

Planning scheme amendment information

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HOBSONS BAY PLANNING SCHEME

AMENDMENT C086

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From this page you can view the approved changes to the planning scheme and the documentation associated with the amendment.

Note:

The amendment documents are provided as a series of PDF files and you will need Adobe Acrobat Reader to read them. If you do not have an Adobe Acrobat Reader, return to the bottom of the [Planning Scheme Amendments ONLINE](#) page for a link to the Adobe Acrobat web site where a reader can be freely downloaded. Amendment files can be large in size and may take some time to download. They are generally between 30 KB and 400 KB but may exceed this. If you have any trouble accessing the files or they are too large to download, contact details for assistance are provided on the Planning Scheme Amendments ONLINE page.

This amendment affects Clauses

This amendment affects Clause(s): 43.02 - Schedule 11

This amendment affects Map numbers

This amendment affects Map(s): 19ZN, 19DDO, 19EAO

Replace a page instruction sheet - use as guide when printing amended pages from the internet

File Name	File Size (MB)
RAP Instruction - Hobsons Bay C86.pdf	0.02

Explanatory report - a brief explanation of the proposal

File Name	File Size (MB)
Hobsons Bay C86 Explanatory report Approval Gazetted.pdf	0.03

Instruction sheet - specifies the changes to be made to the planning scheme

File Name	File Size (MB)
Hobsons Bay C86 Instruction sheet Approval Gazetted.pdf	0.01

List of changes - detailed description of every change to be made by the amendment

File Name	File Size (MB)
Hobsons Bay C86 List of changes Approval Gazetted.pdf	0.01

List of amendments pages of the planning scheme provide a brief description of each amendment to the planning scheme.

File Name	File Size (MB)
amlist_s_hbay.pdf	0.09

Clauses - these files show you the new or amended provisions in the planning scheme. To find out what has changed, go to the List of changes document above.

File Name	File Size (MB)
43_02s11_hbay.pdf	0.28

Maps - zone overlay changes to the planning scheme maps

File Name	File Size (MB)
Hobsons Bay C86 001znMap19 Approval Gazetted.pdf	0.33
Hobsons Bay C86 002eaoMap19 Approval Gazetted.pdf	0.04
Hobsons Bay C86 003ddoMap19 Approval Gazetted.pdf	0.04
Hobsons Bay C86 004d-ddoMap19 Approval Gazetted.pdf	0.04

LIST OF AMENDMENTS

Amendment number	In operation from	Brief description
VC9	25 MAY 2000	Makes changes to the Settlement and Housing policies in the State Planning Policy Framework to recognise neighbourhood character.
C8	22 JUN 2000	Introduces a Local Variation to the Good Design Guide relating to development within a 7km radius of the Melbourne GPO.
C6	27 JUL 2000	Rezones surplus City West Water property on the northern side of Queen Street, Altona, more accurately described as Lot 1, Plan of Subdivision 43336T from a Public Use Zone to a Residential 1 zone.
VC8	17 AUG 2000	Makes changes to the SPPF in relation to biodiversity; introduces an operations clause for the LPPF; amends the rural zones in relation to the construction of outbuildings; amends the residential and rural zones to accommodate the keeping of pet racing dogs; amends the flooding zones and overlays to require the incorporation of local floodplain development plans; amends subdivision and dwelling provisions in the Restructure Overlay; amends clause 52.01 to clarify its relationship with the Subdivision Act 1988; amends clause 52.03 to enable the schedule to prohibit a use or development on specific sites; makes formatting and other changes arising from panel reports and operational experience.
C3	26 OCT 2000	Rezones 1 – 3 Johnston Street, Newport from IN3 to R1 and includes the land in a EAO and a DDO
C13	26 OCT 2000	Introduces a permit requirement for the construction and extension of one dwelling on a lot between 300m ² and 500m ² .
C2	30 NOV 2000	Introduces the Land Subject to Inundation and Special Building Overlays to recognise the floodplains as determined by Melbourne Water.
VC10	14 DEC 2000	Makes changes to the Table of uses in the Public Conservation and Resource Zone relating to Utility installation and makes typographical corrections.
VC11	29 MAR 2001	Introduces ability to require permits for outbuildings larger than a specified size in the Low Density Residential Zone; introduces ability to require permits for restaurants in specified areas in the Business 1 Zone; provides more flexibility in the purpose of the Specific Sites and Exclusions provisions; simplifies the operation of the Advertising Signs provisions; reorganises and clarifies the Car Parking provisions; corrects the referral provisions in Clause 61 relating to construction of building or works on land within 60 metres of a major electricity transmission line; introduces a new definition of Retirement village; and makes various formatting and typographical corrections.
C9 (Part 2)	24 MAY 2001	Introduces a local car parking policy for the Williamstown Commercial Area into the Local Planning Policy Framework.
C15	12 JUL 2001	Introduces a local urban design policy for the Altona Meadows area into the Local Planning Policy Framework.
C11 (Part 1)	2 AUG 2001	Introduces a Foreshore Height Limitation control for certain areas in Williamstown where there is potential for three storey development and deletes the Tenix site in Nelson Place, Williamstown and Mobil's

Amendment number	In operation from	Brief description
		South Crude Tank Farm site in Kororoit Creek Road, Altona from a similar control.
VC12	24 AUG 2001	Makes changes to the SPPF, LPPF, Zones, Overlays, Particular Provisions, Definitions and list of Incorporated documents based on the general review of residential development provisions and the recommendations of the ResCode Advisory Committee. The changes include the introduction of schedules to four residential zones, a Neighbourhood Character Overlay, new residential development provisions in Clauses 54, 55 and 56 for dwellings and subdivision, and transitional arrangements for subdivision, medium-density housing and residential buildings. Corrects an inconsistency between Amendment S74 and the VPP in relation to public open space contributions in subdivision. Clarifies the definition of Trade supplies.
C20	20 SEP 2001	Rezones land at No. 121 Blackshaws Road and No. 4 Kingham Street, Newport to a Residential 1 Zone and applies an Environmental Audit Overlay.
VC13	27 SEP 2001	Introduces <i>Victorian Code for Broiler Farms</i> as an incorporated document; amends the SPPF and the Rural Zone and introduces a new Particular provision and definition relating to broiler farm; amends the Advertising signs provisions relating to major promotion signs, business logos and street numbers; includes domestic rainwater tanks as exempt buildings and works except in the Heritage Overlay; updates references in the Environmental Audit Overlay to amended sections of the <i>Environment Protection Act 1970</i> , following amendments to that Act; makes corrections to the Residential 1 Zone and Business 1 Zone; and updates the User Guide.
C16	28 SEP 2001	Amends on interim basis the schedule to the Heritage Overlay to identify various properties and precincts in Altona, Laverton and Newport Districts as heritage places warranting planning scheme protection.
C12	8 NOV 2001	Rezones land in Newport bounded by Newport Lakes to the north, Wrought Iron Crafts & Gates Manufacturer (120-130 Mason Street) to the east, Mason Street to the south and Leslie Street to the west from Industrial 3 Zone to Residential 1 Zone; and includes it within a Design and Development Overlay and an Environmental Audit Overlay.
C14	8 NOV 2001	Rezones the land generally located at the corner of Sargood and Blyth Streets from Residential 1 Zone and part Business 1 Zone to Mixed Use Zone and the Council car park on Sargood Street, Altona from Residential 1 Zone to Public Use Zone 6. It introduces a new local planning policy and amends the Schedule to the Mixed Use Zone and grants planning permit no. P00.513.
VC14	22 NOV 2001	Makes corrections to the Residential 1 Zone, Clause 54.04 and Clause 55.04.
C25	17 JAN 2002	Incorporates land excised from the Port of Melbourne Planning Scheme at the Point Gellibrand Coastal Heritage Park, Williamstown into the Hobsons Bay Planning Scheme and amends Clause 61 to state that the Planning Scheme applies to that part of the Municipal District of the City of Hobsons Bay not in the Port of Melbourne

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C22	11 JUL 2002	<p>Planning Scheme.</p> <p>Rezones land generally bounded by the Princes Freeway and Kororoit Creek Road, Altona North described as the former RMIT land and comprising approximately 12.1 hectares from Public Use Zone 2 - Education to part Special Use Zone and part Public Conservation and Resource Zone; and replaces Schedule 4 to the Special Use Zone to incorporate additional provisions and guidelines for the use and development of industrial land adjoining native grass lands, and introduce an employee population density guideline of PD60 to the land rezoned Special Use Zone.</p>
C28	29 AUG 2002	<p>Rezones land described as the former Altona Green Secondary School site, Victoria Street, Altona Meadows from Public Use Zone 2 - Education to part Residential 1 Zone and part Public Park and Recreation Zone; and the Council Reserves in O'Shannessy and Elizabeth Courts, Altona Meadows from Public Park and Recreation Zone to Residential 1 Zone.</p>
VC16	8 OCT 2002	<p>Restructures Clauses 11, 12 and 13 of the State Planning Policy Framework and amends zone maps of 17 Melbourne metropolitan fringe planning schemes to introduce an Urban Growth Boundary and a legend designation for land outside the Urban Growth Boundary; introduces a renewable energy policy in Clause 15 of the SPPF; introduces a new Particular provision and Land use term for Wind energy facility; includes Wind energy facility in the Table of uses in the Public Conservation and Resource Zone; includes a temporary anemometer in the list of buildings and works not requiring a permit; makes the Minister for Planning the responsible authority in planning schemes for considering Wind energy facilities with a capacity greater than 30 megawatts; and introduces Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria, 2002 as an incorporated document in planning schemes; amends Clause 18 of the SPPF to require the design of transport routes to provide for grade separation at railways.</p>
VC15	31 OCT 2002	<p>Updates reference to tourism guidelines in SPPF; clarifies the nature of "school" in the SPPF and Clause 56.07 and in conditions opposite various uses in the industrial and business zones; introduces a new Particular provision and Land use term for Shipping container storage; includes Shipping container storage in the Table of uses in the Industrial 1, Business 3 and Business 4 Zones; exempts outdoor swimming pools associated with dwellings from permit requirements in the Design and Development Overlay and Neighbourhood Character Overlay; exempts removal of native vegetation from permit requirements in the Heritage Overlay and Public Acquisition Overlay if it presents an immediate risk of injury or damage; amends Clause 52.01 to establish consistency with the <i>Subdivision Act 1988</i> and to clarify the Class 1 exemption for subdivision of residential buildings; extends the expiry date in Clause 52.04-3 for transitional arrangements for residential development; amends Standard C21 in Clause 56.06-4 to facilitate the use of building envelopes on lots in new subdivisions; amends definitions of Wall height, Materials recycling and Store; and makes minor format changes.</p>
VC17	24 DEC 2002	<p>Provides permit exemption in the Public Acquisition Overlay for proposals that are consistent with the purpose for which the land was or is to be acquired; and provides permit exemptions and introduces an incorporated document for 3 Rail Infrastructure Projects (Rail</p>

