



Hobsons Bay City Council is exhibiting planning scheme Amendment C88 for community comment and is interested in your views.

The Victorian Planning Authority has assisted the council by preparing a comprehensive development plan that outlines a vision for a new, residential mixed-use precinct on 67 hectares of land in Altona North.

The proposed development site is generally located between Kyle Road, New Street, Blackshaws Road and the West Gate Freeway in Altona North and South Kingsville.

This land is currently zoned for industrial uses and was formerly the site of several manufacturing businesses, including the Don Smallgoods factory.

BACKGROUND

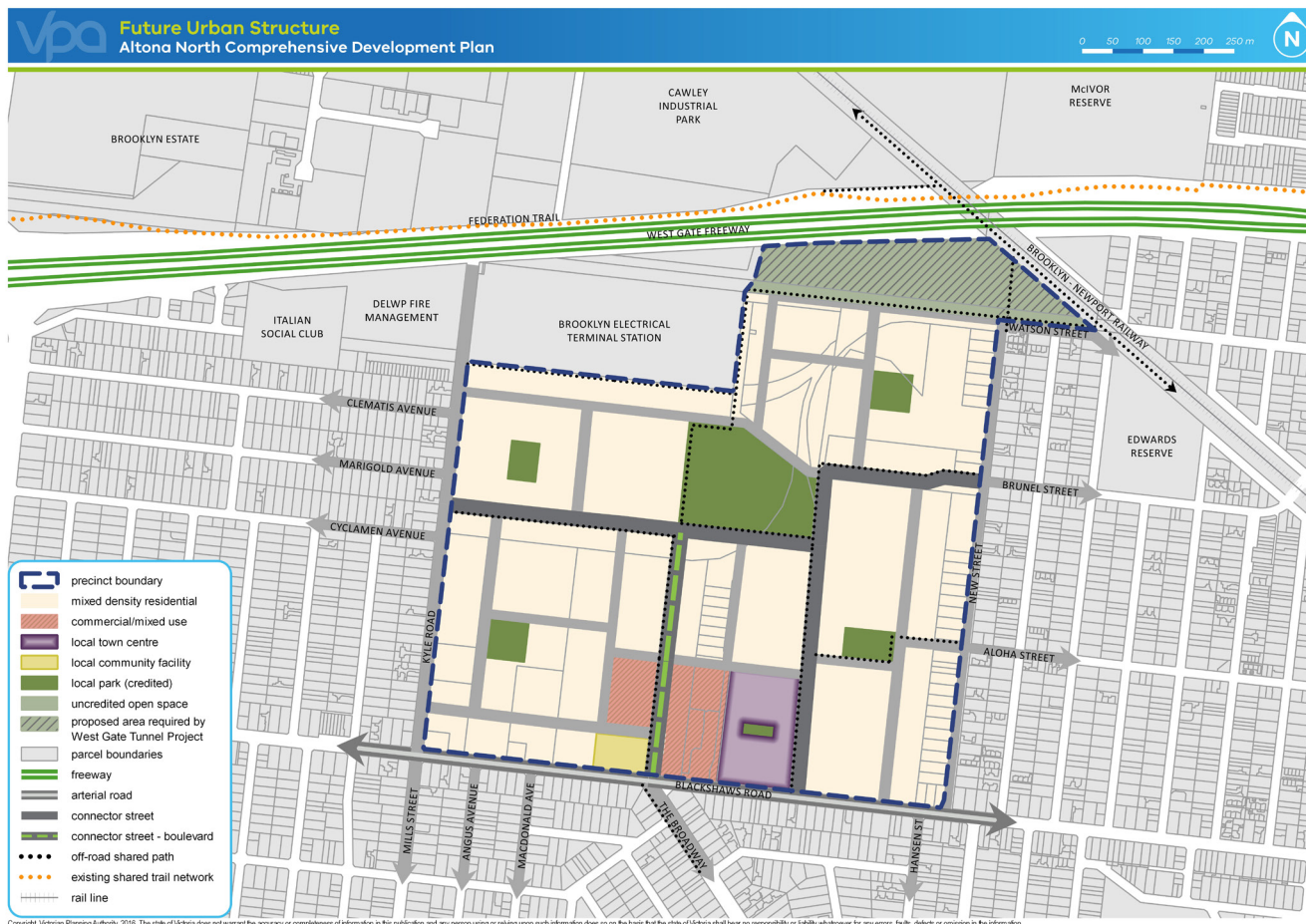
Once an important industrial area, the Altona North site has seen the departure of many of the larger-scale manufacturing businesses in recent decades. Large sites now lay idle and without a plan for renewal, this land risks becoming an unattractive expanse, out of character with surrounding residential neighbourhoods.

