# Hobsons Bay Planning Scheme Amendment C88

Planning Evidence by David Barnes
For the City of Hobsons Bay

November 13th 2017

# Contents


1 Introduction ..... 1
2 The site ..... 3
3 The wider area ..... 4
4 The amendment ..... 5
5 Existing zoning ..... 7
6 Existing overlays ..... 8
7 The proposed development ..... 9
8 Comprehensive Development Zone ..... 10
8.1 The link between Schedule 2 and the CDP ..... 10
8.2 The way land uses are controlled ..... 11
8.3 The way subdivision is controlled ..... 13
8.4 The way buildings and works are controlled ..... 13
8.5 Third party rights ..... 14
9 Comprehensive Development Plan ..... 15
9.1 General observations about the CDP ..... 15
9.2 Contents of the CDP ..... 16
9.3 Level of control embodied in the CDP ..... 16
10 Specific issues ..... 19
10.1 Limit of 3,000 dwellings ..... 19
10.2 Supermarket in the town centre ..... 20
10.3 Commercial / mixed use area ..... 21
10.4 Affordable housing ..... 23
11 Conclusion ..... 26

# Figures

Figure 1 - Existing land uses on the site ..... 3
Figure 2 - Land uses in the wider area ..... 4
Figure 3 - Proposed zoning ..... 6
Figure 4 - Proposed Environmental Audit Overlay ..... 6
Figure 5 - Proposed Development Contributions Plan Overlay 2 ..... 6
Figure 6 - Existing zoning ..... 7
Figure 7 - Existing overlays ..... 8
Figure 8 - Future Urban Structure ..... 9

# Appendices

Appendix 1 – David Barnes CV

# 1 Introduction

1. My name is David Barnes. I am the Managing Director of Hansen Partnership Pty Ltd, Level 4, 136 Exhibition Street, Melbourne.
2. I hold the following qualifications:
   - Bachelor of Town and Regional Planning (Hons), University of Melbourne, 1980.
   - Master of Business Administration, Royal Melbourne Institute of Technology, 1993.
3. I have practiced as a town planner for over 35 years, working in the public as well as the private sectors. I have also worked overseas in Vietnam on a variety of statutory planning, strategic planning, institutional strengthening and tourism projects.
4. I am both a statutory and a strategic planner. My planning experience covers many aspects of the planning approvals process on a range of projects including infrastructure, residential, industrial, retail, mixed use and rural developments. I regularly appear before VCAT and Planning Panels Victoria. I have been involved in a broad range of strategic planning projects including the preparation of industrial land use strategies, residential development strategies, integrated municipal strategies, township strategies, town centre strategies, structure plans and urban design frameworks for activity centres and transit cities, and rural land use strategies.
5. I have been instructed by Maddocks on behalf of Hobsons Bay City Council to:
   - consider the statutory controls proposed to ensure they are appropriate to achieve the policy informing the amendment and the broader strategic context;
   - make recommendations regarded as necessary to achieve the above, if the controls are presently insufficient for the purpose;
   - consider relevant aspects of submissions received from, in particular, landowners within the amendment area; and
   - provide an overview of planning policies regarding affordable housing.
6. My evidence focusses on planning considerations relevant to the above issues. In particularly it focuses on proposed Schedule 2 to the Comprehensive Development Zone (CDZ) and the proposed Comprehensive Development Plan (CDP). I have not addressed issues concerning development contributions, public open space or the rezoning of the north-eastern part of the site to a Special Use 6 Zone.
7. I note that my office has been involved in providing both planning and urban design advice to Hobsons Bay City Council in relation to this land, for a considerable period of time. I have not been involved in providing any previous advice.
8. Key documents I have reviewed in preparing this statement include:
   - Hobsons Bay Planning Scheme.
   - Amendment C88 documentation.
   - Background reports and documents relevant to Amendment C88.
   - Council minutes and agendas relevant to Amendment C88.
   - Submissions made to Amendment C88.
   - Relevant Planning Practice Notes.

9. A summary of my opinions follows:
   - The CDZ is an appropriate zone to apply.
   - Proposed Schedule 2 to the CDZ and the proposed CDP, are generally sound from a statutory planning perspective and would be effective in managing the development of the land to achieve the planning outcomes sought.
   - I suggest a number of relatively minor changes to the amendment documentation to resolve some inconsistencies and ambiguities I have identified in relation to the way controls and requirements are expressed, and to overcome a number of difficulties I envisage in the practical application of the documents, as exhibited. I have provided these changes in a tracked changes version of the schedule and the CDP.
   - I have made a number of general observations about the form, structure and content of the documents from a planning perspective. These comments have not been made to justify changing the documents. Rather they are presented as my observations, for the Panel and other submitters to consider, should matters be raised in other submissions that justify a discussion at the Panel Hearing about the overall approach adopted in the schedule and CDP.
   - Changes are required to the schedule to the CDZ and to the CDP, to set out how the 3,000 limit for dwellings on the site, can be monitored and managed.
   - Supermarket should be a Section 1 rather than a Section 2 use in the Schedule to the CDZ.
   - Whilst acknowledging the issues raised by submitters in relation to the business area, there are strong planning reasons to retain the area as part of the amendment.
   - Whilst the State government is yet to develop and implement a comprehensive approach to affordable housing in the planning system at the State level, there is clear policy support to enable the consideration of requirements for affordable housing as part of major rezonings, such as that proposed for Precinct 15.
10. This statement has been prepared in accordance with Planning Panels Victoria Guide to Expert Evidence.
11. I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.
12. A copy of my CV is attached in Appendix 1.