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		Gauge Standardisation Project, Regional Fast Rail Project and Fibre Optic Project) in 23 planning schemes.
C30	6 MAR 2003	Rezones land at 100 – 122 Mason Street, Newport bounded by Newport Lakes to the north, Johnston Street to the east, Mason Street to the south and the roadway to the west from Industrial 3 Zone to Residential 1 Zone; and includes it within a Design and Development Overlay and an Environmental Audit Overlay.
C26	22 MAY 2003	Rezones the parcel of land to the west of the Central Square Shopping Centre, Altona Meadows between Central Avenue and Petre Avenue to the eastern boundary of the residential lots abutting Myers Parade from Residential 1 Zone to Business 1 Zone and replaces the schedule to the Business 1 Zone.
VC18	13 JUN 2003	Introduces Core Planning Provisions for Metropolitan green wedge land in Clause 57 of the Particular provisions.
VC19	24 JUL 2003	Makes changes to the SPPF and various Overlays and Particular provisions relating to Government policies and strategies on native vegetation management, coastal planning and management, highway management and Development Contributions Plans; introduces a Particular provision for satellite dishes; makes high rise residential development in residential zones subject to car parking requirements in Clause 52.06; provides permit exemptions for direction signs to emergency facilities at hospitals and buildings and works associated with a Dependent person's unit; clarifies that permit exemption for subdivision applies to an authority acquiring land rather than generally to an acquiring authority; amends the definition of Shop to clarify that it includes the sale of bread and other products baked on the premises; updates references to Ministers, Government departments and agencies; updates references to legislation and incorporated documents; and makes various formatting and typographical corrections.
C17 (Part 2)	12 AUG 2003	Implements the findings of the <i>Altona, Laverton & Newport Districts Heritage Study</i> by including additional heritage places in the schedule to the Heritage Overlay and amending various Planning Scheme Maps, and making changes to the Local Planning Policy Framework; and corrects a mapping error in Map 10HO.
VC21	9 OCT 2003	Corrects Clause 52.05-9 to restore provisions relating to High-wall signs deleted in Amendment VC19.
C40	20 NOV 2003	Rezones land at 231 Maidstone Street, Altona comprising approximately 53ha from Special Use Zone 3 – Petrochemical Complex Area to Special Use Zone 4 – Altona Special Industrial Area; and replaces Schedule 4 to the Special Use Zone to introduce appropriate employee population density guidelines to the land.
VC22	24 NOV 2003	Introduces the Green Wedge Zone and the Rural Conservation Zone in the VPP and amends Clause 57 of 17 planning schemes.
C24	18 DEC 2003	Amends the Hobsons Bay Municipal Strategic Statement to make reference to the Point Gellibrand Coastal Heritage Park Master Plan; amends the Schedule to the Public Park and Recreation Zone to exempt from planning permit requirements any use or development that is in accordance with the Master Plan; amends the Schedule to the Heritage Overlay to exempt from planning permit requirements

Amendment number	In operation from	Brief description
		any development that is in accordance with the Master Plan; and updates the list of incorporated documents to include <i>Point Gellibrand Coastal Heritage Park Master Plan - Revised July 2003</i> .
C32	29 JAN 2004	<p>Removes the Land Subject to Inundation Overlay (LSIO) from land located within the residential subdivision known as Altona Meadows Estate Stage 6 on the north side of Skeleton Creek.</p> <p>Replaces Schedule 4 to the Special Use Zone to ensure the employee population density controls apply only to land zoned SUZ4 – Altona Special Industrial Area.</p> <p>Rezones land at the south west corner of Kanowna Street and Cecil Street, Williamstown from Special Use Zone 1 to Special Use Zone 5; at 50 Davies Street, Newport from Business 1 Zone to Residential 1 Zone; at 185 Cecil Street, Williamstown from Business 1 Zone to Residential 1 Zone; between Fresno Street and Hobsons Bay City Council offices, Altona from Residential 1 Zone to Public Park Recreation Zone; comprising Kyle Road, North Altona from Road Zone 1 to part Residential 1 Zone and part Industrial 1 Zone; and at 121 Victoria Street, Williamstown from part Residential 1 Zone to Business 1 Zone.</p>
C21	4 MAR 2004	Implements Section 48 of the <i>Heritage Act</i> 1995 to ensure that places in the Planning Scheme are consistently identified with places in the Victorian Heritage Register.
VC23	19 MAY 2004	Introduces the Green Wedge A Zone and amends the Green Wedge Zone and Rural Conservation Zone in the VPP and applies those zones, where appropriate, to Metropolitan green wedge land in 16 planning schemes; and amends Clause 57 in the VPP and 17 planning schemes.
C39	27MAY 2004	Rezones land at 221-233 Nelson Place, Williamstown from Residential 1 Zone to Business 1 Zone and includes the land within the Local Planning Policy Clause 22.05, Williamstown Commercial Area - Car Parking Policy.
C29 Part 1	3 JUN 2004	Rezones land at 361-399 Kororoit Creek Road, Altona from Urban Floodway Zone to Industrial 1 Zone.
VC24	11 JUN 2004	Introduces the Farming Zone and Rural Activity Zone in the VPP and amends Clause 17.05 in the SPPF, the Low Density Residential Zone and the Rural Living Zone.
VC25	1 JUL 2004	Removes reference to 4 Star energy rating in Standard B10, Clause 55.03-5 to ensure consistency between the VPP and the 5 Star energy rating in the Building Regulations.
VC26	26 AUG 2004	Makes changes to the SPPF to implement recommendations of the Live Music Task Force; removes anomalies that allow dwellings to be constructed or extended on common property and existing dwellings to be internally altered and converted to multiple dwellings without permits; updates references to current transport legislation; makes corrections to the Advertising sign provisions; amends the list of incorporated documents to refer to updated documents; restructures the list of incorporated documents in Clause 81 and the Schedule to Clause 81.

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VC27	9 SEP 2004	Establishes all referral and notice requirements in Clause 66 and schedules to Clause 66.
VC28	6 OCT 2004	Introduces a Particular provision, Clause 52.34, for Bicycle facilities.
VC29	4 NOV 2004	Makes a change to Clause 52.17 to clarify that the exemption from the need for a planning permit for the removal, destruction or lopping of native vegetation for farm structures does not include the establishment or operation of a central pivot irrigation system.
VC31	25 NOV 2004	Introduces a new Residential 3 Zone; introduces a new Particular provision and amends Clause 19 to require an urban context report and design response for residential development of four (4) or more storeys; includes a reference to <i>Design Guidelines for Higher Density Housing</i> in Clause 19; and amends the ResCode provisions at Clauses 54.03-2 and 55.03-2 to give effect to residential height provisions.
VC32	23 DEC 2004	Makes changes to Clause 15.08 of the SPPF to refer to the land use and development policies expressed in the <i>Great Ocean Road Region – A Land Use and Transport Strategy</i> .
C31 Part 1	20 JAN 2005	Introduces four neighbourhood character local policies to Clause 22 applying to residential areas in the north, south, east and west of Hobsons Bay and makes minor changes to the Municipal Strategic Statement including referencing the <i>Hobsons Bay Neighbourhood Character Study</i> .
C65	4 MAR 2005	Makes changes to Clauses 61.01 – 61.04 [inclusive], to make the Minister for Planning the responsible authority for administering and enforcing the scheme for land at Tenix Defence site, Williamstown.
VC33	1 SEP 2005	Removes the requirement for a Clause 54 assessment for Heritage Overlay applications in a residential zone.
VC34	22 SEP 2005	Introduces a new Clause 12 with consequential changes to other clauses in the SPPF, including Clauses 14, 15, 17, 18 & 19; includes reference to <i>Alpine Resorts 2020 Strategy</i> in Clause 15.13 and <i>Activity Centre Design Guidelines</i> and <i>Safer Design Guidelines</i> in Clause 19.03-3; amends subdivision requirements in Clauses 35.04, 35.05, 35.06; makes changes to provisions in Clause 35.06 and Clause 57.01 regarding Wind energy facilities; amends advertising sign controls along railway corridors in Clause 36.01-7; amends Clauses 43.05-3, 55 & 56 to refer to the Residential 3 Zone; amends Clause 44.05 to broaden the range of minor buildings and works that do not require a permit; amends Clauses 44.01, 44.02, 44.03, 44.04, 44.05, 45.01, 45.02 and 45.05 to introduce exemptions from notice and review for permit applications; Clarifies requirements for extractive industry and private tennis courts in Clauses 52.09, 52.21 and 66.05; introduces definition for Metropolitan Melbourne in Clause 72; introduces a “Tramway” definition and deletes reference to “lightrail”; introduces a new incorporated document, <i>Activity Centres and Principal Public Transport Network Plan, 2003</i> in Clause 81.
VC35	15 DEC 2005	Includes a reference to the <i>Planning Guidelines for Land Based Aquaculture in Victoria</i> in Clause 17; makes Education centre a prohibited use in green wedge areas; includes Emergency services facility as a Section 2 use in Clauses 35.06 and 35.07; makes

