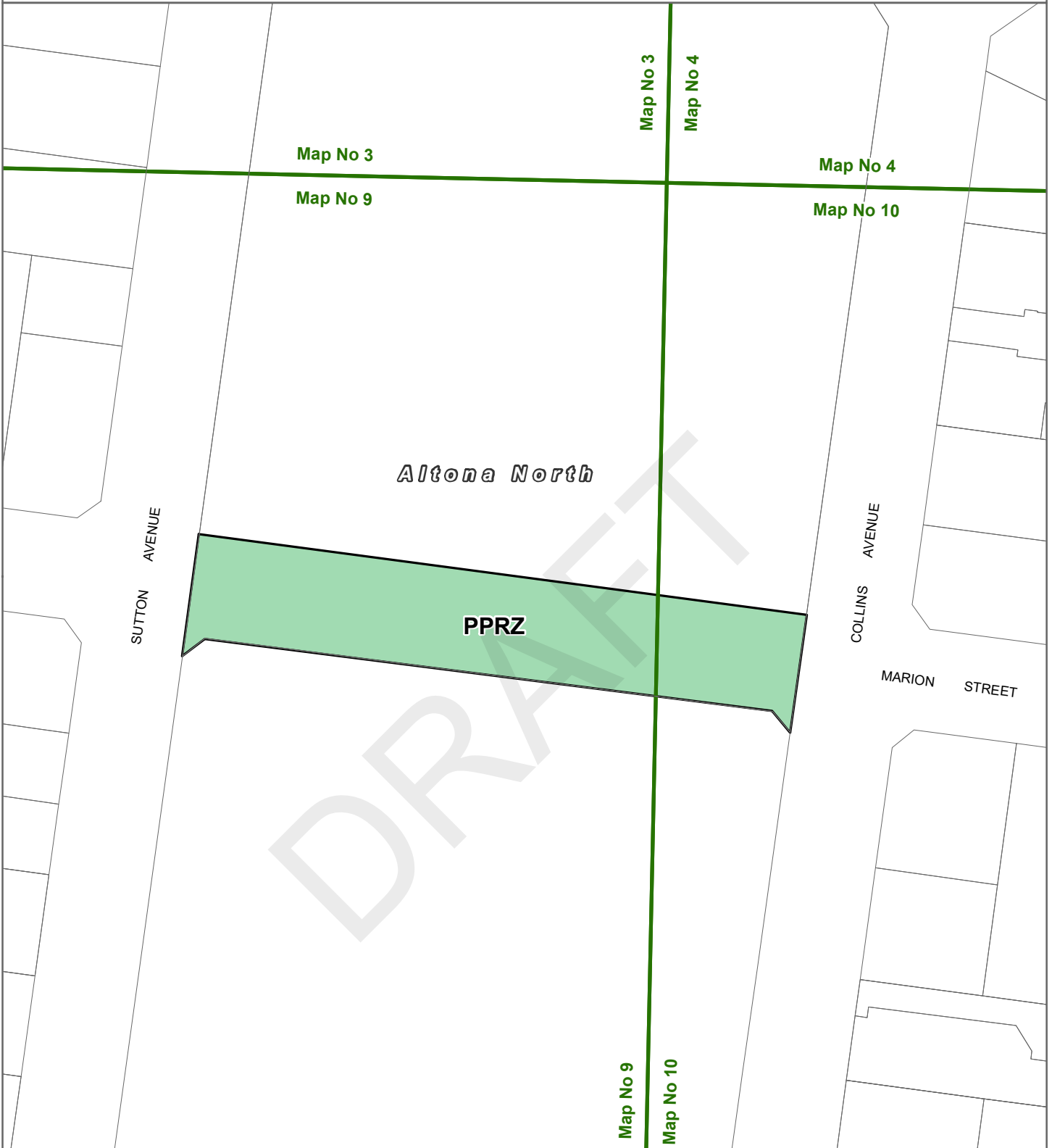
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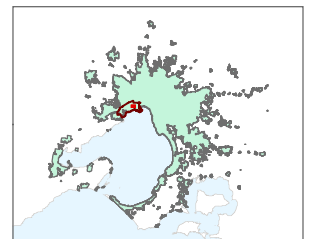
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**LEGEND**

- PPRZ - Public Park and Recreation Zone
- Local Government Area



Part of Planning Scheme Maps 9 & 10

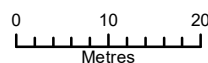
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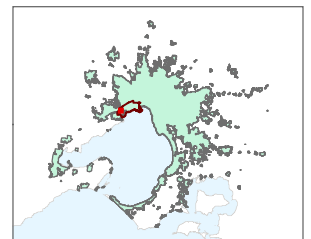
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# HOBSONS BAY PLANNING SCHEME - LOCAL PROVISION AMENDMENT C134hbay