# 2 The site

*Figure 1 - Existing land uses on the site*

# 3 The wider area

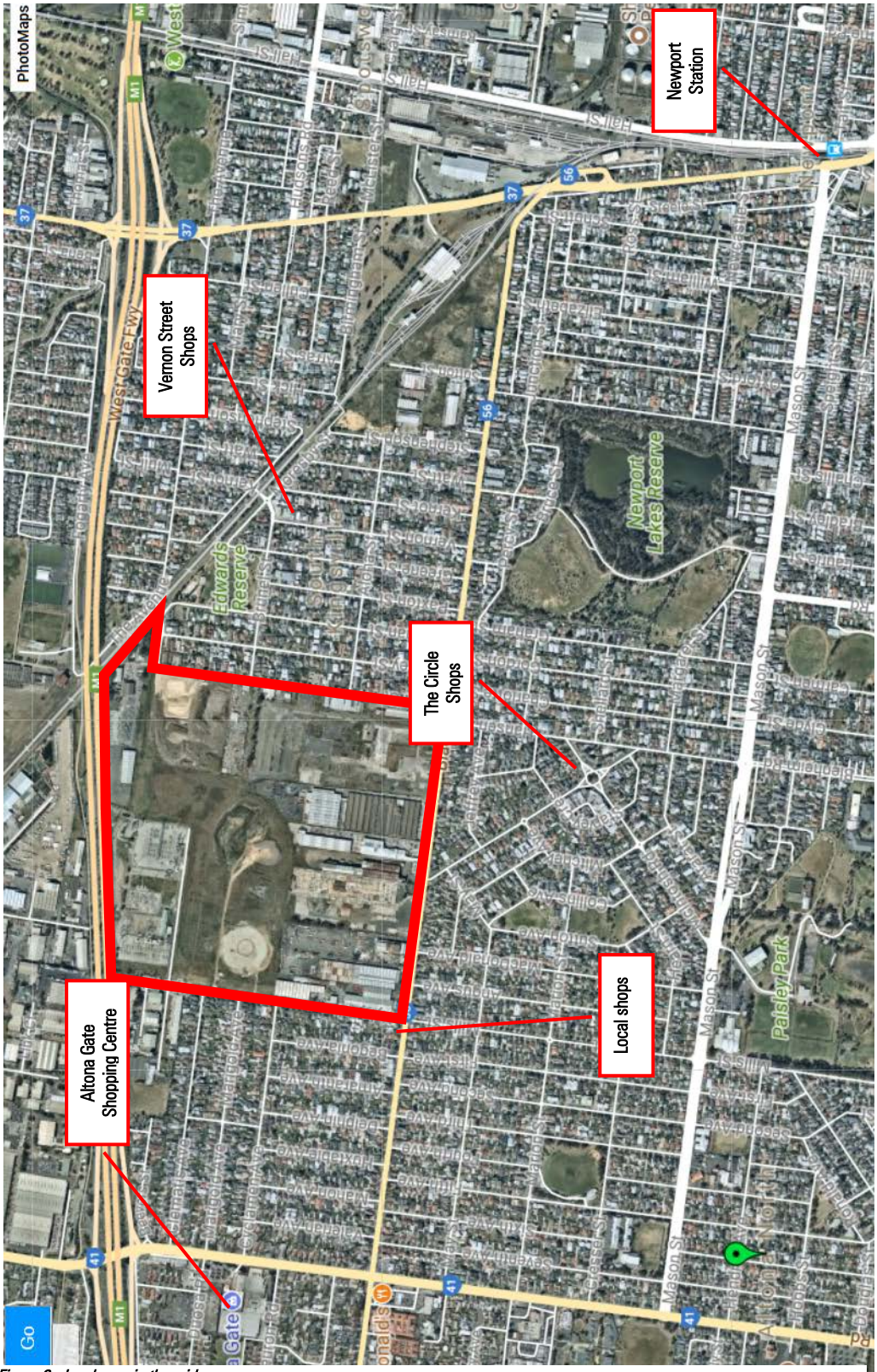


*Figure 2 - Land uses in the wider area*

# 4 The amendment

13. As stated in the explanatory report which accompanied Amendment C88 when it was placed on exhibition:

> *Amendment C88 facilitates the replacement of part vacant and part occupied industrial land with a residential and mixed use development including provision for local shops and services, parks and offices.*
>
> *Residential development is intended to be predominantly low rise, particularly at the edges of the site, with opportunities for mid-rise apartments and mixed use buildings in suitable locations within the site and on a short stretch of Blackshaws Road.*
>
> *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 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) and except for the Brooklyn Terminal Station which is rezoned to Special Use Zone (SUZ6).*
> - *Introduces Schedule 2 to Clause 37.02 Comprehensive Development Zone.*
> - *Introduces Schedule 6 to the Special Use Zone.*
> - *Applies the Development Contributions Plan Overlay (DCPO2) to the land.*
> - *Introduces Schedule 2 to Clause 45.06 Development Contributions Plan Overlay.*
> - *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.*
> - *Deletes the entry for HO166 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 row 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 June 2017 and the Altona North Development Contributions Plan June 2017 by listing them in the Schedule to Clause 81.01.*

