



Department of Environment,
Land, Water and Planning

8 Nicholson Street
East Melbourne, Victoria 3002
Telephone: 03 9208 3333
DX 210098
www.delwp.vic.gov.au

Mr Aaron van Egmond
Chief Executive Officer
Hobsons Bay City Council
PO Box 21
Altona VIC 3018

FAO: Craig Birch, Principal Strategic Planner
cbirch@hobsonsbay.vic.gov.au

Dear Mr van Egmond

**HOBSONS BAY PLANNING SCHEME AMENDMENT C131HBAY – PLANNING POLICY
FRAMEWORK (PPF) TRANSLATION AND THE IMPLEMENTATION OF THE NEW RESIDENTIAL
ZONES AND 2019 HOUSING STRATEGY**

I refer to amendment C131hbay to the Hobsons Bay Planning Scheme which was submitted for approval under section 31 of the *Planning and Environment Act 1987* in September 2021.

The amendment translates the Local Planning Policy Framework into the new Planning Policy Framework (PPF) as required under Amendment VC148 and implements the council's 2019 Housing Strategy, Neighbourhood Character Study and Activity Centres Strategy by applying the new residential zones framework introduced by Amendment VC110.

Under the powers delegated to me from the Minister for Planning, I have decided to approve this amendment C131hbay with changes. The changes are:

1. Reinstatement of the exhibited text and Department of Environment, Land, Water and Planning (DELWP) preferred wording for the Environmentally Sustainable Design (ESD) policy at Clause
2. Various drafting changes (summarised in Appendix One to his letter) to implement amendments C126 and VC204 (that was approved in December 2021) and to improve the clarity and structure of the PPF.

The amendment will come into effect when notice of its approval is published in the *Victoria Government Gazette*.

If you have any further queries in relation to this matter please contact Steven Cox, Manager State Planning Services, DELWP at steven.cox@delwp.vic.gov.au

Yours sincerely

Stuart Menzies
Director, State Planning Services

17 / 02 / 2022

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Appendix One

1. The following schedules have been reinstated (as an erroneous outcome of C126hbay) and updated to reflect the council's adopted version:

- Schedule 14 to the Design and Development Overlay
- Schedule 1 to Clause 32.07 Residential Growth Zone
- Schedule 1 to Clause 32.08 General Residential Zone
- Schedule 2 to Clause 32.08 General Residential Zone
- Schedule 3 to Clause 32.08 General Residential Zone

2. The following sub-clause section numbers have been renumbered:

Under clause 15.01-1L:

- 15.01-1L-01 Design in substantial change areas
- 15.01-1L-02 Landscape design and canopy tree cover
- 15.01-1L-03 Signs

Under clause 15.01-2L:

- 15.01-2L-01 Building design
- 15.01-2L-02 Residential building design
- 15.01-2L-03 Industrial building design

Under clause 15.03-1L:

- 15.03-1L-01 Heritage conservation
- 15.03-1L-02 Industrial heritage

3. Reintroduction of DELWP preferred ESD text
4. Clause 18.02-1L and 18.02-2L have been repositioned in accordance with VC204.
5. Reinstatement of Ministerial Direction text
6. Schedule to Clause 72.03 has been updated to include the new maps added to the Hobsons Bay Planning Scheme.
7. Schedule to Clause 72.04 has been updated to insert the council's adoption date on the 9 Heritage Design Guidelines.
8. The incorporated documents have been updated to insert the council's adoption date.