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		Business identification signs permissible for private land owners in Clause 45.07; removes the need to consider operational guidelines in Clause 52.17; amends the re-subdivision requirements in Clause 57.01-2; introduces an "Emergency services facility" definition.
C38	22 DEC 2005	Rezones land at 720-808 Kororoit Creek Road, Altona North from Special Use Zone 3 - Petrochemical Complex to Special Use Zone 4 - Altona Special Industrial Area, replaces Schedule 3 to the Special Use Zone to remove the condition that industry must be south of Kororoit Creek Road to be a 'permit not required' use, and replaces Schedule 4 to the Special Use Zone to introduce employee population density controls over the land.
VC36	22 DEC 2005	Amends Clause 62 to provide exemption from planning scheme requirements for events on public land.
VC37	19 JAN 2006	Amends the format of the Victoria Planning Provisions and all planning schemes to facilitate the ZAPP electronic amendment administration system.
C36	25 JAN 2006	Replaces Schedule 1 to Clause 37.02 – Comprehensive Development Zone to allow a variety of permanent residential dwelling uses, accommodation uses and limited commercial uses, and deletes Schedule 8 of the Design and Development Overlay from the subject land.
C57	2 MAR 2006	Replaces Schedule to Clause 36.01 – Public Use Zone to allow display of large promotional signs for more than 28 days.
VC38	16 MAR 2006	Makes changes to Clauses 15.09, 52.17, 66.02 and 72 to provide for a new approach to native vegetation management.
VC40	30 AUG 2006	Makes changes to the Clauses 32.01, 32.02, 32.04, 32.05, 32.06, 34.01, 34.02, 34.03, 34.04, 34.05, 43.01, 44.02, 62, and 72 to exempt various minor works from requiring a planning permit.
VC41	1 SEP 2006	Amends the metropolitan growth areas strategies in Clause 12 of the SPPF by introducing the <i>Growth Area Framework Plans</i> as an incorporated document.
VC42	9 OCT 2006	Introduces the Sustainable Neighbourhoods Provisions for residential subdivision, including changes to Clauses 19, 55.03 and 56 to 56.09; Introduces new transitional arrangements for subdivision at Clause 56.10; modifies subdivision application requirements in the residential zones; applies Clause 56 provisions as subdivision application requirements to the Comprehensive Development Zone, Priority Development Zone, Incorporated Plan Overlay and Development Plan Overlay; Amend the coastal areas policies in Clause 15.08 to give effect to the land use and development strategies of the <i>Victorian Coastal Strategy 2002</i> ; Makes changes to the VPP to provide for geothermal energy extraction in Clauses 35.06, 35.07, 35.08, 42.01, 42.02, 42.03, 44.01, 44.02, 52.08, 52.17, 62, 66, 74 and 75; Amends Clause 52.29 to introduce a decision guideline for road network safety and efficiency regarding access to adjoining properties to respond to the Road Management Act 2004; Introduces a new Particular Provision - Clause 52.36 that includes the Director of Public Transport as a referral authority; and Makes other administrative changes, updates and corrections to the VPP.

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VC39	18 OCT 2006	Amends the provisions relating to gaming in clauses 19.02, 52.28 and 72 to implement Government policy and to accord with the Gambling Regulation Act 2003.
VC43	31 OCT 2006	Introduces provisions for the further protection of green wedges in Clauses 35.04, 35.05 and 35.06; and clarifies the term ' <i>in conjunction with</i> ' in Clause 64. Amends SPPF Clauses 12 and 16 to introduce state-wide affordable housing policies and makes other administrative corrections to the VPP and various planning schemes.
C61	18 NOV 2006	Amends the schedules to Clauses 52.03 and 81.01 to introduce an incorporated document titled "M1 Redevelopment Project, October 2006" to exempt the use and development associated with the M1 Redevelopment Project from the need for a planning permit and other Planning Scheme requirements.
VC44	14 NOV 2006	Introduces additional exemptions in Clause 52.17 for the removal of native vegetation near buildings used for <i>Accommodation</i> to manage risks to life and property from wildfire.
C56 (Part 2)	11 JAN 2007	Introduces a new Local Policy for Outdoor Advertising Signage at Clause 22.11.
C34	1 FEB 2007	Implements the findings of the heritage review by amending the Municipal Strategic Statement, local planning policy, list of Incorporated Documents, the Schedule to the Heritage Overlay and various Heritage Overlay maps.
VC30	14 MAY 2007	Amends Clause 18 to update reference to the <i>Australian Noise Exposure Forecast</i> (ANEF) and relevant reference documents and provides in Clause 66.05 for notice of permit applications to be given to the airport lessee of Melbourne airport.
C70	16 AUG 2007	Amends Schedule 1 to the Comprehensive Development Zone to include a concept plan in the Schedule.
VC45	17 SEP 2007	Amends Clauses 12, 15, 17, 19, 35.04, 35.05, 43.01, 52.09, 52.17, 52.18, 52.32 & 57 to give effect to the operation of the Aboriginal Heritage Act 2006; amends the schedule to Clause 61.01 to refer to Division 1A of Part 4 of the Act; deletes reference to 'local provisions page header' in Clause 61.03; updates reference to the Development Contribution Guidelines in Clause 18.12; corrects reference to the Victorian Commission for Gambling Regulation in Clause 52.28; includes the document relating to Rail Infrastructure Projects in Clause 81.01 of the Ballarat, Greater Geelong and Wyndham planning schemes; updates reference to the amended Mineral Resources (Sustainable Development) Act 1990 in Clauses 17, 42.01, 42.02, 42.03, 44.01, 44.02, 52.08, 52.17 and 66.02; updates list of reference documents relating to soil contamination under Clause 15.06; amends the definition for Restricted retail premises in Clause 74; introduces a new purpose in the Rural Activity Zone, which provides for a specific purpose to be included in a schedule to the zone and amends the schedules in the Mansfield & Bass Coast Planning Schemes to include new purpose statements; amends Clause 52.04 (satellite dish) to include reference to the R3Z; amends Clauses 17.07, 52.18 & 81.01 to reflect the updated Timber Code; makes Veterinary centre a Section 2 use in the Farming Zone; includes new provisions for electronic

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		billboard signage to Clause 52.05, including making VicRoads a referral authority under Clause 66.03 and a new definition in Clause 73; extending the expiry date for major promotion signage from 18/09/07 to 18/09/08 under Clause 52.05; and makes other administrative changes, other minor updates and corrections to the VPP and planning schemes.
C31 Part 2	1 NOV 2007	Implements the recommendations and findings of the <i>Hobsons Bay Neighbourhood Character Study, December 2002</i> by amending local policies 22.07 – 10.
C64	10 JAN 2008	Makes changes to planning scheme maps 5, 11, 18, and 19 to correct boundary anomalies between the Hobsons Bay Planning Scheme and the Port of Melbourne Planning Scheme area.
VC46	4 FEB 2008	Introduces an exemption in Clauses 42.01, 42.02, 42.03, 44.01, 44.02 and 52.17 for the removal of native vegetation to construct strategic fuelbreaks of up to 40 metres width for wildfire protection.
VC47	7 APR 2008	Translates provisions from the <i>Melbourne Docklands Area Planning Provisions, September 2006</i> into Clause 37.05; and introduces new purpose statements and decision guidelines to Clause 52.27 to address cumulative impact of licensed premises.
VC48	10 JUN 2008	Introduces the Urban Growth Zone (UGZ) and accompanying schedule at 37.07 to the VPP and applies the UGZ to five planning schemes (Cardinia, Casey, Hume, Melton & Wyndham); amends reference to Precinct Structure Plans in Clauses 12 and 14 and amends Clause 66.03 to include a referral requirement in the new UGZ.
VC49	15 SEP 2008	Exempts further 'minor matters' from requiring a planning permit to streamline Victoria's planning system and improve the workability of provisions; refines referral requirements for Director of Public Transport, Country Fire Authority and VicRoads; introduces new referral requirements under the UGZ for the City of Greater Geelong; Clarifies the notice provisions under the MAEO; introduces the Public Transport Guidelines for Land Use and Development as a reference document; changes the advertising sign provisions under Clause 52.05, including new decision guidelines and application requirements; provides a final extension of time to 31 December 2008 for lodgement of applications for existing Major promotion signs allowed under the continuance provision in Clause 52.05-5; changes the UGZ Part A advertising sign controls from Category 4 to Category 3; introduces new exemptions under the Clause 52.17 native vegetation provisions to improve their operation; introduces a new particular provision for native vegetation precinct plans in Clause 52.16; and makes other administrative changes, updates and corrections to the VPP.
C69	02 OCT 2008	Incorporate "Laverton Rail Upgrade Project, September 2008" into the schedule to Clause 81.01 to facilitate the use and development of the land for the 'Laverton Rail Upgrade Project' and list the site in the schedule to Clause 52.03 to exempt the Project from the requirements of the Hobsons Bay Planning Scheme
C62(Part 1)	11 DEC 2008	Corrects minor mapping anomalies and corrects textual errors in Clauses 21.07 and 22.11.

