



Minister for Planning

Ref: BMIN007271
File: PL-SP/03/3334

26 MAR 2010

8 Nicholson Street
PO Box 500
East Melbourne Victoria 8002

Telephone: (03) 9637 8114
Facsimile: (03) 9637 8921
DX 210098

Cr Bill Tehan
Mayor
Hobsons Bay City Council
PO Box 21
ALTONA VIC 3018

Dear Cr Tehan

HOBSONS BAY AMENDMENT C75 - FORMER PORT PHILLIP WOOLLEN MILLS SITE

I am writing to advise your Council that I have decided to exercise the power under section 20(4) of the *Planning and Environment Act* 1987 to exempt myself from notice and prepare, adopt and approve Amendment C75 to the Hobsons Bay Planning Scheme.

The effect of the Amendment is to rezone land at 2-10 Nelson Place, 3-59 Nelson Place and 16-20 Kanowna Street from either an Industrial 1 Zone or Special Use Zone 5 to a Residential 1 Zone and apply an Environmental Audit Overlay over the same land.

I will be appointing an advisory committee pursuant to Section 151 of the *Planning and Environment Act* 1987 to provide advice about the appropriate form and content of design and development controls to apply to the site. I have attached a draft of the advisory committee terms of reference for your comment within 10 days of the date of this letter. The finalisation of these terms of reference will allow an advisory committee to be appointed.

I am confident that this Amendment provides certainty about the future use of the site and the advisory committee process will assist in ensuring that development of the site can be achieved in a way that is consistent with Council and State policies.

If you have any queries regarding this matter, please contact Sharon Stewart of Urban Development, Department of Planning and Community Development on telephone 8644 8890.

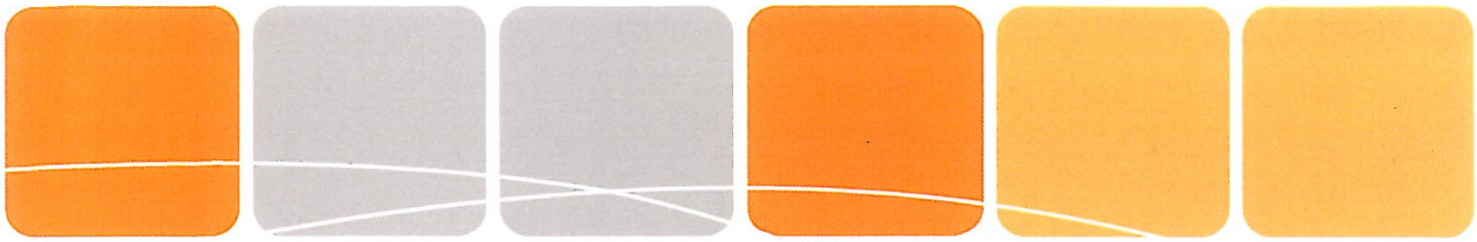
Yours sincerely

JUSTIN MADDEN MLC
Minister for Planning

Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the *Information Privacy Act 2000*. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Manager Privacy, Department of Planning and Community Development, PO Box 500, East Melbourne, 3002.





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 matters related to the proposed redevelopment of the former Port Phillip Woollen Mills, Nelson Place, Williamstown.
2. The City of Hobsons Bay has approved Amendment C33 which identified industrial areas that were suitable for redevelopment and implements the Hobsons Bay Industrial Land Management Strategy. This site is identified as Precinct 20 in the study and is suitable for residential development.
3. The Minister for Planning has approved Amendment C75 to the Hobsons Bay Planning Scheme to rezone the subject land to Residential 1 and applied an Environmental Audit Overlay to implement the findings of Amendment C33.
4. The developer has lodged with Council a proposal which allows for a three, six, eight and 12 storey development up to a height of 46.5 metres totalling 220 apartments and 62 two/three storey mixed use tenancies.
5. There are two Design and Development Overlays affecting the site (DDO4 and DDO8) restricting building height to 2 storeys (DDO4) and 3 storeys (DDO8). A permit may not be granted to exceed these heights.
6. The site is also affected by a number of Heritage Overlays.

Task

7. The Advisory Committee must provide:
 - An assessment of the suitability of the proposed redevelopment of the site;
 - An assessment of relevant planning issues relating to the proposed developments;
 - and

- 
- An assessment of the planning scheme Design and Development Overlay and Heritage Overlay, and if necessary, recommendations as to any changes to the proposed controls.

Method


8. The Advisory Committee shall consider:
 - all relevant documentation prepared by or for the proponent and Council, or otherwise provided to the Advisory Committee.
9. The Advisory Committee shall, as a minimum, provide the following parties with an opportunity to make a submission and be heard:
 - Hobsons Bay City Council;
 - BAE Systems;
 - Mobil;
 - Department of Innovation, Industry and Regional Development;
 - Parks Victoria;
 - Port of Melbourne Corporation;
 - Vicroads;
 - Save Williamstown (Community Group)
 - Williamstown, Newport and Spotswood Residents Association (Community Group);
 - Preserve Old Williamstown (Community Group);
 - Titanic Restaurant/Hotel; and
 - the proponent.
10. The hearing/s process for the proposal will be determined by the Advisory Committee.
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 date.
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 will establish time limits for all presentations.

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.

Outcomes

14. The Advisory Committee must produce a written report/s for the Minister for Planning providing:

- 
- An assessment of all relevant planning issues relating to the proposed development.
 - An assessment of the submissions to the Advisory Committee.
 - Recommendations in relation to the form and appropriateness of any proposed planning scheme amendments and/or planning permit applications.
 - Any other relevant matters raised in the course of the Advisory Committee hearing.
 - 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 site from the proponent and the completion of the giving of notice of the proposal.
16. The Advisory Committee is required to submit its report in writing within eight (8) weeks of completion of the hearing/s. The report may be issued in interim parts prior to the finalisation of all hearing/s.

Constitution

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