*Figure 3 - Proposed zoning*

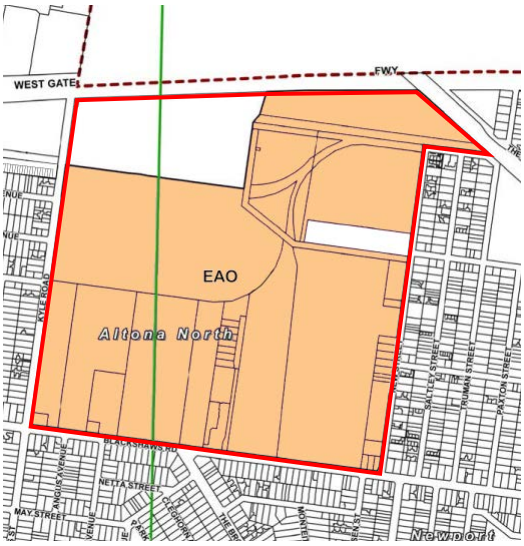


*Figure 4 - Proposed Environmental Audit Overlay*

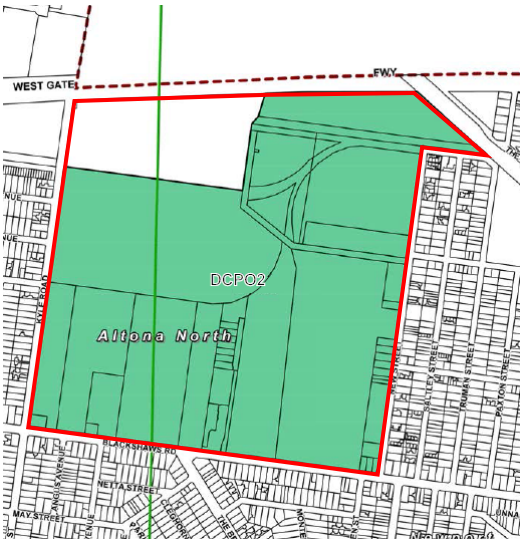


*Figure 5 - Proposed Development Contributions Plan Overlay 2*

# 5 Existing zoning

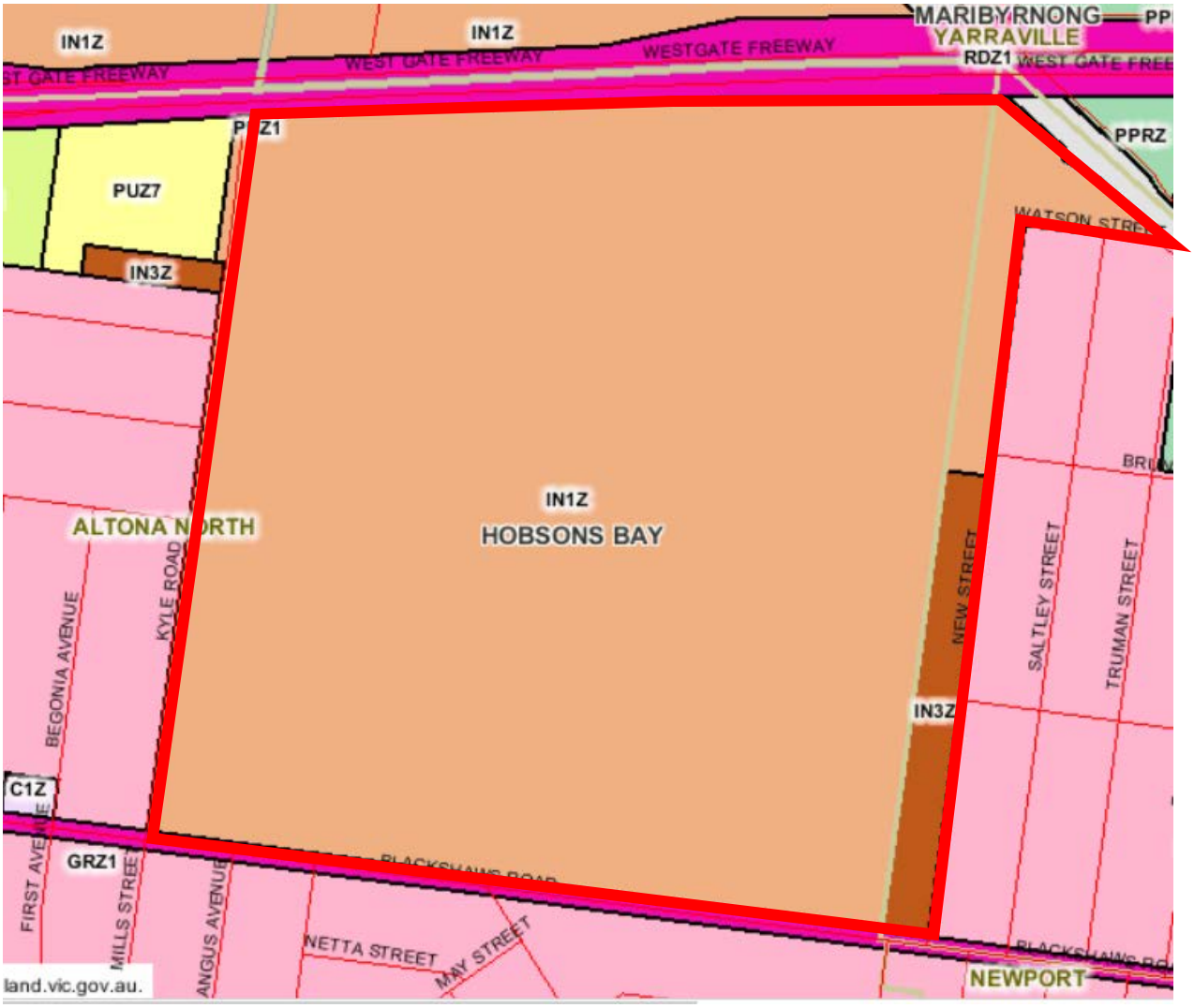


*Figure 6 - Existing zoning*

# 6 Existing overlays

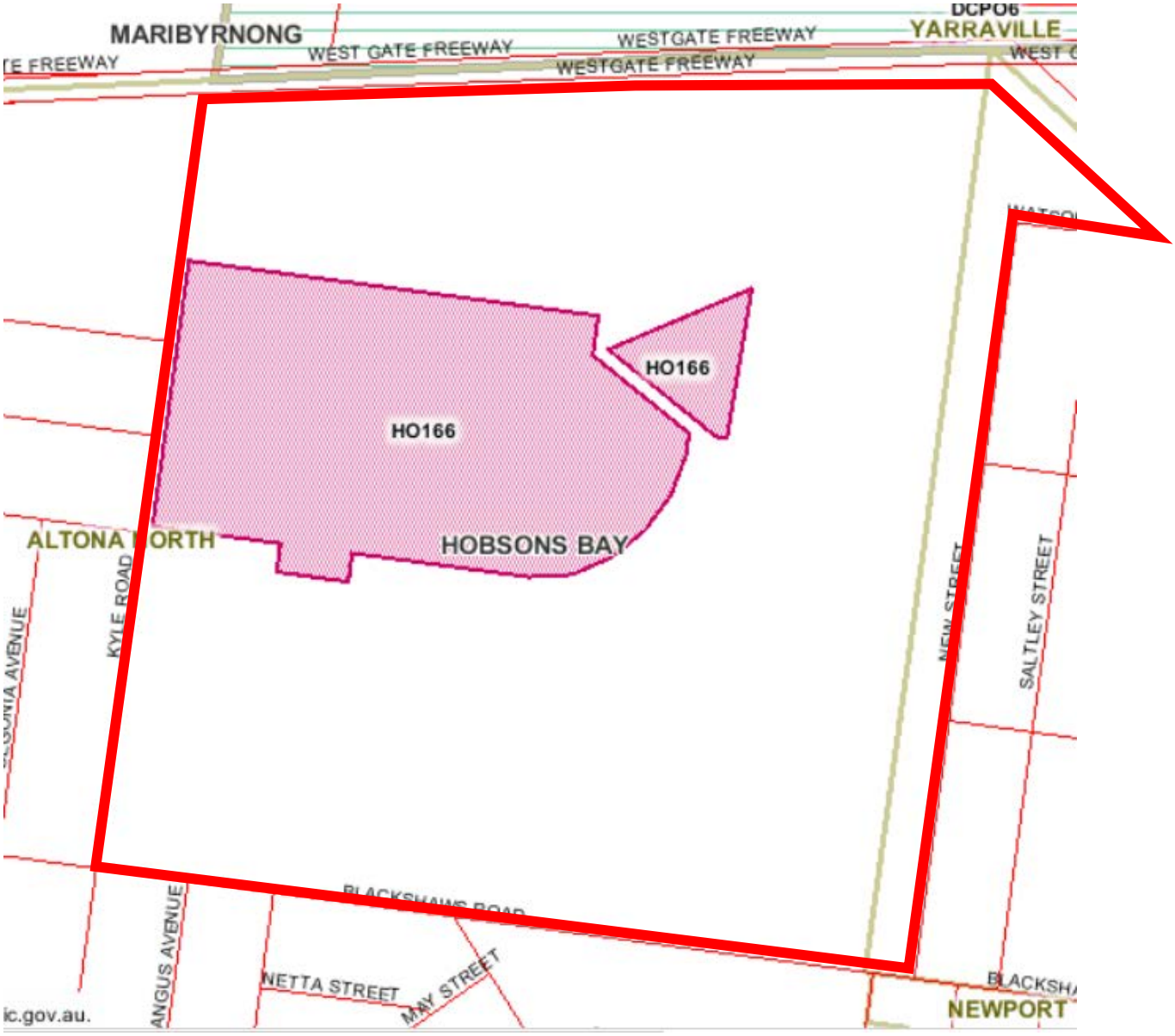


*Figure 7 - Existing overlays*

# 7 The proposed development

14. The amendment is to facilitate the redevelopment of a former industrial area that remains partly used for industry and which is in multiple ownership, to a medium density, mixed use development, comprising a town centre and adjacent business area.
15. A Development Contributions Plan forms part of the amendment. That plan identifies infrastructure that will be funded by and provided as a consequence of the development of the land.
16. *Plan 3 Future Urban Structure* of the CDP (CDP, p8) (See Figure 8), best shows the future layout of the proposed development. Key components of the development include:
    - Up to 3,000 dwellings comprising a mix of townhouses, terraces and apartments, of two to three storeys around the sensitive residential abuttal to the site, and of up to 6 storeys in the central parts of the site.
    - A supermarket based town centre.
    - A business area.
    - A local community facility.
    - Open space.
    - Affordable housing.

*Figure 8 - Future Urban Structure*

# 8 Comprehensive Development Zone

17. The CDZ provides the opportunity to prepare a tailored schedule to apply to a particular site to which the zone is applied, which effectively constitutes a new zone. The zone provides the opportunity to prepare tailored land use controls, as well as subdivision and buildings and works controls, and to ensure that development proceeds in accordance with a plan or document, that is incorporated into the planning scheme.
18. In my opinion, a CDZ is an appropriate zone to apply to a mixed use development such as this, which includes land in a number of different land use precincts, in which the aim is to manage and control different land uses and building form outcomes, in different ways.
19. Incorporation of a plan / document into the planning scheme provides a relatively high level of control. I believe that this level of control is warranted in this situation, which involves a very significant redevelopment within the middle of an established residential area, where there is a high degree of community interest in the development outcome on the site.

## 8.1 The link between Schedule 2 and the CDP

20. Schedule 2 to the CDZ includes as *Map 1 to Schedule to 2 to Clause 37.02*, the plan from the Comprehensive Development Plan (CDP) titled *Plan 3 – Future Urban Structure*. That plan shows the key elements of the future development of the precinct.
21. I note that the legend in Map 1 uses different terms to describe the land use precincts shown on the maps, compared to the terms used in the conditions in the land use tables. For example:
    - The condition opposite 'Accommodation' refers to "residential area", whereas the legend refers to "mixed density residential".
    - Throughout the schedule conditions refer to "business area", whereas Map 1 shows that area as "commercial / mixed use" area.
22. The schedule should be modified to correct these anomalies.
23. I note that there are statements in each of Clause 2.0 - Land use, Clause 3.0 – Subdivision and 4.0 - Buildings and works, that:

    *All requirements in the CDP must be met.*
24. I note that there is no discretion contained with that statement, as there is in some other planning scheme provisions that use the wording *"generally in accordance with"*. I have no problem with the wording proposed, provided that the level of control and discretion expressed by the CDP, is clearly stated in that document.