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VC50	15 DEC 2008	Introduces new provisions for residential aged care facilities in Clause 16, the residential zones and in Clauses 74 and 75; makes certain minor buildings and works associated with an Education centre exempt from the requirement for a planning permit in Clause 62.02; makes corrections and clarifications to the native vegetation provisions; specifies advertising sign requirements for situations where the PUZ4 and RDZ abut each other; introduces new dry stone wall provisions in Clause 52.37 together with decision guidelines for post boxes and dry stone walls and inserts the schedule to Clause 52.37 in all planning schemes and specifies a permit requirement for dry stone walls in 12 planning schemes.
VC52	18 DEC 2008	Amends the coastal areas policies in Clause 15.08 of the SPPF to give effect to the land use and development strategies of the <i>Victorian Coastal Strategy 2008</i> .
C33	23 DEC 2008	Makes changes to Municipal Strategic Statement Clause 21.06 and Clause 21.09; makes changes to LPPF Clause 22.02, including the deletion of Hobsons Bay Industrial Land Use and Development Guidelines 1997 and Industrial Land Management Strategy 1997 and replaced with new Reference Documents, Hobsons Bay Industrial Land Management Strategy June 2008 and Hobsons Bay Industrial Development Design Guidelines June 2008.
C58	12 FEB 2009	Amends the title of Schedule 1 to the Special Use Zone and rezones land at 23-31 Blenheim Road, Newport from Public Use Zone 2 (PUZ2) to a combination of Special Use Zone 1 and Public Park and Recreation Zone.
VC53	23 FEB 2009	Introduces a new particular provision, <i>Clause 52.38 - 2009 Bushfire Recovery</i> and amends Clause 62.02-1 to include a permit exemption for buildings and works carried out by or on behalf of a municipality with an estimated cost of \$1,000,000 or less.
VC57	14 MAY 2009	Introduces a new particular provision, <i>Clause 52.39 - 2009 Bushfire - replacement buildings</i> providing a permit exemption for specified uses and buildings and works that were damaged or destroyed by bushfire in 2009. Amends the schedule to Clause 53 of the Yarra Ranges Planning Scheme to exempt buildings and works to which Clause 52.39 applies.
VC56	22 MAY 2009	Introduces a new particular provision, Clause 52.40 - Government Funded Education Facilities, providing a permit exemption for specified government funded buildings and works. Amends the Schedule to Clause 61.01 to establish the Minister for Planning as the responsible authority associated with clause 52.40. Introduces a new particular provision, Clause 52.41 - Government Funded Social Housing providing a permit exemption for specified government funded accommodation. Amends the schedule to Clause 61.01 to establish the Minister for Planning as the responsible authority associated with Clause 52.41. Corrects the general provisions, Clause 62.02-2 dot point 6, replaces the first word of the provision, 'building' with the word 'furniture'.
VC61	10 SEP 2009	Introduces a new particular provision, <i>Clause 52.43 - Interim measures for bushfire protection</i> , providing an exemption from planning scheme and planning permit requirements for the removal, destruction of lopping of vegetation for bushfire protection. Amends

Amendment number	In operation from	Brief description
		the schedule to Clause 53 of the Yarra Ranges Planning Scheme to exempt the removal, destruction or lopping of vegetation to which Clause 52.43 applies.
VC60	21 SEP 2009	Amends Clause 15.14 to provide an overarching renewable energy statement, Clause 74 and 75 to include a new land use term and group for renewable energy facility, Clause 35.06 (RCZ), 35.07 (FZ) and 36.03 (PCRZ) to include a renewable energy facility as a permit required use. Introduces a new particular provision Clause 52.42 – Renewable energy facility. Amends Clause 15 and 81 to update the Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria to the 2009 guidelines. Amends Clause 52.32 Wind Energy Facility and the reference to wind energy facilities in the schedule to Clause 61.01 to be consistent with the new guidelines. Amends the definition of anemometers in Clause 72 and Wind Energy Facility in Clause 74. Amends Clause 62.02 to make the installation of solar energy systems exempt from a permit. Amends Clause 12.05 to include a new maritime precinct policy, including two new reference documents. Amends Clause 15, 44.03 (FO) and 44.04 (LSIO) to include reference, purposes and decision guidelines regarding river health strategies and regional wetland plans. Amends Clause 16, 17 and 81.01 to include reference to the new Victorian Code for Broiler Farms 2009, amends Clause 52.31, 66.05 and 74 to reference the new code and introduce new notice requirements and update the definition for broiler farms. Amends Clause 52.17 (Native vegetation) regarding existing buildings and works in the Farming Zone and Rural Activity Zone to clarify that the extent of permit exemptions. Amends Clause 64 to allow a permit application to be made for the subdivision of land in more than one zone. Amends the permit exemptions in Clause 62.02-2 to include cat cages and other domestic animal enclosures. Amendment VC60 Introduces a number of administrative changes amending: 52.13, 56.06, 66.03, 66.02-9, 37.07, 43.04, 52.19, 34.01 to correct wording discrepancies, clarify the provisions or remove unnecessary requirements.
C66	24 SEP 2009	Implements Section 48 of the <i>Heritage Act</i> 1995 to ensure that places in the Planning Scheme are consistently identified with places in the Victorian Heritage Register.
VC58	1 OCT 2009	Amends Clause 56.05-2 Residential subdivision, Public open space to include reference to the Precinct Structure Plan Guidelines and amends the objectives and standards of Clause 56.05-2. The amendment includes new and amended public open space objectives, distribution and standards, for active open space, local parks, open space links and linear parks.
C29(Part 2)	22 DEC 2009	Rezone the drainage easement E-2 (Reserve 1) on PS 611528Y at the land located at 361-399 Kororoit Creek Road, Altona to Public Use Zone 1 (to reflect the transfer of land from private to public ownership).
VC64	23 DEC 2009	Amends Clause 52.27 – Licensed Premises to remove the requirement for a permit where the change in a liquor licence is solely as a result of the changes to the licence categories to be introduced on 1 January 2010.
C75	1 APR 2010	Rezones land at part 2-10 Nelson Place (specifically the land on the south west corner of Kanowna and Cecil Street) and 3-57 Nelson

Amendment number	In operation from	Brief description
		Place from an Industrial 1 Zone and Special Use Zone 5 to Residential 1 Zone and applies an Environmental Audit Overlay over the same land.
VC70	14 MAY 2010	Amends Clause 52.38 to: reinstate planning scheme exemptions for bushfire recovery until 31 March 2011; extend the time by which uses must be brought into compliance with the planning scheme until 31 March 2012; and to clarify its purpose and operation.
VC62	18 JUN 2010	Clarifies the status of the Secretary to the Department of Sustainability and Environment in various overlays and Clauses 52.16, 52.17, 52.18 and 66.02; removes a permit requirement relating to greenhouse gas sequestration in most zones, various overlays and Clauses 52.08, 52.16, 52.17 and 62.02-2; amends Clause 66.02-2 to include the Secretary administering the Greenhouse Gas Geological Sequestration Act 2008 as a referral authority; amends Clause 12 and 18 to incorporate the Victorian Cycling Strategy 2009; makes an Emergency Services Facility a Section 2 use in Clause 36.03; amends Clause 44.01 and the schedules to Clause 44.01 in the Mornington Peninsula Planning Scheme to change certain standard exemptions for buildings and works; makes minor changes to Clause 56.06, 64.03 and 74.
VC66	27 JUL 2010	Makes changes to Clauses 12 and 14 of the SPPF to give effect to the land use and development strategies of <i>Ready for Tomorrow: A Blueprint for Regional and Rural Victoria</i> .
VC69	2 AUG 2010	Makes changes relating to waste management to Clauses 12.07 and 18.10 of the SPPF. Introduces a particular provision for resource recovery (Clause 52.45), revises Clause 52.10 and changes land use terms for 'Materials recycling' and 'Refuse transfer station' throughout the VPP. Prohibits a Transfer station and Materials recycling in the Mixed Use Zone. Introduces a permit requirement for a Transfer Station in the Township Zone, the Industrial 1 Zone, the Business 3 and 4 Zones and the Farming Zone.
VC68	6 AUG 2010	Amends the Casey, Hume, Melton, Mitchell, Whittlesea and Wyndham planning schemes to expand Melbourne's Urban Growth Boundary (UGB). Changes the definition of Metropolitan Melbourne (Clause 72) to include part of the Mitchell planning scheme. Introduces a particular provision 'Statement of Underlying Provisions' (Clause 52.44) and an associated incorporated document in relevant planning schemes. Applies the Public Acquisition Overlay to identify and reserve land for the Regional Rail Link (RRL), Outer Metropolitan Ring/E6 Transport Corridor and Western Grasslands Reserves in relevant planning schemes (schedule to Clause 45.01). Makes the Minister for Planning the Responsible Authority for the RRL (schedule to Clause 61.01) and enables land to be used and developed in accordance with a new incorporated document for the RRL (schedule to Clauses 52.03 and 81.01). Introduces five new schedules to the Environmental Significance Overlay (Clause 42.01) in relevant planning schemes. Introduces a new incorporated document - The Truganina Cemetery Environmental Management Plan in the Wyndham Planning scheme. Removes the Restructure Overlay from land rezoned to Urban Growth Zone in the Mitchell Planning Scheme.

