

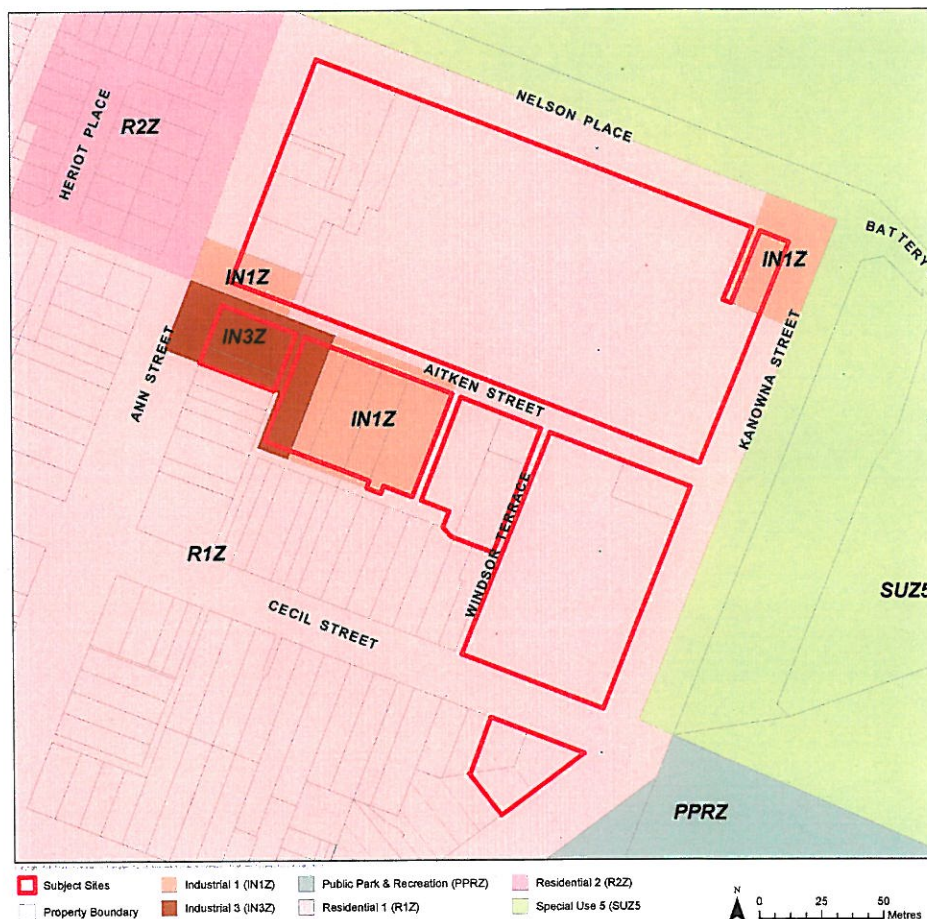
TERMS OF REFERENCE

**Advisory Committee appointed pursuant to Part 7, Section 151 of the
Planning and Environment Act 1987
to report on issues concerning**

PROPOSED REDEVELOPMENT OF THE PORT PHILLIP WOOLLEN MILLS, NELSON PLACE, WILLIAMSTOWN

Background and Purpose

1. The Minister for Planning, the Hon. Justin Madden MLC has appointed an Advisory Committee pursuant to Section 151 of the *Planning and Environment Act 1987* (P&E Act) to review planning and urban design matters related to the proposed redevelopment of the former Port Phillip Woollen Mills, Nelson Place, Williamstown and land to the south of Nelson Place, within Precinct 20 as identified under the *Hobsons Bay Industrial Land Management Strategy 2008* (see map for subject land).





2. The Minister for Planning has recently approved Amendment C75 to the Hobsons Bay Planning Scheme, which rezoned the former Woollen Mills site to Residential 1 and applied an Environmental Audit Overlay. This rezoning accorded with the identification of the land in Precinct 20 to the south of Nelson Place as being suitable for mixed use residential development under the *Hobsons Bay Industrial Land Management Strategy 2008*. A review of this rezoning will not form part of the Advisory Committee's tasks.
3. There are two existing Design and Development Overlays affecting parts of the subject land (DDO4 and DDO8) restricting building height to 2 storeys (DDO4) and 3 storeys (DDO8). At present, a permit may not be granted for development to exceed these heights.
4. The subject land is directly affected by the following Heritage Overlays:
 - HO1 – Cecil Street Precinct
 - HO8 – Government Survey Precinct
 - HO35 – the former Port Phillip Stevedore Club Hall
 - HO43 – the former Telegraph Hotel
 - HO162 – the former Britannia Hotel
 - HO210 – the former Prince of Wales Hotel
 - HO211 – the former Oriental Hotel

The subject site abuts Point Gellibrand Coastal Park, which was the first point of European settlement in the Port Phillip Region. Accordingly the site and its surrounds are covered by several heritage overlays addressing historical use of the land as well as built form.
5. The proponent provided Council with an indicative development proposal for part of the subject land which would yield 412 dwellings, including 328 apartments and 84 townhouses that vary in height from three to thirteen storeys. This proposal was not supported by Council at its meeting on 1 December 2009.