## 8.2 The way land uses are controlled

25. The parent provisions of the CDZ allow tailored land use provisions to be included in the schedule to the zone.
26. The land use tables in Schedule 2 to the CDZ are structured to include preferred uses envisaged for each precinct as Section 1 uses, subject to the condition that they *"must be"* located within the appropriate precinct, presumably as shown on Map 1 to the Schedule.
27. The schedule to the CDZ includes a 'location condition' opposite most uses in Section 1 and 2 of the land use tables. Accordingly:
    - For Section 1 uses - A use not located in a designated precinct becomes a Section 2 use, i.e a discretionary use.
    - For Section 2 uses – A use not located in the designated precinct becomes a prohibited use.

### Residential uses

28. Accommodation (with some exceptions) is a Section 1 use, subject to a condition that it be in a residential area, or be above 7.2 metres if in the town centre or business area (presumably meaning the third level of a building). Accordingly, the use of land for a dwelling will be as-of-right throughout all residential areas, and also on the upper levels of buildings in the town centre and business area. The only situation where a dwelling will require a use permit, is on the first two levels of a building in the town centre or business area.
29. There is also a condition that the total number of dwellings must be no more than 3,000. If that number is exceeded, then the schedule triggers the need for a planning permit for the use a dwelling, and additional information must be provided with the planning permit application. That additional information relates to traffic, utility services and social impacts. As I outline in Section 10.1 of this report, I believe this aspect of the amendment requires further thought and clarification.

### Town centre and business uses

30. Most uses likely to be located in the town centre are Section 1 uses, subject to the condition that they "must be located" in the town centre (i.e. Retail premises, Office).
31. Retail premises (other than a Supermarket) is listed as a Section 1 use, with a condition that it must be located in the business area.
32. Retail premises is also listed as a Section 2 use (with some exceptions), subject to a condition that it must be located in the business area. This means that retail uses are as-of-right in the town centre, require a permit in the business area, and are prohibited elsewhere on the site. This has the implication of prohibiting smaller retail uses that might normally be discretionary in a residential area i.e. Convenience shop, Take-away food premises etc. I do not know if this is the intention of the authors of the amendment. However, given that the site is a 'planned development' with a designated town centre, such a restriction will assist in strengthening the role of the town centre and is not necessarily inappropriate.
33. I note that Office is a Section 2 use if not located in the town centre or business area, and becomes a permit required use anywhere throughout the site. I would suggest that Office, with the possible exception of a Medical centre, could be treated in a similar way to Retail premises in Section 2, so that office uses are encouraged to located in the town centre and business area.

34. Supermarket is listed as a Section 2 use. I do not believe that this is appropriate and make further comment on this matter in Section 10.2 of my report.
35. I note that there are no floor area limits used in the schedule to manage the amount of retail or office floorspace that can be established in the town centre or business area, without the need for a permit. I am comfortable with this approach, unless there are strong economic grounds for placing a condition on the amount of retail, office or supermarket floorspace allowed as-of-right, due to concerns regarding impacts on other activity centres in the area.
36. I note that a Department store is a prohibited use. I have no issue with this. The addition of a Department store to a town centre or activity centre, generally moves that centre to level in the activity centre hierarchy, beyond what I understand this town centre is planned for.

### Industrial uses

37. Most existing industrial uses in the precinct are likely to fall within the definitions of *Service Industry*, *Industry* or *Warehouse*.
38. *Industry* and *Warehouse* are proposed to be Section 2 uses, with a condition that they must be located in the town centre or business area, meaning if they aren't, they are prohibited.
39. Service industry is a Section 1 use subject to a condition that it must be located in an existing building in the town centre or business area, and the building must not exceed 500 square metres. Service industry that does not comply with that condition, becomes an Industry use in Section 2, and hence becomes prohibited, unless in the town centre or business area.
40. Accordingly, any existing Industry or Warehouse uses that remains in operation throughout the site, will become prohibited uses (other than in the town centre and business area). The ongoing operation of the uses will be controlled by the existing use provisions of the planning scheme. This is appropriate in an area being rezoned to transition from industrial to residential uses.

### Other uses

41. There are a small number of other uses that would normally be discretionary in a residential zone, that are listed as Section 2 uses, with a location condition tying them to the town centre or business area. By stating a condition beside those uses in Section 2, it means they become prohibited elsewhere on the site. This includes uses such as Hospital, Hotel, Tavern, as well as smaller retail uses such as a Convenience shop and Take-away food premises etc. The result is that any such uses need to locate in the town centre etc, and a permit cannot be sought for such uses elsewhere throughout the site.
42. Given that Precinct 15 is to be a comprehensively planned area, with a designated activity centre, I have no issue with this outcome.

## 8.3 The way subdivision is controlled

43. The parent provisions of the CDZ require a planning permit for all subdivision and provide the opportunity for additional requirements to be added via the schedule.
44. Clause 3.0 of the schedule includes a number of additional requirements for a subdivision permit:
    - Compliance with the CDP.
    - Construction management plan(s).
    - Land use budget.
    - A plan showing the subdivision in the context of the Plan 3: Future Urban Structure
    - Acoustic assessment.
45. I note the requirement for the preparation of a land use budget. I am uncertain as to whether this requirement is best located under the heading subdivision, or is more appropriately located under the heading buildings and works, or possibly both. I believe that there is a clear need for a land use budget to be prepared to enable monitoring of the progression towards the limit of 3,000 dwellings on the site, as individual planning permit applications are lodged. I discuss this matter further in Section 10.1 of my report.

## 8.4 The way buildings and works are controlled

46. The parent provisions of the CDZ require a planning permit for all buildings and works, unless the schedule to the zone specifies otherwise.
47. Clause 4.0 of the schedule excludes a limited number of things from the need for a permit for buildings and works, including:
    - *One dwelling on a lot of more than 300m2, unless it exceeds the maximum height of setback*.
48. I question the need to exempt a single dwelling on a lot from the need for a building and works permit, regardless of the size of the lot. The purpose of the CDZ is to encourage a medium density, mixed used development on the land. The amendment provides for a total of 3,000 dwellings at a density of around 50 dwellings per hectare. There are a number of existing small industrial lots along New Street, which have a size of around 800 sqm. The CDP identifies those lots for a mix of townhouse and terrace style housing of 2 to 3 storeys. To allow a single dwelling on an existing lot as-of-right, could prejudice the realisation of the ambitions for Precinct 15. It could potentially undermine the achievement of the total 3,000 dwellings sought for the entire area.