Amendment number	In operation from	Brief description
VC73	31 AUG 2010	Extends the expiry date of the particular provision, <i>Clause 52.43 - Interim measures for bushfire protection</i> , until 1 March 2012.
VC63	13 SEP 2010	Amends Clause 52.15 to exempt heliports and helipads in association with agricultural use and emergency operations from the permit requirement of the Clause. Changes references to the Extractive Industries Development Act 1995 to refer to the Mineral Resources (Sustainable Development) Act 1990. Clarifies references to the Secretary to the Department of Sustainability and Environment in Clauses 42.01, 42.02, 52.16 and 52.17. Amends Clause 62 to exempt extractive industry from the need for a planning permit where an exemption exists under the Mineral Resources (Sustainable Development) Act 1990. Removes the permit requirement for Greenhouse gas sequestration and Greenhouse gas sequestration exploration in the Urban Growth Zone. Makes changes to the nesting of the terms Geothermal energy extraction, Greenhouse gas sequestration and Greenhouse gas sequestration exploration in Clause 74 and Clause 75 and makes associated updates to the table of uses in the Urban Growth Zone, Rural Activity Zone, Farming Zone and Rural Conservation Zone. Updates the local provisions of 36 planning schemes to establish consistent use of the term Transfer station, in line with Clause 74.
VC71	20 SEP 2010	Replaces Clauses 10 to 19 of the SPPF with new revised Clauses 10 to 19 and redistributes the existing policies under the following new SPPF themes: Settlement, Environmental and landscape values, Environmental risk, Natural resource management, Built environment and heritage, Housing, Economic development, Transport and Infrastructure. The revised SPPF updates references to various Government documents. Introduces new policies into the SPPF to give effect to The Victorian Integrated Housing Strategy (Clause 16) and Melbourne 2030: A planning update Melbourne @ 5 Million (Clauses 11, 12, 16, and 19). Amends Clause 52.02 Easement, restrictions and reserves to introduce a new objective and decision guideline as a consequential change to the SPPF review. Introduces a new Clause 52.46 Brothels as a consequential change to the SPPF review with a new requirement to place a condition on permit for a brothel. Updates the incorporated document Activity Centres and Principle Public Transport Network 2010 in Clause 81.01.
VC74	25 OCT 2010	Amends Clause 52.27 to include a permit exemption for variation of liquor licence prescribed under the Liquor Control Reform Regulations 2009. Amends Clause 66 to make the Director of Liquor Licensing a referral authority and the Victoria Police a notice authority for an application under Clause 52.27 in association with a hotel, tavern or nightclub that is to operate after 1am.
VC76	19 NOV 2010	Amends Clause 52.43 to introduce a new planning permit exemption for buildings and works associated with a private bushfire shelter.
VC75	16 DEC 2010	Amends references in Clause 16 of the SPPF that relate to the location of residential development and strategic redevelopment sites.
C68	6 JAN 2011	Correction of anomalies in the Hobsons Bay Heritage Study including spelling and grammatical errors, mapping errors and removal of non-contributory elements.

Amendment number	In operation from	Brief description
		Amends Heritage Overlay maps to reflect the correct boundaries. Amends Clauses 21.07 and 22.01 to reflect the date of the reviewed Heritage Study.
VC78	15 MAR 2011	Removes the Minister's decision-making powers regarding a Wind energy facility with a capacity of 30 megawatts or greater in Clause 61.01; amends Clause 19.01 and the application requirements and decision guidelines of Clause 52.32 to support consideration of local amenity impacts of a Wind energy facility. Updates the <i>Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria</i> and substitutes the 1998 New Zealand Standard for Wind Farm Noise - NZS6808 with the 2010 edition; introduces transitional arrangements for pre-existing Wind energy facility permits.
VC79	8 APR 2011	Amends Clause 52.27 to require a planning permit to use land to sell packaged liquor; clarify the circumstances when a planning permit is required under the Clause; and improve the readability of the Clause.
C78	19 MAY 2011	The amendment corrects mapping anomalies at the Former Spotswood Railway Workshop Site, 561 – 569 Melbourne Road, Spotswood.
C73	28 JUL 2011	The amendment applies the Road Zone Category 1 to that part of Old Geelong Road (between Wackett Street and Fitzgerald Road) declared as a main road.
C67	25 AUG 2011	The amendment: Lists the site in the Schedule to Clause 52.03 to allow the use of a medical centre greater than 500sqm and a pharmacy in the Industrial 3 Zone at 196 – 200 Hall Street, Spotswood. Includes "Medical Centre and pharmacy at 196 – 200 Hall Street, Spotswood July 2010" as an Incorporated Document in the schedule to Clause 81.01. Issues a planning permit under section 96A of the Planning and Environment Act 1987 for the use and development of a medical centre and pharmacy.
VC82	29 AUG 2011	Amends Clause 52.32 to identify locations where a Wind energy facility is prohibited, include additional application requirements and permit the use and development of an anemometer for more than three years. Amends Clause 37.07 to prohibit a Wind energy facility. Amends Clause 19.01 and Clause 52.32 to reference the updated <i>Policy and planning guidelines for development of Wind energy facilities in Victoria (August 2011)</i> , and removes the current guidelines from the list of incorporated documents in Clause 81.01. Amends Clause 36.03 to clarify the condition that relates to land described in the <i>National Parks Act 1975</i> .
VC77	23 SEP 2011	Amends Clause 52.17 to exempt DSE and Parks Victoria from permit requirements on public roads. Amends Clause 37.07 to exempt applications from notice and review which are in accordance with a precinct structure plan. Amends Clause 74 and 75 to include flow measurement devices in the definition of Minor Utility Installation and Utility Installation and updates and includes new terminology and definitions for Earth and energy resources, Greenhouse gas

Amendment number	In operation from	Brief description
		sequestration and Geothermal energy extraction. The uses Earth and energy resources, Greenhouse gas sequestration and Geothermal energy extraction, Circus, Carnival, Apiculture, Telecommunications facility, Natural Systems and Road are deleted in Section 1 of all zones and included in Clause 62. Makes administrative changes or corrections to clauses 11.04, 17.03, 18.02, 18.03, 19.03, 45.08, 52.04, 52.19, 52.28, 81.01. Amends existing Extractive Industry schedules to Clause 37.01 in 21 Planning Schemes. Amends the Banyule Planning Scheme to remove Aboriginal Affairs Victoria as a referral authority in Schedule 1 to Clause 42.01.
VC83	18 NOV 2011	Introduces a new bushfire planning policy in the SPPF to replace Clause 13.05; Introduces a new Bushfire Management Overlay (BMO) to replace the Wildfire Management Overlay at Clause 44.06; Introduces a new particular provision for Bushfire Protection at Clause 52.47 that applies objectives, standards and decision guidelines under the provisions of the BMO; Introduces a new particular provision at Clause 52.48 that consolidates and updates planning permit exemptions for bushfire protection purposes (the Interim Measures at Clause 52.43 have been amended to only apply to Yarra Ranges Planning Scheme); Amends Clauses 42.01, 42.02, 42.03, 44.01, 44.02, 52.16 and 52.17 to address vegetation removal when creating defendable space and reducing the risk from bushfire; Introduces a range of consequential changes that include defining defendable space, changing WMO references to BMO and updating wildfire references to bushfire.
VC86	18 NOV 2011	Amends particular provisions, Clause 52.38 (2009 Bushfire recovery) and Clause 52.39 (2009 Bushfire – Replacement buildings) to extend the timeframes to 30 April 2013.
C86	1 DEC 2011	Rezones that part of Precinct 20 that forms the boundary to Kanowna Street and Nelson Place to Mixed Use Zone; applies the Design and Development Overlay Schedule 11; and the Environmental Audit Overlay, to all properties within Precinct 20 - Former Port Phillip Woollen Mills and surrounds, Williamstown.

Amendment C86

List of changes to the Hobsons Bay Planning Scheme

Clause / Map Numbers	Change	Comment
PLANNING SCHEME MAP CHANGES		
Map Nos. 19, 19EAO and 19DDO	Amend Planning Scheme Map Nos. 19, 19EAO and 19DDO, as shown on the attached maps marked “Hobsons Bay Planning Scheme, Amendment C86”	Amends the planning scheme maps.
OVERLAYS		
43.02	In Clause 43.02, insert a new schedule 11 in the form of the attached document a new Schedule	Applies DDO11 to Precinct 20- Former Port Phillip Woollen Mills and surrounds, Williamstown.
LIST OF AMENDMENTS (Information to accompany amendment)		
List of Amendments	Insert: Amendment Number “C86”, in operation from “1 DEC 2011”, with the brief description, “Rezones that part of Precinct 20 that forms the boundary to Kanowna Street and Nelson Place to Mixed Use Zone; applies the Design and Development Overlay Schedule 11; and the Environmental Audit Overlay, to all properties within Precinct 20 - Former Port Phillip Woollen Mills and surrounds, Williamstown.”	Updates the list of amendments to the Hobsons bay Planning Scheme.

Planning and Environment Act 1987

HOBSONS BAY PLANNING SCHEME

AMENDMENT C86

The planning authority for this amendment is the Minister for Planning.

The Hobsons Bay Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 4 attached maps:

Zone Maps

1. Planning Scheme Map No.19 is amended in the manner shown on the attached map marked Hobsons bay Planning Scheme, Amendment C86.

Overlay Maps

2. Planning Scheme Map No.19EAO is amended in the manner shown on the attached map marked Hobsons Bay Planning Scheme, Amendment C86.
3. Planning Scheme Map No.19DDO is amended in the manner shown on the attached maps marked Hobsons Bay Planning Scheme, Amendment C86.

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

4. In Overlays - In Clause 43.02, insert a new schedule 11 in the form of the attached document.

HOBSONS BAY PLANNING SCHEME

AMENDMENT C86

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Minister for Planning, who is the planning authority for this amendment.

The amendment has been initiated by the Department of Planning and Community Development following the recommendations of the Minister's Advisory Committee for the Former Port Phillip Woollen Mills.