Task

6. The Advisory Committee is to assess the planning and built form/urban design opportunities for the subject land (Part Precinct 20 to the south of Nelson Place) taking into account:
- The locational considerations of the subject land, the northern section of Precinct 20 and general surrounds;
 - The appropriateness of the current planning framework and planning controls applying to the subject land (policy, design and development overlays, heritage overlays, responsible authority status) and
 - The scope for varying the existing planning framework and planning controls in relation to the subject land, having regard to appropriate heights, setbacks, articulation, walkability, traffic, infrastructure impacts, heritage asset protection, acoustic and risk treatments, open space requirements and the need for development contributions.

Method

7. The Advisory Committee shall consider:
- Existing planning policy framework and controls, and any proposed changes to these;
 - Relevant written submissions;
8. The Advisory Committee shall provide the following parties with an opportunity to make a written submission and to be heard:
- Hobsons Bay City Council;
 - the proponent;
 - any other owners/occupiers of the subject land;

Agencies

- Department of Innovation, Industry and Regional Development;
- Department of Sustainability and Environment;
- Department of Transport;
- Parks Victoria;
- Port of Melbourne Corporation;
- VicRoads;
- EPA;
- WorkSafe Victoria;
- The Victorian Government Architect;

Adjoining Landowners

- BAE Systems;
- Mobil;
- Titanic Restaurant/Hotel;



- Adjoining land owners and occupiers who may be materially affected by development of the site;

Community and Interest Groups

- Save Williamstown (Community Group)
 - Williamstown, Newport and Spotswood Residents Association (Community Group); and
 - Any other community and/or interest group that may be materially affected by development of the site.
9. The hearing/s process will be determined by the Advisory Committee and will be open to the public.
10. The Advisory Committee will seek that groups or individuals with similar issues be heard together.
11. The Advisory Committee shall retain a library of any written submissions or other supporting documentation provided to it, which must be available for public inspection up to the end of the last day of the hearing.
12. Any briefings or discussion sessions must be conducted in an open, orderly and timely manner, with the minimum of formality and without the need for legal representation. The Advisory Committee may establish time limits for all presentations to it.

Information

13. The Advisory Committee should inform itself further in any way it sees fit, but must have regard to:
- Relevant documentation submitted;
 - The objectives of the *Planning and Environment Act 1987* and the relevant provisions of the planning scheme;
 - The *Hobsons Bay Industrial Land Management Strategy 2008*; and
 - An assessment of relevant planning issues and impacts of surrounding land uses relating to the development of the site.

Outcomes

14. The Advisory Committee must produce a written report for the Minister for Planning providing:
- An assessment of all relevant planning issues;
 - An assessment of the submissions to the Advisory Committee;
 - Recommendations in relation to the form and appropriateness of any planning and urban design framework for the subject land, including any proposed planning scheme amendments;
 - Any other relevant matters raised in the course of the Advisory Committee hearing; and
 - A list of persons consulted and/or heard.



Timing

15. The hearing is to be conducted as soon as practicable from the receipt of the information in relation to the subject land from the proponent and the end of the required notice period in relation to the proposal.
16. The Advisory Committee is required to submit its report in writing within eight (8) weeks of completion of the hearing.

Constitution

17. The Advisory Committee should contain members with expertise in planning, urban design/architecture, heritage and traffic.
18. The Advisory Committee requires a quorum of two members for any of its proceedings.

Fee

19. The fee for the Advisory Committee will be set at the current rate for a Panel appointed under Part 8 of the *Planning and Environment Act 1987*.

Public Enquiries

20. Public enquiries in relation to the Advisory Committee proceedings should be directed to:

Planning Panels Victoria

Ph: (03) 9637 9691

Fax: (03) 9637 9700

Email: planning.panels@dpcd.vic.gov.au

Department of Planning and Community Development

21. The Departmental Contact for the Advisory Committee is the Development Facilitation Unit of the Department of Planning and Community Development.

JUSTIN MADDEN MLC
Minister for Planning

Date: 27 MAY 2010