**LEGEND**

- PPRZ - Public Park and Recreation Zone
- Local Government Area



Part of Planning Scheme Map 13

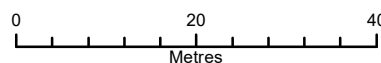
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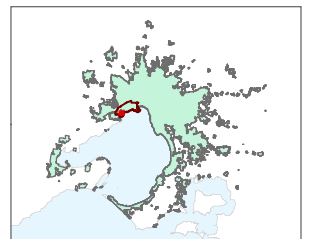
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**LEGEND**

- PPRZ - Public Park and Recreation Zone
- Local Government Area



Part of Planning Scheme Map 14

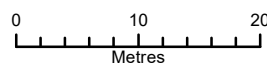
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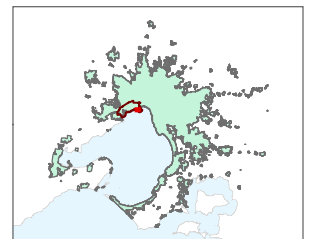


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**LEGEND**

- PPRZ - Public Park and Recreation Zone
- Local Government Area



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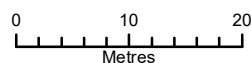
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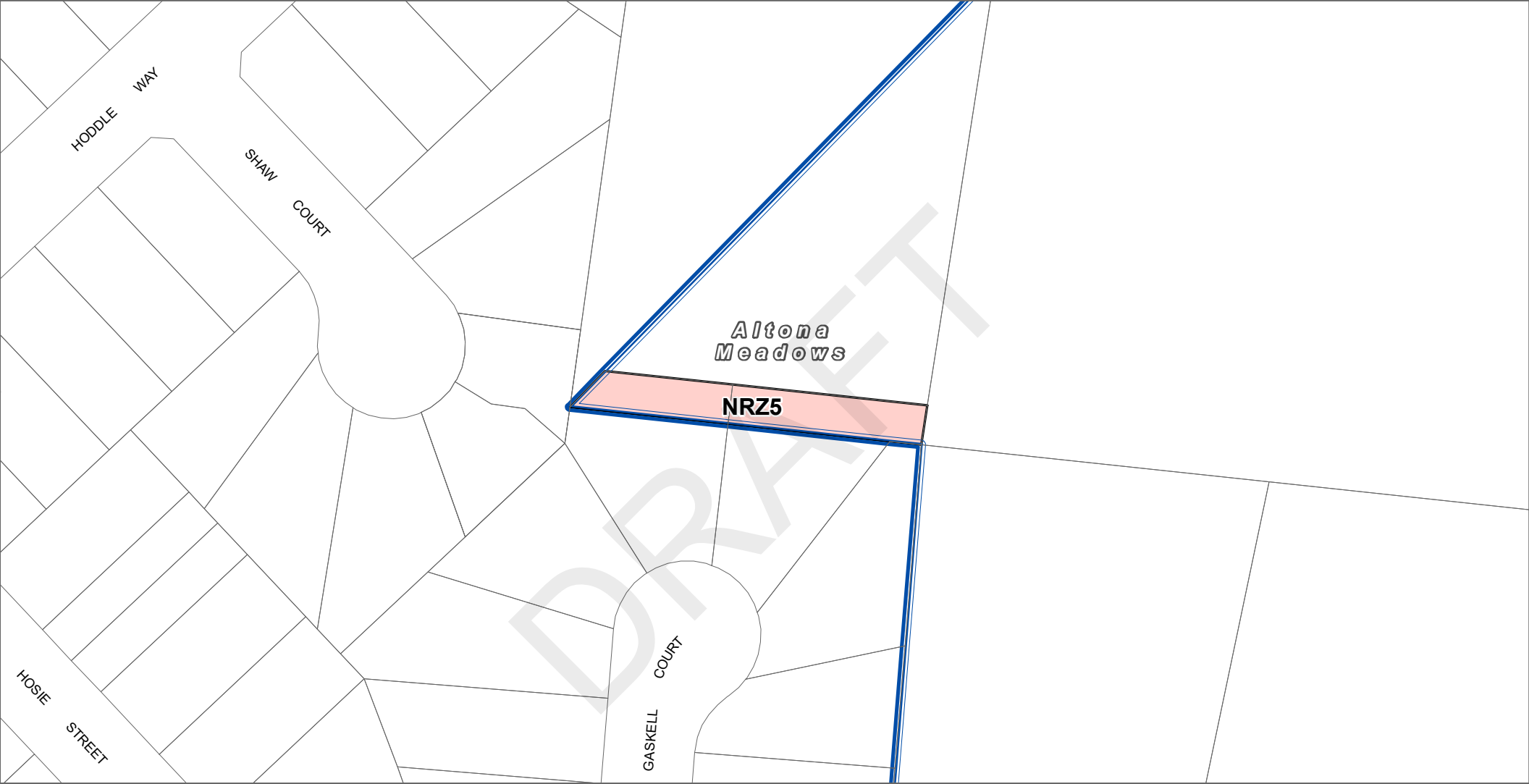
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- LEGEND**
-  NRZ - Neighbourhood Residential Zone
  -  Local Government Area
  -  Urban Growth Boundary