Land affected by the amendment

The amendment applies to Precinct 20 as defined by the Hobsons Bay Industrial Land Management Strategy 2008 (ILMS). Specifically the amendment applies to the following properties:

- 1, 3-39, 41, 57 and in part 2-10 Nelson Place, Williamstown;
- 17 and 21 Ann Street, Williamstown; and
- 15, 23, 25 and 27 Aitken Street, Williamstown.

What the amendment does

The amendment introduces the following changes:

- Rezones that part of Precinct 20 that forms the boundary to Kanowna Street and Nelson Place to Mixed Use Zone;
- Applies the Design and Development Overlay Schedule 11, and the Environmental Audit Overlay to all of Precinct 20; and

Strategic assessment of the amendment

• Why is the amendment required?

The amendment is required to implement the recommendations of the Advisory Committee for the Former Port Phillip Woollen Mills.

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

The Amendment will achieve the objectives of planning in Victoria in section 4 of the *Planning and Environment Act 1987*, in particular section 4(1)(a), by providing for economic and sustainable use and development of land in a fair manner, section 4(1)(e), by allowing development in accordance with the objectives in the preceding subsections, and section 4(1)(g), in that it also balances the present, and, in particular, future interests of all Victorians. It will also balance the objectives of the planning framework, including the objectives in section 4(2)(c), 4(2)(e), 4(2)(g) and 4(2)(h).

- **How does the amendment address the environmental effects and any relevant social and economic effects?**

The amendment addresses any possible environmental effects through the extension of an Environmental Audit Overlay to the Precinct 20. There are no foreseen or economic social effects.

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

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

The amendment is affected by Ministerial Direction No 1 - Potentially Contaminated Land. Precinct 20 has potential for contamination given its previous industrial use. An EAO has been applied to the Precinct 20 to ensure compliance with this Direction. A statement or certificate of environmental audit needs to be submitted as required by this Direction prior to a sensitive use taking place on the site.

The amendment is affected by Ministerial Direction No 11 Strategic Assessment of Amendments and complies with the requirements as set out in this explanatory report.

- **How does the amendment support or implement the State Planning Policy Framework?**

The amendment meets the relevant directions of the SPPF as discussed below:

Clause 11: Settlement

The precinct is considered a strategic redevelopment area in the ILMS and the amendment will allow for the redevelopment of the precinct in accordance with the ILMS. Consequently the rezoning of the Precinct 20, application of EAO and DDO11 will help alleviate housing stress by providing more dwellings in an established area.

Clause 13: Environmental Risk

The provision of an EAO for the Precinct 20 will ensure that land will be suitable for sensitive land uses. The site is within the vicinity of State significant industry that emits noise, potential vibration and odour. The provisions within DDO11 recognise this and provides guidance on how to address these issues to ensure that future residents are not detrimentally impacted.

Clause 15: Built Environment and Heritage

The amendment does not remove any of the Heritage Overlays that currently affect Precinct 20. The amendment does update the Schedule of the Heritage Overlay that will allow for buildings that are deemed to be of cultural and or heritage significance to remain whilst new adaptive uses occur within these buildings. When DDO11 is considered in conjunction with the remaining guidelines and assessments within the Scheme it will provide for sufficient guidance to ensure that any future development is sustainable and considers the heritage and possible archaeological values of the precinct.

Clause 16: Housing

The amendment will allow Precinct 20 to be utilised for housing choices which are anticipated to meet community needs. The application of the R1Z and the DDO11 will ensure that future housing will be well designed and provide for housing diversity.

How does the amendment support or implement the Local Planning Policy Framework?

The Amendment will implement the objectives of the Local Planning Policy Framework in the following areas:

Clause 21.05 – The Vision

The amendment helps achieve the vision for the municipality as outlined in this Clause by promoting urban form that is contemporary, innovative and sustainable which respects the existing neighbourhood character where appropriate.

Clause 21.06-1 – Residential

The amendment will allow for a choice of housing types to help meet the needs of the diverse households in the municipality. Dwelling styles and designs will contribute to preferred neighbourhood character by harmonising with existing buildings and also by architectural innovation, uniqueness and excellence. The provisions within DDO11 and the remainder of the Scheme ensure that future development will respect and enhance the preferred neighbourhood character.

Clause 21.07– Heritage

The amendment does not remove any heritage controls from the site. With the retention of existing Heritage Overlays and the updated Heritage Overlay Schedule, the amendment will ensure that any new development in Precinct 20 will not diminish the existing heritage values whilst allowing adaptive uses within buildings of heritage significance.

Clause 22.02 – Industry

The extension of the Environmental Audit Overlay will ensure that any potential effects from the previous industrial uses of the site will be addressed to allow for effective and safe implementation of Hobsons Bay Industrial Land Management Strategy 2008.

The provisions within the DDO11 recognise that surrounding industrial land uses are of State significance and that any development within Precinct 20 will ensure that it has been appropriately developed to achieve a reasonable amenity outcome for its residents.

• Does the amendment make proper use of the Victoria Planning Provisions?

The amendment request utilises the appropriate planning tools within the Victorian Planning Provisions to ensure that the strategic direction and opportunities for Precinct 20 can be achieved within the appropriate planning framework offered by the Victorian Planning Provisions. In that regard the amendment applies the following zone and overlay controls Precinct 20:

- Mixed Use Zone
- Environmental Audit Overlay
- Design and Development Overlay Schedule 11

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

As part of the Advisory Committee process, relevant government agencies and authorities were given the opportunity to make a submission and their views have been recorded in the Advisory Committee report. In this regard, the Amendment provides for an outcome where the relevant issues have been reasonably considered and the views of the affected parties known.

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

The amendment is unlikely to impact on the transport system as defined by section 3 of the Transport Integration Act 2010. Controls within the DDO11 will ensure that any impacts on the transport system will be adequately managed.

Resource and administrative costs

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

It is possible that the amendment will initially result in increased administrative costs however, this is considered necessary to control the development of Precinct 20 as per the recommendations of the Advisory Committee.

Where you may inspect this Amendment

A copy of the amendment can be inspected, free of charge, at the Department of Planning and Community Development web site at www.dpcd.vic.gov.au/planning/publicinspection and free of charge, during office hours, at the offices of the Hobsons Bay City Council, 115 Civic Parade, Altona

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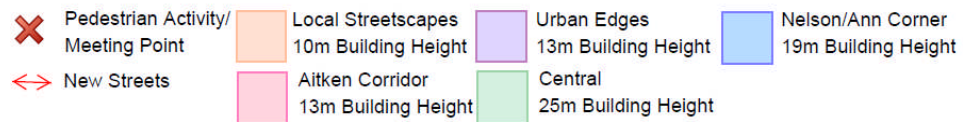
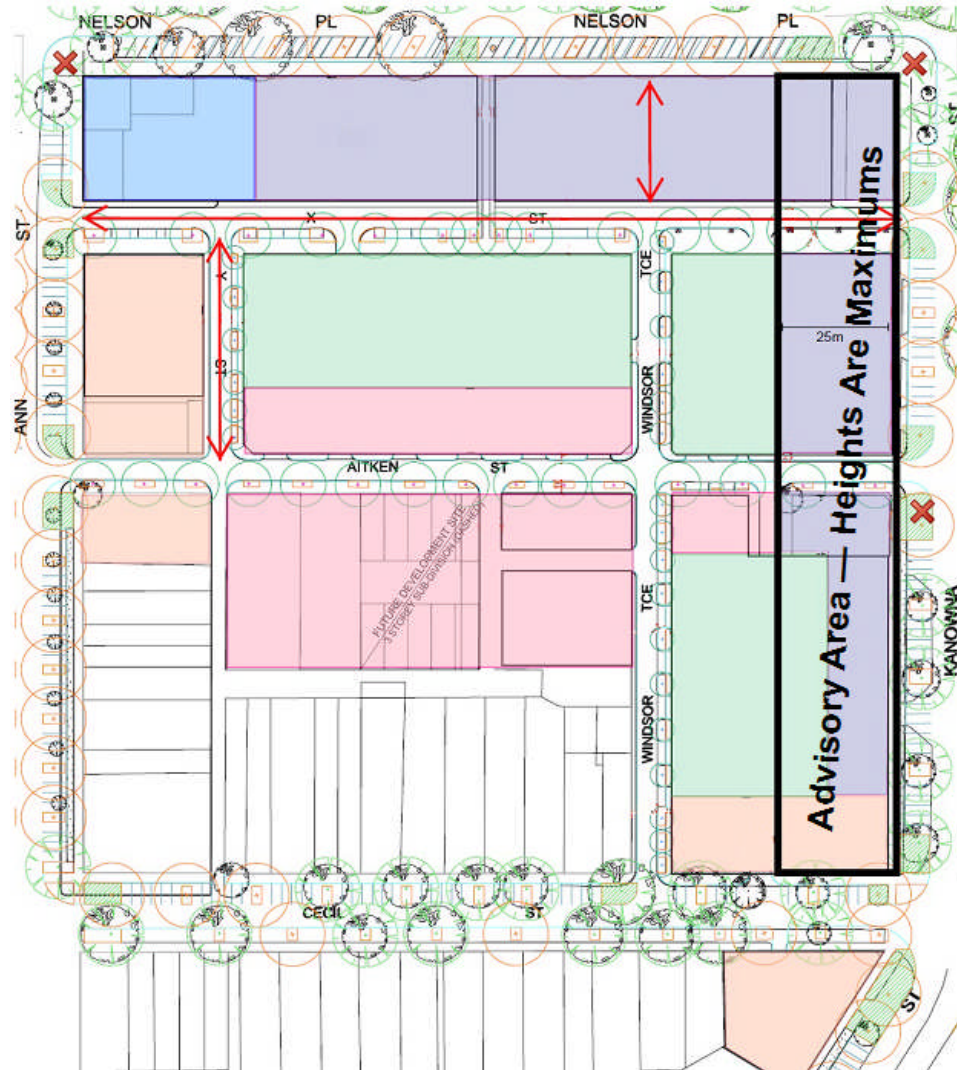
SCHEDULE 11 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

PRECINCT 20 - FORMER PORT PHILLIP WOOLLEN MILLS AND SURROUNDS

1.0 Development Plan Indicative Heights

01/12/2011
C86



2.0 Design Objectives

01/12/2011
C86

- To encourage comprehensive urban renewal which delivers increased housing diversity, affordability and density within Williamstown.
- To create a residential area which is contemporary in design and provides a transition from surrounding 19th Century residential areas.