## 8.5 Third party rights

49. The parent provisions of the CDZ deal with exemptions from third party rights in the following ways:
    - *Use of land* – does not provide an exemption but provides the ability for the schedule to specify exemptions.
    - *Subdivision* – Does not provide an exemption but provides the ability for the schedule to specify exemptions.
    - *Buildings and works* – Does provide an exemption for buildings and works, where an application is "generally consistent" with the comprehensive development plan.
50. Schedule 2 proposes to make the following changes to the standard third party rights of the parent provisions of the CDZ:
    - Use of land – Exempt all applications for land use from third party rights, other than:
        - *An application for a dwelling.*
        - *The use land within 200 metres of the gas and fuel pipelines for listed sensitive residential uses.*
    - Subdivision – Exempt all applications for subdivision from third party rights, other than:
        - *An application for a street, public open space or trail shown on the subject lot in the CDP to another lot not in the same ownership*.
    - Buildings and works – No change is to be made.
51. In relation to third party rights for the use of land, I do not see the need to apply third party rights to land use applications for a dwelling. A dwelling is a Section 1 use in nearly all situations throughout the precinct, other than at ground and first floor level in the town centre and business area. Accordingly, in most cases a planning permit will not be required for a dwelling and third party rights will be irrelevant. The only exception to this I envisage as being appropriate, is if more than 3,000 dwellings are to be realised on the site. In this case I believe that is appropriate to invoke third party rights, so that surrounding residents have a chance to be involved in any decision to increase the yield of the site above 3,000 dwellings.
52. In relation to subdivision, all applications are exempt except for:

    *"… an application that proposes to locate a street, public open space or trail shown on the subject lot in the CDP to another lot not in the same ownership".*
53. The wording of this provision is confusing. I would suggest it be reworded as follows:

    *… an application to move a street, public open space or trail shown on the Future Urban Structure plan or other plan in the CDP, from one lot to another lot in different ownership.*
54. In relation to buildings and works, I note that the exemption in the parent provisions of the CDZ refers to an application being exempt where *"generally consistent with the comprehensive development plan"*. This leaves it open for the responsible authority to require an application to be advertised, if it determines that it is not generally consistent with the CDP. I envisage this occurring along the interfaces with existing residential areas in Kyle Street and New Street for example, for applications made for town houses or terraces houses of more than 3 storeys, or for apartments.

# 9 Comprehensive Development Plan

55. The Comprehensive Development Plan will be an incorporated document in the planning scheme. It will not be able to be changed, except by way of a planning scheme amendment.

56. All clauses within Schedule 2 to the CDZ (i.e Land Use, Subdivision and Buildings and Works) require compliance with the CDP as follows:

    *"All requirements in the CDP must be met."*

57. The CDP includes:

    - An introduction – which explains how the document is to be used.
    - Outcomes – which include a vision, objectives and a future urban structure plan.
    - Implementation – which includes themed headings with lists of requirements and guidelines under each theme, as well as plans, maps, tables, street cross sections and design guidelines for the town centre.
    - Appendixes
    - Glossary

58. As set out in the introduction to the document:

    - The *Vision*, *Objectives* and *Future Urban Structure Plan* <u>are to be achieved by all applications and permits</u>.
    - The *Requirements* set out in the Plan <u>must be adhered to</u>. Where they are not demonstrated to be adhered to in a planning permit, they will normally be included as a planning permit condition.
    - The *Guidelines* express how discretion will be exercised in certain cases that require a planning permit.

## 9.1 General observations about the CDP

59. On my assessment, the CDP is generally sound from a statutory planning perspective and would be effective in managing the development of the land to achieve the outcomes sought. However, I suggest a number of relatively minor changes to the document to resolve some issues I have identified in relation to the way in which controls and requirements are expressed, and to overcome a number of difficulties I envisage in the practical application of the document, as exhibited.

60. There are a number of general observations about the form, structure and content of the document that I make from a planning perspective. These comments do not necessarily justify changing the document. Rather they are presented as my observations, for the Panel and other submitters to consider, should matters be raised in other submissions that may justify a discussion about the overall approach adopted in the CDP. These matters include the following:

    - The key plans contained in the document are quite general and do not contain much detail. Conversely, the document contains very many detailed requirements and guidelines. Greater detail in the key plans contained within the document, could be an effective way of reducing the lists of requirements and guidelines.
    - Relatively little detail is provided about urban form, urban design and the character of sub-precincts within the development area.
    - The central precinct is very large and could benefit from greater detail in relation to the road / block pattern and built form outcomes envisaged. It could potentially be divided into a number of smaller precincts.

- The details provided for the town centre and business area are quite generic. Benefit could exist in requiring a more detailed master plan or concept plan to be prepared for the town centre and business area, before a planning permit can be granted for any development in those areas.
- A benefit would exist in including a short description and possible reference to relevant objectives, under each of the themed headings in the Implementation section of the document.
- In listing large numbers of requirements and guidelines in the implementation section, there is no sense of priority, in terms of what are the most important themes, requirements and objectives, necessary to drive the development outcomes sought.

## 9.2 Contents of the CDP

61. I note that the CDP includes some introductory text, plans and tables that could be considered to be unnecessary in an incorporated document i.e:
    - Plan 1 Regional Context Plan,
    - Plan 2 Precinct Location & Features,
    - Section 1.4 Development Contributions, Table 1 Summary Land Use Budget.
    - Some of the Appendices.
62. Such sections of the document could potentially be deleted. However, I believe that they provide relevant context to the overall CDP, are clearly background material and are not controls that need to be complied with, and make for a more complete and self-explanatory document.

## 9.3 Level of control embodied in the CDP

63. In relation to the CDP, the proposed Schedule 2 to the CDZ, states that:

    *"All requirements in the CDP must be met."*

64. I question the use of the word 'requirements' in the above sentence. The CDP specifically defines 'requirements', which are only part of the contents of the CDP. The CDP also contains other items that are referred to as a vision, objectives, a future urban structure plan, other plans, diagrams and tables, and guidelines. I believe that the sentence should be changed to refer to compliance with the CDP in its entirety, rather than just the 'requirements'. The alternative wording I suggest is as follows:

    *"The Altona North CDP must be complied with."*

65. I note that it is not uncommon for controls that refer to a Plan contained in the planning scheme, to use the words "generally in accordance with". I do not believe it is necessary to include this wording in Schedule 2, provided that the CDP is clear in setting out what aspects of the Plan are mandatory and what aspects of the Plan are discretionary.
66. In my opinion there is presently confusion in the wording of the document as exhibited. There are also some requirements that are expressed as being mandatory, that could cause practical difficulties in the consideration of planning permit applications in the future, which I suggest should be modified.

## The different between Requirements and Guidelines

67. In my opinion there is in confusion in the CDP between requirements and guidelines. The document, as presently worded, explains that:
    - Requirements:

      *Must be adhered to in developing the land.*
    - Guidelines:

      *Express how discretion will be excised by the responsible authority in certain matters that require a planning permit.*
68. This description of what guidelines are, suggests they are similar to decision guidelines in Clause 55 of the planning scheme. However the guidelines don't read like that. They read like further requirements.
69. It is not clear to me why some items are listed as requirements and others are listed as guidelines.
70. I note that requirements are generally expressed as 'must', but not always, and that guidelines are generally express as 'should'.
71. The way the document is laid out suggests that requirements are more important than guidelines and will be given greater weight by the responsible authority. However in reading the guidelines, most address matters that are just as important to take into consideration in assessing permit applications as many of the requirements.
72. If requirements and the guidelines were combined, I do not believe that it would make a fundamental difference to the level of control imposed by the document. I do not believe that it would be appropriate to remove the guidelines from the document, as I think they make a meaningful contribution to the type and nature of development envisaged for the site.

## A framework for the controls to be embedded in the CDP

73. I suggest that the level of control embodied in the schedule and the CDP should be structured as follows (I have provided a tracked changes version of the documents that incorporate this approach):
    - The statement made in Schedule 2 to the CDZ, that requires compliance with the CDP, should be modified to relate to all aspects of the CDP, rather than just the requirements.
    - It is appropriate to state that the vision and objectives contains in the CDP <u>must be</u> complied with. They are generally non-prescriptive and can and should be complied with for all development.
    - In relation to *Plan 3 Future Urban Structure Plan*, I believe that a degree of flexibility should be available in applying that plan, to enable the responsible authority to consider minor variations. Use of the words 'generally in accordance with' is appropriate in relation to compliance with this plan. Such wording would avoid the need for a planning scheme amendment in the future, to accommodate minor modifications that might be justifiable.
    - The requirements listed in the CDP include a mix of mandatory and discretionary matters, depending on the aspirations of the planning authority, the importance given to the requirements, and whether they are worded as prescriptive or non-prescriptive. A deliberate decision needs to be made in relation to each of the requirements and whether they should be mandatory or not. If they are to be mandatory, the practical implications need to be carefully considered. As a general rule:
        - <u>Prescriptive requirements</u> should be discretionary, unless a deliberate decision is made by the planning authority that they are of a level of important to the overall development, to justify them being mandatory. In addition, if they are to be expressed as mandatory, the planning authority

must be comfortable that they are appropriate to be applied in all circumstances and that no practical difficulties will be experienced in their implementation.