Recognising this, the Hobsons Bay City Council's *Industrial Land Management Strategy 2008* identified the area as a strategic redevelopment area, suitable for a residential community.

To progress the council's strategy, the Victorian Planning Authority, in consultation with the Hobsons Bay City Council, has created a plan for the area that meets the high design and liveability standards expected of all of Melbourne's urban renewal projects.

This plan will facilitate high-quality residential development, providing housing choice to the area's future and existing residents. Residents will also benefit from a new town centre and business area on Blackshaws Road, providing employment opportunities and allowing residents the convenience of walking to their local shops and a new community centre.

Public transport is also a significant feature of the plan for this precinct. It will have bus services travelling to Spotswood and Newport train stations and Altona Gate Shopping Centre. The precinct will also be well served with cycle paths including a connection to Federation Trail.



MAIN ELEMENTS OF THE PLAN INCLUDE:

- 3,000 homes (townhouses and apartments)
- a network of tree-lined streets and laneways
- a new town centre on Blackshaws Road incorporating shops, a supermarket and civic space
- commercial office space, providing over 1,000 local jobs
- a large central park and four other local parks
- extensive cycle paths, including a connection to Federation Trail
- buses to Newport and Spotswood train stations
- 5% affordable housing.

Development of this precinct will have height limits of a maximum of two to three storeys opposite existing residences on Kyle Road and New Street, transitioning to a maximum of six storeys at the heart of the development.

DEVELOPER CONTRIBUTIONS

Alongside the comprehensive development plan, the Victorian Planning Authority has created a development contributions plan for the new precinct. This plan requires developers to contribute \$53 million towards key infrastructure in the new precinct, including road upgrades, cycle paths, a new sports facility and a new community facility.

Developers of the precinct will also build two new signalised intersections, directing traffic from the precinct onto Blackshaws Road.

Wider traffic impacts associated with the new development will be mitigated by funding improvements to the intersection of Millers Road and Blackshaws Road, to improve its capacity. A detailed traffic impact assessment study can be found on the website:

www.vpa.vic.gov.au/altona-north

WESTGATE TUNNEL PROJECT

The comprehensive development plan has been developed with input from the Western Distributor Authority and reference to the preferred design for the West Gate Tunnel Project.



IMPLEMENTING THE PLAN – PROPOSED CHANGES TO THE HOBSONS BAY PLANNING SCHEME AMENDMENT C88 - ALTONA NORTH COMPREHENSIVE DEVELOPMENT PLAN

The Amendment includes two incorporated plans to guide the layout of use and development and set out specific requirements for public streets, parks, landscaping, community facilities and service infrastructure:

- The *Altona North Comprehensive Development Plan*;
- The *Altona North Development Contributions Plan*.

The Amendment:

- implements relevant parts of the *Hobsons Bay Industrial Land Use Strategy 2008*
- rezones the land from Industrial 1 Zone (IN1Z) and Industrial 3 Zone (IN3Z) to Comprehensive Development Zone (CDZ2)
- introduces Schedule 2 to Clause 37.02 Comprehensive Development Zone
- introduces Schedule 6 to the Special Use Zone to rezone the Brooklyn Terminal Station to Special Use Zone (SUZ6)
- introduces Schedule 2 to Clause 45.06 Development Contributions Plan Overlay (DCP02)
- applies the Environmental Audit Overlay (EAO) to all but one property in the Amendment area
- deletes the Heritage Overlay (HO166) from the former Gilbertson Meatworks site, in the Schedule to Clause 43.01 Heritage Overlay
- inserts a new entry in the Schedule to Clause 52.01 requiring 9.2% of the land (or cash equivalent as relevant) to be contributed as public open space at subdivision
- inserts a new entry in Schedule 4 to Clause 52.28 to prohibit gaming machines in the town centre
- includes maps 3DCPO and 4DCPO in the list of planning scheme maps at Clause 61.03
- incorporates the *Altona North Comprehensive Development Plan* and the *Altona North Development Contributions Plan* by listing them in the Schedule to Clause 81.01.