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

3.0 Buildings and works

01/12/2011
C86

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

Buildings and works should be generally in accordance with this schedule.

4.0 Building Height

01/12/2011
C86

Buildings should be constructed generally in accordance with the indicative building heights specified in the Table to this schedule.

Within the Advisory Area (illustrated in clause 1 of this schedule) building heights specified in the Table to this schedule represent maximum building heights which cannot be exceeded even with permit.

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

5.0 Noise Attenuation

01/12/2011
C86

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

6.0 Notice and review provisions

01/12/2011
C86

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

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

- the owner and occupier of the Williamstown Shipyard Site;
- the owner and occupier of the Gellibrand Tank Farm;
- the Port of Melbourne Corporation;
- Work Safe Victoria;

- the EPA; and
- owners and occupiers of adjoining/abutting land.

Before deciding on an application within the Advisory Area (illustrated in clause 1 of this schedule), the Responsible Authority must seek the views of Work Safe Victoria.

7.0 Application Requirements

01/12/2011
C86

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

- A detailed Urban Context analysis of the features of the land and its strategic planning context within metropolitan Melbourne and Williamstown.
- A Site Analysis report which demonstrates how the proposed buildings or works achieve each design objective or Built Form outcomes of the Table to this schedule.
- Plan(s) which provide;
 - Details of heights, setbacks, off-sets between buildings, pedestrian entry points and frontages of all buildings;
 - Areas of new public realm and streets;
 - Visual analysis of the proposed development;
 - Shadow diagrams between 9am and 3pm 22 September;
 - Indicative staging plan; and
 - Evidence that parking is provided within the site boundary or adjacent road of each site.
- Specifications for development within the WorkSafe Planning Outer Advisory Area which detail measures to ensure the buildings can withstand overpressures of up to 6kPa.
- A Wind Report detailing potential impacts of the development on the public realm.
- An assessment of the impact of the development on the Cultural Heritage Significance including an archaeology assessment to determine the potential for archaeological significance of the site and surrounds.
- A report identifying the Environmentally Sustainable Design (ESD) features of the development.
- A Landscape Concept Plan showing public and private realm landscaping.
- An Infrastructure Services Report (including utilities, road and community services) identifying the improvements which are required to be made to the site.
- A Construction Management Plan.
- An Acoustic Report.
- For applications within the Advisory Area (illustrated in clause 1 of this schedule), an Emergency Evacuation Plan prepared in consultation with Council, Mobil, BAE, the Port of Melbourne Corporation and relevant emergency services agencies.
- Traffic Impact Assessment Report.

8.0 Decision guidelines

01/12/2011
C86

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

- Whether development is consistent with the design objectives and outcomes for each precinct as identified in the Table to this schedule.
- Whether the development displays excellence in architecture, design and built form.
- Whether the design enhances the public realm, maintains a human scale at the street edge and allows sunlight penetration to public and private spaces.
- Whether car parking areas are screened from view.

- The need for contributions to infrastructure improvements arising from the development.
- Whether the development addresses the heritage objectives and policies of Clause 22.01.
- Whether the development incorporates appropriate noise attenuation measures.
- Whether the buildings located within the WorkSafe Outer Planning Advisory Area can withstand overpressures of up to 6kPa.
- The views of the parties listed in the ‘Notice and review provisions of this Schedule’.

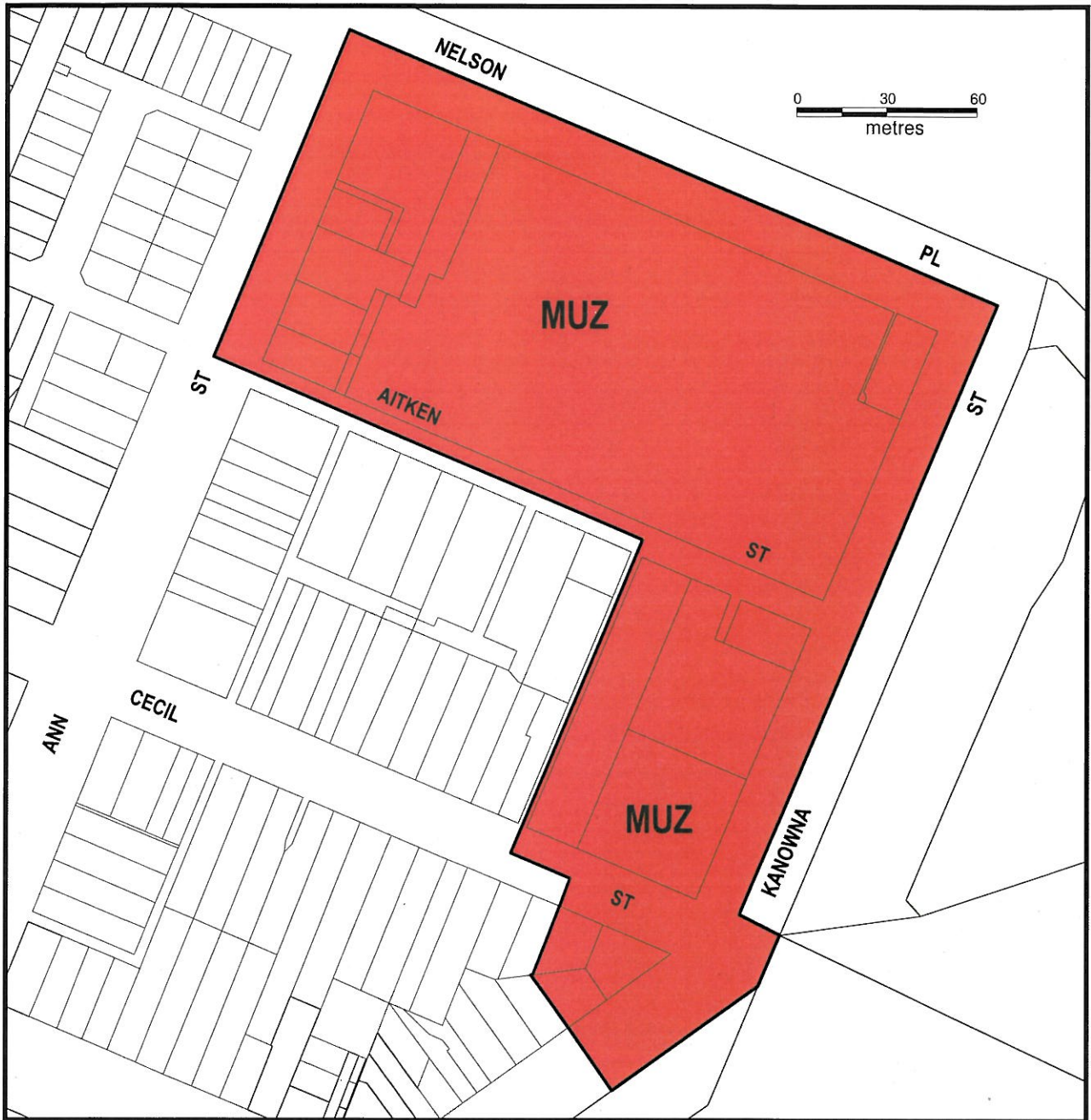
9.0 Table to Schedule

01/12/2011
C86

Map area	Indicative Building height	Built form outcomes
LOCAL STREETSCAPES (Orange)	10 metres	Development which responds to the predominant streetscape and built form character of Cecil and Ann Streets. A two storey street edge (up to 7 metres) on Cecil Street with recessed upper levels. A three storey street edge (10 metres) on Ann Street. Dwellings to have a frontage to Cecil and Ann Streets. Vehicle access from the rear of the site consistent with the existing dwellings on Cecil and Ann Streets.
AITKEN CORRIDOR (Pink)	13 metres	Development which provides an appropriate scale to the street edge along Aitken Street. A three storey street edge (up to 10 metres) with recessed upper levels setback 5 metres from the street. Development which provides an appropriate interface and sufficient setbacks to the existing residential area to the south.
URBAN EDGES (Purple)	13 metres	A hard urban edge to Nelson Place and Kanowna Street. A predominant building height of 10 metres up to a maximum of 13 metres to allow for varying façade and roof forms. Appropriate regard to the heritage characteristics of the former hotel on the corner of Kanowna and Aitken Streets. Dwellings which have a direct street address with pedestrian access at street level. Lower density residential development within the Planning Outer Advisory Area. Buildings in the WorkSafe Outer Planning Advisory Area that can withstand overpressures of up to 6kPa.
NELSON/ANN CORNER (Blue)	19 metres	A prominent building which provides emphasis to the corner of Nelson Place and Ann Street. A building which incorporates innovative façade articulation and limited sheer walls.
CENTRAL (Green)	25 metres	Higher development relative to the adjoining properties which does not dominate the scale and setting of the street and foreshore. Development which provides an appropriate scale to the street edge along Aitken Street. Buildings which are located outside the WorkSafe Planning Advisory Areas. Buildings which are oriented to the north to take advantage of the views and vistas of the Port Phillip Bay and City skyline.