- Non-prescriptive requirements can be expressed either as mandatory or discretionary requirements, depending on the importance and the weight to be given to their application.

- Guidelines – Should be expressed as discretionary.

## Comments in relation to specific requirements

74. I believe that the exhibited wording of the following requirements is problematic and will lead to practical difficulties in their application:

- R8 – Public car parks – Discretion is needed as it may not always be possible to locate public car parking areas away from a street frontage or to screen them.
- R10 – Interfaces in accordance with cross-sections – Discretion is needed as the cross-sections do not anticipate all possible interface arrangements that might be appropriate.
- R11 – Each subdivisional stage – Clarification is required in relation to what is meant by a subdivisional stage. This requirement should also apply to all planning permit applications for dwellings etc, subject to the satisfaction of the responsible authority.
- R12 – Wording is confusing. Should be reworded to make a positive statement about where apartments should be located within the 'internal residential' precinct.
- R15 – Communal areas in the front of apartments – This should apply to communal areas in front of all residential developments, not just apartments.
- R16 – Car parking and loading at the rear of all dwellings – Flexibility / discretion is required to allow the responsible authority to consider some options that might include car parking to the side or front of dwellings.

# 10 Specific issues

## 10.1 Limit of 3,000 dwellings

75. The amendment documentation refers to a total of 3,000 dwellings on the site, as-of-right. Any additional dwellings beyond 3,000, triggers the need for a planning permit for the use 'dwelling'. Clause 2.0 of the proposed Schedule to the CDZ, includes the requirement for additional justification to be provided with a permit application to use land for more than 3,000 dwellings. It requires the submission of:
    - An Integrated Network Transport Study
    - A Utility Services Report
    - A Social Impact Assessment
76. A requirement of Clause 3.0, which relates to subdivision, is for a land use budget to be provided with an application that sets out details of how the proposed development contributes to the overall target of 3,000 dwellings.
77. There is no requirement or reference in the CDP to a total of 3,000 dwellings, other than in the summary land use budget table (Table 1).
78. The 3,000 dwelling limit is largely based on the traffic capacity of the road network surrounding the site. However, it is also relevant in terms of requirements for community services and facilities, public open space and infrastructure. The Development Contributions Plan is based on an estimate of 3,000 dwellings being realised across the site.
79. It is not clear from the amendment documentation how this limit will be managed or monitored throughout the course of development of the precinct. The land is in many different ownerships and is likely to be developed over a long period of time, by way of individual planning permit applications.
80. The question this raises in my mind is:

    *How does the responsible authority monitor the number of dwellings being developed overtime, to determine whether the total number of dwellings that are likely to eventuate on the site at ultimate development, will approximate 3,000?*
81. There are two implications of not meeting the 3,000 dwelling target:
    - If the 3,000 limit is not reached. The responsible authority will experience a shortfall in development contributions received to fund infrastructure.
    - If the 3,000 limit is exceeded. Planning permit applicants will be required to provide additional information to justify the total number of dwellings exceeding 3,000.
82. In my opinion, it is important that the responsible authority is able to track the number of dwellings resulting from individual planning permit applications. A way in which this could be done is by including a Dwelling Yield and Density Plan in the CDP. Such as plan could show the estimated number of dwellings (possibly within a range) and the dwelling density required to be achieved in each precinct. The dwelling yield and density would be estimated for each precinct, based on the type and height of residential development envisaged, as outlined in the CDP. The more fine grained the precincts used, the more useful such an approach would be. This approach would enable the responsible authority and applicants, to make a 'judgement' as to whether or not the density of development being proposed by individual applications, is generally consistent with the total dwelling yield expected to be realised in each precinct, and thus across the entire site.

83. To implement such an approach it would be necessary to make the following changes to the amendment, as exhibited:
    - Introduce a new Dwelling Yield and Density Plan into the CDP, and a new requirement that the density and the yield of dwellings in each sub-precinct should meet the dwelling density / dwelling yield target identified on the Dwelling Density and Dwelling Yield Plan.
    - Modify the requirements of Schedule 2 to the CDZ to include a trigger to initiate the need for a dwelling yield / density assessment to be submitted with any planning permit for subdivision or for buildings and works for a residential use.
84. I am comfortable with the requirement for additional detailed information being required if the number of dwellings is expected to exceed 3,000 in total. Council, through its monitoring process, should track and identify potential ultimate dwelling yields over the course of time. If and once it becomes apparent that the dwelling yield is likely to exceed 3,000, Council should identify a potential ultimate figure. Future planning permit applicants should then be required to provide supporting information to respond to traffic, infrastructure and social considerations associated with that higher figure. This may require a joint approach by those landowners yet to develop their land, at the time it becomes apparent that the 3,000 dwelling total is likely to be exceeded.

## 10.2 Supermarket in the town centre

85. I note that Supermarket is a Section 2 use in the schedule to the CDZ. I my opinion, there is a very strong planning argument for Supermarket to be a Section 1 use in the town centre.
86. The town centre is a fundamental part of the development. It is planned to be a community focal point as well as an important location for services, facilities and jobs. An attractive and busy supermarket will be fundamental to establishing a vibrant and successful town centre on the site.
87. If a planning permit is required for a land use, then there is a chance that a planning permit might not be granted. In my opinion, it would be devastating to the establishment of the town centre, if a planning permit for a supermarket was for some reason refused.
88. If there is a need to limit the size of a supermarket having regard to the position of this new town centre in the existing activity centre hierarchy, then a floor space limit could be included as a condition opposite the use in Section 1 of the schedule to the CDZ.
89. I note that Table 1 in the CDP includes a summary land use budget. I note that the floor space estimates provided in that table are provided for information purposes only, and do not impose a limit or control on the floorspace of any future use on the land.

## 10.3 Commercial / mixed use area

90. The exhibited version of the Comprehensive Development Plan includes an area referred to as a "commercial / mixed use area", adjacent to the local town centre to the west. The schedule to the CDZ refers to a "business area" throughout the document (which I presume to be the same thing).

91. The summary land use budget in Table 1 of the CDP (p5), lists a "business area" of 2.86 hectares, with an assumption of commercial floor space of 33,000 sqm. Having regard to the planning controls and provisions of Schedule 2 and the CDP, the business area could comprise two levels of business floorspace, with multiple levels of residential above (up to 5 storeys in total, in part).

92. A number of submissions have been made objecting to the business area being shown in the CDP. The issues raised in the submissions include:
    - Unrealistic and aspirational at best.
    - Lack of justification.
    - Limited attributes of the site to warrant employment and office uses, having regard to nearby services and public transport.
    - Undermine nearby commercial centres.
    - Town centre has ample scope to accommodate all business uses and an additional area is not required.
    - Introduced relatively late in the process, with little or no economic justification.

93. I understand the comments made in the submissions about the proposed business area, its late addition into the process and its lack of economic justification. However, I fully support the need for as much local employment to be provided on the site as possible.