Attachment 8.3.1.1

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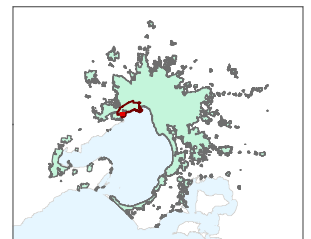


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**LEGEND**

- PPRZ - Public Park and Recreation Zone
- Local Government Area
- Urban Growth Boundary



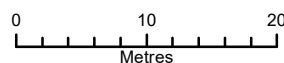
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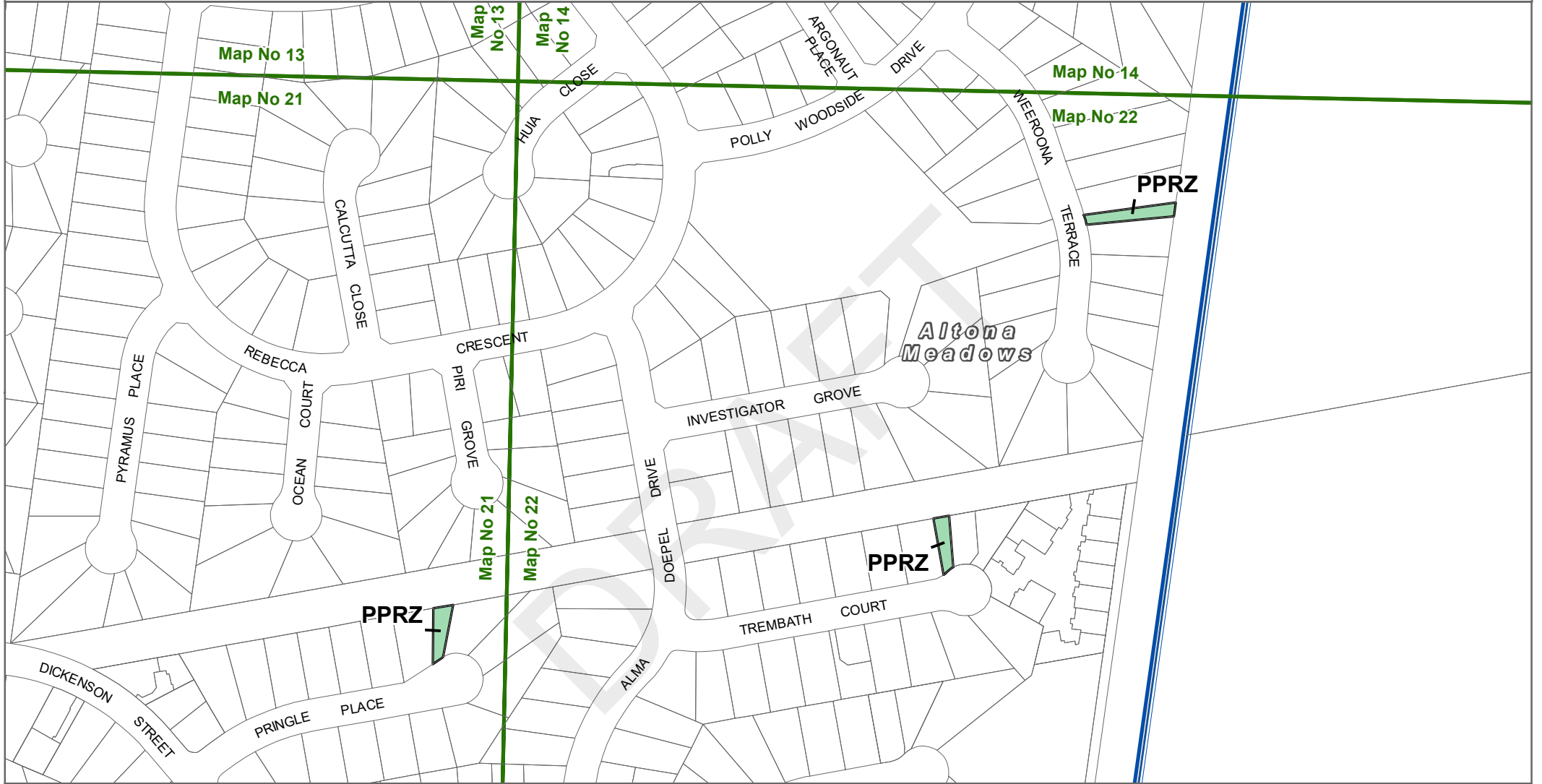
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- LEGEND**
-  PPRZ - Public Park and Recreation Zone
  -  Local Government Area
  -  Urban Growth Boundary

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