Map area	Indicative Building height	Built form outcomes
STREET SYSTEM	N/A	<p>A new east-west road between Ann and Kanowna Street located approximately 35 metres south of Nelson Place.</p> <p>A new north-south road located approximately 35 metres east of Ann Street.</p> <p>A new north-south road which is an extension to the north of Windsor Terrace up to Nelson Place.</p> <p>Streets and access ways which are landscaped and provide through public access.</p> <p>A landscaped edge along Nelson Place to complement the established boulevard trees on the north side of Nelson Place.</p> <p>Public landscaping along the east side of Ann Street to complement the existing landscaping on the west side of Ann Street.</p> <p>Pedestrian footpaths and street landscaping on both side of Aitken Street.</p> <p>Central vehicle access points with limited individual access points directly from the street.</p>
PEDESTRIAN ACTIVITY/ MEETING POINT	N/A	<p>Formalised pedestrian meeting points though the provision of street furniture, public art, weather protection and public realm improvements.</p> <p>Development which provides active frontage and commercial opportunity to corners.</p>

HOBSONS BAY PLANNING SCHEME LOCAL PROVISION



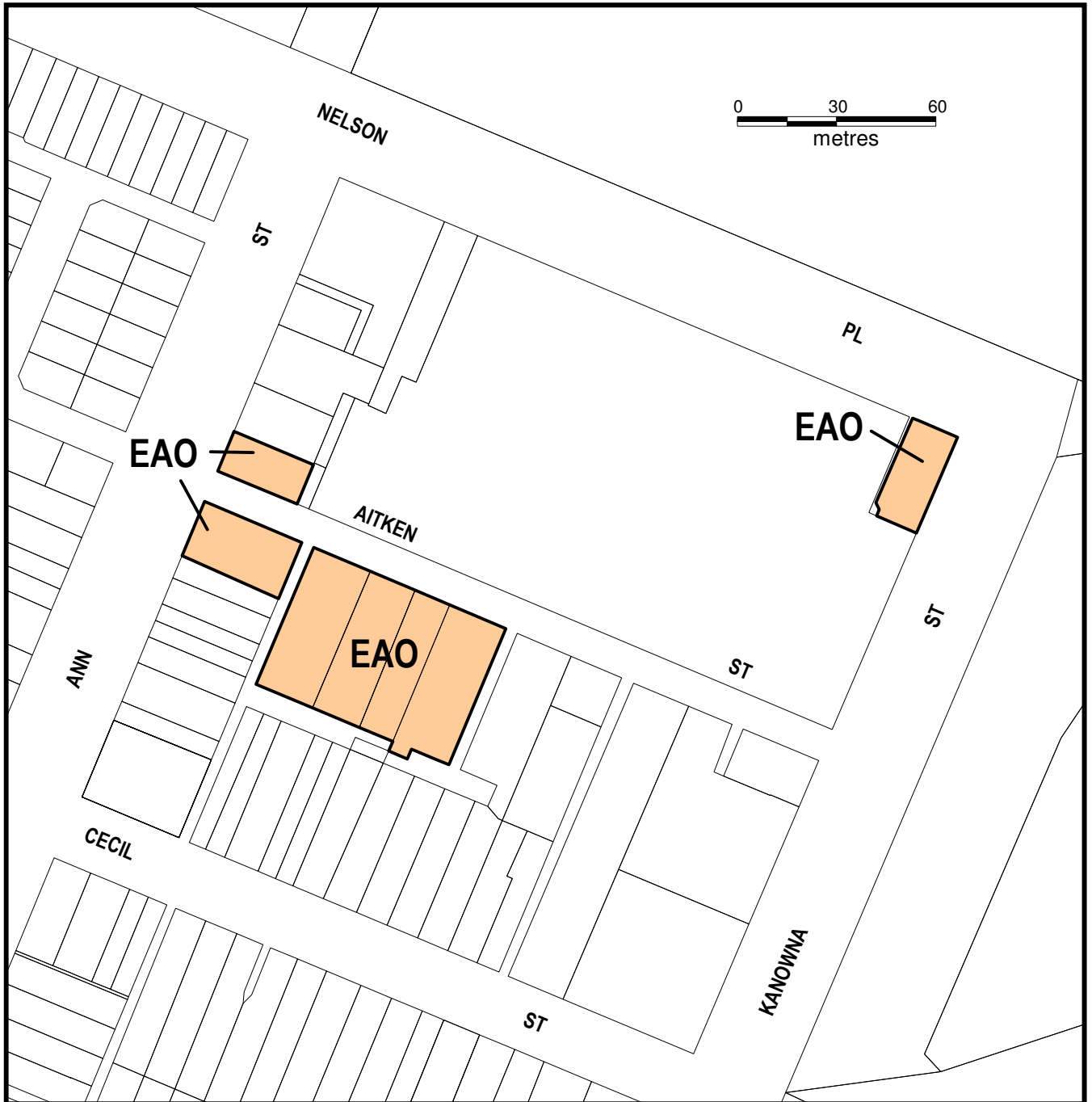
Part of Planning Scheme Map 19

LEGEND

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HOBSONS BAY PLANNING SCHEME LOCAL PROVISION



Part of Planning Scheme Map 19EAO

LEGEND

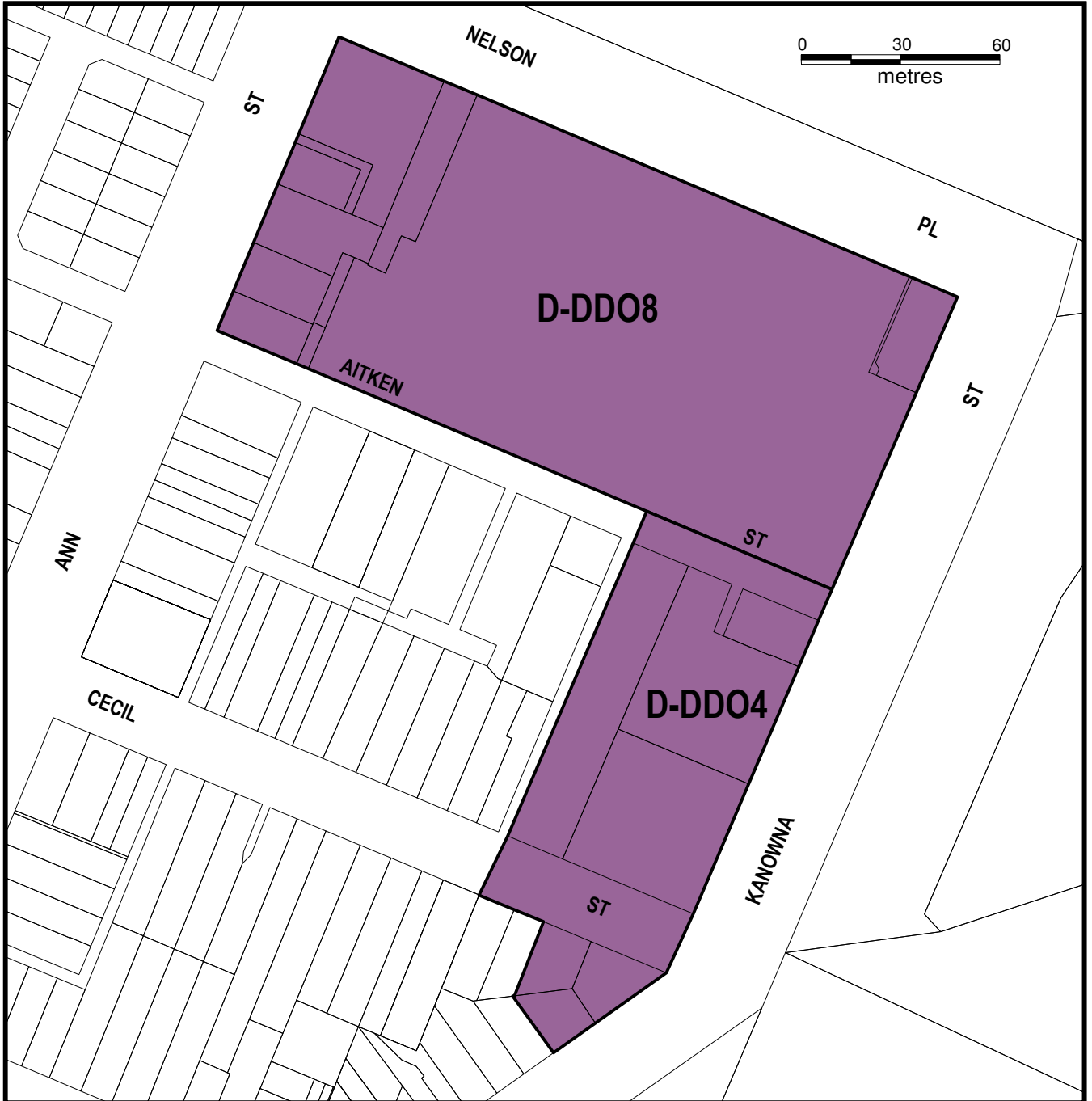
 ENVIRONMENTAL AUDIT OVERLAY

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PREPARED BY: INFORMATION SERVICES
Statutory Systems
Planning, Heritage and Urban Design
Department of Planning and Community Development




HOBSONS BAY PLANNING SCHEME LOCAL PROVISION



Part of Planning Scheme Map 19DDO

LEGEND

 D-DDO AREA TO BE DELETED FROM A DESIGN AND DEVELOPMENT OVERLAY

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