94. I make the following comments:
    - The site is a large urban renewal site, which is estimated to accommodate a very significant population of around 7,000 people.
    - A major component of Plan Melbourne relates to jobs, in particular to providing jobs in locations close to people's homes, as part of mixed use redevelopments on major urban renewal sites, and to achieving the aim of a *20 Minute City* (Clauses 11.06-1 and 2).
    - The provision of employment uses on a major urban renewal site is consistent with State and metropolitan planning policy.
    - The proposed town centre will establish an activity centre on the site. The location of a business area adjacent to an activity centre is consistent with planning policies that support a mix of uses, including higher density housing and jobs, in and adjacent to activity centres.
    - I have not viewed any economic analysis in support of the business area or the likely size or scale of the area. I understand that the VPA has commissioned an economic assessment in relation to the matter.
    - I acknowledge the difficulty of realising office based jobs on the site / in the area, especially of the scale identified i.e. potentially 33,000 sqm.
    - I note that it is inherently difficult to plan for and to create jobs in suburban areas close to where people live, especially jobs that are not in the traditional population related service sectors of retail, education, health and local government etc. I believe that aspirational planning is required to realise the worthy planning objective of creating jobs close to where people live.
    - It is appropriate to replace employment lost from former industrial precincts, which are transitioning to residential and mixed use area, wherever possible.

- Whilst being accessible by bus services, Precinct 15 is not as accessible as some other activity centres in the municipality or the region. However, what the site lacks in terms of accessibility, it makes up for in terms of the size of vacant and relatively unconstrainted land that can be made available for a well-designed business area.
- I note that considerable business floorspace already exists on part of the land identified for the business area.
- I am not particularly concerned from a strategic planning perspective about potential adverse impacts of office development on Precinct 15, on other activity centres in Hobsons Bay. On balance, I believe that a net community benefit would result from the established of whatever level of office space / employment could be achieved on this site.

95. I strongly support the retention of a business area on the site. For any business area on the site to be successful, there is likely to be the need for Council, in conjunction with developers, to take a strong and proactive economic development role in attracting new business uses to the site.

# 10.4 Affordable housing

96. In relation to affordable housing the amendment proposes the following:

    *Objective 4 - To encourage the development of a reasonable proportion of dwellings to be affordable to low income residents.*

    *Requirement 17 (See text box below)*

| | |
|---|---|
| **R17** | Each development must provide 5% of the total number of dwellings approved for their site, or the equivalent value, to a registered housing association for the purpose of affordable housing (to be located on the site or an agreed alternative location), subject to the following:<br>i. A precinct-wide provision of affordable housing that achieves 5% of the total number of dwellings may be considered as an appropriate outcome;<br>ii. The registered housing association may increase the provision of affordable housing by leveraging the affordable housing provision provided by each developer; and<br>iii. An alternative means of delivering affordable housing may be provided to the satisfaction of the responsible authority.<br>Before the subdivision of land for residential development, or before the construction of a dwelling, whichever is to occur first, the owner of the land must enter into an agreement under s 173 of the Act to implement this requirement. |

    *Requirement 58 - New development within the precinct must provide and meet the total cost of delivering the following infrastructure ……*

    *…… Provision of affordable housing*

97. Whilst the amendment is seeking 5% affordable housing, I have been instructed that Hobsons Bay Council will be seeking this amount to be increased.

98. I have been instructed to review the planning policy framework in relation to affordable housing contained in the Hobsons Bay Planning Scheme.

### Plan Melbourne

99. Plan Melbourne identifies housing affordability as one of the key challenges confronting Melbourne over coming decades. (p8)

100. It identifies the importance of affordable housing for strong and healthy communities, which is one of 9 key principles upon which Plan Melbourne is based: (p11)

    *Principle 7 - Strong and healthy communities*

    *To remain a city of diverse, healthy and inclusive communities, Melbourne needs to ensure its neighbourhoods and suburbs are safe and walkable. Strong communities need affordable, accessible housing; local health, education and community services; access to recreation spaces; and healthy food.*

101. Plan Melbourne is framed around 7 outcomes, for which there are a number of directions and more specific policies.

102. Outcome 2 addresses the need for greater housing choice in Melbourne, in locations close to jobs and services (p12). Direction 2.2 relates to delivering more housing close to jobs and public transport (p50). Policy 2.2.2 seeks to direct new housing into urban renewal areas. It refers to the opportunity created by urban renewal areas to accommodate more affordable and more social housing (p50).

    *The redevelopment of urban renewal precincts and sites will create more diversity in the housing market— including opportunities for affordable and social housing—as*

*well as more jobs and community services. Urban renewal precincts will be major sources of medium- and higher-density mixed-use development.*

103. Direction 2.3 refers to increasing the supply of both social and affordable housing. Policy 2.3.4 specifically refers to creating ways to capture and share in the value uplift that occurs from rezonings. It includes specific comment about the significant opportunities provided by urban renewal areas to facilitate more social and affordable housing, and the need to develop new requirements for a proportion of the value uplift to contribute to a broader public benefit in areas such as social and affordable housing. (p56)

## State Planning Policy Framework

104. Plan Melbourne has been implemented into the State Planning Policy Framework of all planning schemes in Victoria, including Hobsons Bay. Relevant strategies contained in the MSS include the following:

*Facilitate development that increases the supply of affordable and social housing in suburbs across Melbourne. (Clause 11.06-2 Housing choice) (Metropolitan Melbourne 11.06)*

*Planning for housing should include providing land for affordable housing. (Clause 16 Housing)*

105. There is a specific section on housing affordability (Clause 16.01-5):

*16.01-5 Housing affordability*

*Objective*

*To deliver more affordable housing closer to jobs, transport and services.*

*Strategies*

*Improve housing affordability by:*

- *Ensuring land supply continues to be sufficient to meet demand.*
- *Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.*
- *Promoting good housing and urban design to minimise negative environmental impacts and keep down costs for residents and the wider community.*
- *Encouraging a significant proportion of new development to be affordable for households on low to moderate incomes.*

*Increase the supply of well-located affordable housing by:*

- *Facilitating a mix of private, affordable and social housing in activity centres and urban renewal precincts.*
- *Ensuring the redevelopment and renewal of public housing stock better meets community needs.*

## Local Planning Policies

106. Hobsons Bay has a specific policy for affordable housing in its MSS, in relation to redevelopment sites:

> *Clause 21.03-2 Strategic Redevelopment Areas*
>
> *Require the following matters be addressed, as appropriate, in consideration of applications for change in Strategic Redevelopment Areas:*
>
> *….. diversity in housing choice including affordable housing.*

107. There are also a number of situations throughout the planning scheme where reference is made to affordable housing:

- Schedule 3 to the General Residential Zone, which relates to land at 222-238 and 240 – 258 Kororoit Creek Road, Williamstown, and which includes the following application requirement:

  > *A Social Impact Assessment (that considers affordable housing and how it will be provided within the proposed development to the satisfaction of the Responsible Authority) to support any development proposal. The SIA for 222-238 Kororoit Creek Road must address the loss of low cost accommodation.*

  Schedule 3 also refers to the following decision guideline:

  > *Improved Housing Choices for Residents on Low Incomes (Affordable Housing) Policy Statement (8 February 2011, as amended from time to time)*

- DDO10, which relates to the former Caltex Terminal, and which includes the requirement:

  *A master plan must include:*

  - *A report which provides an assessment of the adequacy of existing social and community infrastructure, and details any additional social infrastructure or affordable housing to be provided.*

  That DDO also includes the following decision guideline:

  > *Improved Housing Choices for Residents on Low Incomes (Affordable Housing) Policy Statement (8 February 2011, as amended from time to time).*

108. I have reviewed the *Hobsons Bay Housing Strategy 2017*. I note that the document is a background document only. It is intended to provide an evidence base for a housing strategy to be prepared for the municipality. It is not referred to in the Hobsons Bay Planning Scheme. It includes an Affordable Housing Policy Statement in Appendix 1. That policy statement identifies actions that Council is committed to working towards in relation to affordable housing, which include:

- Amending the LPPF to include a policy framework for affordable housing.
- Pursuing negotiated agreements for the inclusion of affordable housing on development sites, as part of planning permits and planning scheme amendments.
- Seeking 10% non-market affordable housing for the redevelopment of strategic redevelopment areas and sites.