WHERE TO INSPECT THE DETAILS AND HAVE YOUR SAY

Before making a decision about this rezoning, Hobsons Bay City Council is exhibiting Amendment C88 and seeking the views (and submissions) of residents, landowners and other affected people.

Residents are encouraged to submit comments on the proposal to ensure the community's views can be considered as a part of the decision making process.

The draft comprehensive development plan, development contributions plan, comprehensive development zone and accompanying documentation for Amendment C88 to the *Hobsons Bay Planning Scheme* are available from:

Hobsons Bay City Council website:
<http://participate.hobsonsbay.vic.gov.au>

The Victorian Planning Authority website:
www.vpa.vic.gov.au/altona-north

The Department of Environment, Land, Water & Planning website
www.dtpli.vic.gov.au/publicinspection

You can find further information regarding the West Gate Tunnel Project here:
www.westgatetunnelproject.vic.gov.au

Note: Any reference to the Victorian Planning Authority (VPA) in this document is to the Growth Areas Authority (GAA) as defined under the *Planning & Environment Act 1987*.

INFORMATION SESSIONS - YOU ARE INVITED

You are invited to attend the drop-in information sessions about the Amendment hosted on:

- **Thursday 20 July, 4.30pm - 7:00pm**
South Kingsville Community Centre
- **Saturday 22 July, 10:00am - 1:00pm**
Circle Health Blackshaws Road, Altona North
- **Thursday 3 August, 4:00pm - 7:00pm**
Circle Health Blackshaws Road, Altona North
- **Thursday 10 August, 4:30pm - 7:00pm**
South Kingsville Community Centre

FOR MORE INFORMATION PLEASE CONTACT

Robyn Olsen, Coordinator Strategic Planning Projects
Hobsons Bay City Council
Phone: 9932 1000
strategicplanning@hobsonsbay.vic.gov.au

Justin Burgess, Strategic Planner
Hobsons Bay City Council
Phone: 9932 1000
strategicplanning@hobsonsbay.vic.gov.au

Bruce Hunter, Strategic Planning Manager
Victorian Planning Authority
Phone: 9651 9600
Bruce.Hunter@vpa.vic.gov.au

Stefan Bettiol, Planner
Victorian Planning Authority
Phone: 9651 9600
Stefan.Bettiol@vpa.vic.gov.au

MAKING A SUBMISSION

Any person may make a submission to Hobsons Bay City Council about Amendment C88 to the *Hobsons Bay Planning Scheme* and the planning permit applications.

Any comments must be made in writing to Hobsons Bay City Council and sent to the postal address below or via email to amendments@hobsonsbay.vic.gov.au. Please ensure that your comments relating to the proposal are received by **Friday 1 September 2017**.

HOBSONS BAY CITY COUNCIL
PO Box 21
Altona 3018

WHAT WE DO WITH YOUR SUBMISSION

Submissions are provided to Hobsons Bay City Council in accordance with Part 3 of the *Planning and Environment Act 1987* (Act). Submissions are part of an open public process where all parties affected by the planning scheme can provide input into the Amendment.

If you choose to make a submission, you consent to your submission being made public, and being identified as the author of the submission. As required by the Act, your submission will be made available for public inspection at the premises of council and the VPA until two months after gazettal of the resulting planning scheme amendment, and will also be made available to relevant Ministers and local councils, and other involved government agencies. In addition, your submission will be made available to developers, landowners, other submitters and interested parties on request.

If you are a private individual, your contact details will be removed from your submission before it is released to parties outside government or local councils. Contact details do not include the address of land that is the subject of your submission.

By making a submission, you also give permission for copyright material to be copied and made public. For further information consult the VPA website at www.vpa.vic.gov.au or phone the VPA (9651-9600).

Disclaimer: The VPA has prepared Planning Scheme Amendment C88 to the *Hobsons Bay Planning Scheme* and Hobsons Bay City Council is exhibiting the Amendment.

This publication may be of assistance to you but the VPA and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

CONTACT US

VICTORIAN PLANNING AUTHORITY

Level 25, 35 Collins Street, Melbourne, 3000 | Phone: (03) 9651 9600 | Fax: (03) 9651 9623 | info@vpa.vic.gov.au | www.vpa.vic.gov.au

The VPA is always interested in your views about our programs and initiatives, and the issues covered in this newsletter. If you would you like to receive regular email updates on the work of the VPA, please register via our website www.vpa.vic.gov.au