109. Whilst the State government is yet to develop and implement a comprehensive approach to affordable housing in the planning system at the State level, there is clear policy to enable the consideration of requirements for affordable housing as part of major rezonings, such as that proposed for Precinct 15.

# 11 Conclusion

110. On the basis of the above assessment, the amendment documents as exhibited are generally sound and will achieve the aim of enabling the land to be redevelopment.
111. There are a number of relatively minor changes that could be made to improve the clarity and function of the documents, and to address the way in which controls and requirements are expressed. I have provided a tracked changes version of the schedule and the CDP.
112. A key change I consider needs to be made is to clarify how the 3,000 limit for dwellings on the site can be monitored and managed.
113. I am also of the view that Supermarket should be a Section 1 use rather than a Section 2 use in the Schedule to the CDZ, and that the business area should be retained.
114. Otherwise, with the changes I have suggested throughout my report, and subject other changes that may be deemed appropriate in response to other submissions and evidence presented, I believe that the amendment is generally fit for purpose.

David Barnes

Town Planner BTRP(Hons); MBA; FPIA

# Appendix 1 - CV

# David Barnes
## Managing Director

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## Summary of Experience

David has been a town planner since 1980. With an MBA to supplement his planning qualifications, David is both a strategic planning specialist and an experienced statutory planner. As a statutory planner, David has been involved in obtaining planning approvals for a wide range of projects including residential, retail, commercial, industrial, rural, tourism, entertainment, sports, recreation and community development projects. He has extensive experience representing clients at planning appeals and panel hearings as both an advocate and as an expert witness.

As a strategic planner, David's experience encompasses policy formulation and implementation; preparation of strategy plans, structure plans, urban design frameworks, development plans, planning schemes and amendments; community consultation; preparation of infrastructure funding strategies and development contributions plans; and preparation of commercial, industrial and residential market assessments.

In addition, David has experience in Asia, preparing urban management plans, strategy plans, structure plans, master plans and detailed plans, planning and development controls, and in relation to institutional strengthening programs and professional training programs.

## Current Position

**Hansen Partnership**
Managing Director
January 2012 – present

## Past Positions

**Hansen Partnership**
Director (September 1997 – December 2011)

**Henshall Hansen Associates**
Director (July 1995 – Aug 1997)
Associate Director (1992 – July 1995)
Senior Planner (April 1988 – November 1989)
Associate (1989-1992)

**WBCM Consultants Limited**
Senior Urban Planner (July 1985 – April 1988)

**Melbourne and Metropolitan Board of Works**
Statutory Planner (February – June 1985)
Planning Officer (April 1982 – February 1984)

**Estate Office, Victorian Railways**
Town planner (November 1980 – April 1982)

## Qualifications

- Master of Business Administration, RMIT University (1993)
- Bachelor of Town and Regional Planning (hons), University of Melbourne (1980)

## Affiliations

- Property Council of Australia, Victoria Division (2012 – 2016; 2009-2010) - Member of planning committee
- Planning Institute of Australia (PIA) (2007 – present) - Fellow
- Victoria Planning and Environmental Law Association (2009 – present) - member
- Planning Institute of Australia (PIA) (1996-2007) - Member
- Royal Australian Planning Institute - Vice President and Treasurer (1996-1997)

## Specialisations

- Strategic planner
- Statutory planner
- Town planning advocate
- Town planning expert witness
- Infrastructure funding and development contributions
- International planning – urban management, institutional strengthening, training

# Key Project Experience

## Structure Planning

- Review of Bayswater / Bayswater North Industrial Precinct, with the AEC Group, State Development Business and Innovation (2014)
- Bendigo Hospital Surrounds Structure Plan, the City of Greater Bendigo (2013)
- Birregurra Structure Plan Review, Otway Shire Council (2013)
- Chapel Vision Structure Plan Review, Stonnington City Council (2013)
- Warrnambool – North Dennington Structure Plan and Development Control Plan, Warrnambool City Council (2012)
- Hamilton Structure Plan and Town Centre Urban Design Framework, for South Grampians Shire (2010)
- Traralgon Town Centre Structure Plan and Urban Design Framework, for Latrobe Valley Shire (2010)
- Ringwood Transit City Development Contributions Plan, for Maroondah City Council (2009)
- Frankston Safe Boat Harbour Planning Scheme Amendment, for Frankston City Council (2008)
- Clifton Springs Town Centre Structure Plan, for the City of Greater Geelong (2008)
- Warrnambool and Moyne Development Program, for Warrnambool City Council and Moyne Shire Council (2008)
- Spring Creek Urban Growth Framework Plan and Precinct Structure Plan, for the Surf Coast Shire (2008)
- Newhaven, Cape Woolamai and San Remo Structure Plan, for Bass Coast Shire Council (2007)
- Ocean Grove Structure Plan, for the City of Greater Geelong (2006)
- Jackass Flat Structure Plan, Greater Bendigo City Council (2006)
- Burwood Heights Activity Centre Structure Plan, Whitehorse City Council, (2004)
- Torquay / Jan Juc Population and Residential Development Review, (2004)
- West Melbourne Structure Plan, for the City of Melbourne (2003)
- Highett Structure Plan, for the Cities of Bayside and Kingston (2002-2003)

## Character Studies

- Barwon Heads Residential and Landscape Character Study (2017)
- Birregurra Neighbourhood Character Study, Otway Shire Council, (2011)
- Romsey Neighbourhood Character Study, for Macedon Ranges Shire, (2010)
- Boroondara My Neighbourhood – Prized Residential Character Areas, for Boroondara City Council (2008)
- Dandenong Neighbourhood Character Study, for the City of Greater Dandenong (2007-2008)
- Queenscliffe Urban Character Study, for the Borough of Queenscliffe (2000)

## Strategy Planning and Studies

- Avalon Corridor Framework Plan, for the Cities of Greater Geelong and Wyndeham, and the Department of Environment Land Water and Planning (2017)
- Baw Baw Rural Land Use Strategy, for the Baw Baw Shire Council (2016)
- Community Plans for Nerrim South, Labatouche, Jindivik and Trafalgar, for the Shire of Baw Baw (2016)
- Ballarat Growth Areas Review, for the Greater City of Ballarat (2016)
- Frankston Native Vegetation Control Review, for the City of Frankston (2015)
- La Trobe University Bendigo Campus Vision, for La Trobe University (2014)
- La Trobe University Boroondara Campus Vision, La Trobe University (2012)
- Mildura Settlement Strategy, Mildura Rural City Council (2013)
- New Gisborne Development Plan, Macedon Ranges Shire Council, (2011)
- Traralgon Growth Areas Review, for LaTrobe City Council (2011)
- Sweetwater Creek, Strategic Justification for Development / Environmental Overlays, for Frankston City Council (2010)
- Shepparton East Outline Development Plan, for the City of Greater Shepparton (2009)
- Fishermans Bend Industrial Land Review, with Charter Keck Cramer, for Port Phillip City Council (2009)
- Melbourne Industrial Land Supply and Demand Study, with Charter Keck Cramer, for Melbourne City Council (2009)
- LaTrobe University Strategy Planning Review, for LaTrobe University (2008/2009)
- Review of Referral Requirements under the Victoria Planning Provisions, for the Department of Planning and Community Development (2008)
- Whitehorse Student Accommodation – Strategic Review and Planning Scheme Amendment, for Whitehorse City Council (2007)
- Geelong Region Strategy Plan, for the G21 Geelong Regional Alliance (2005-2006)
- Bell Street Strategy Plan and Urban Design Framework, Darebin City Council (2005)
- Kingston Retail and Commercial Development Strategy, with Charter keck Cramer, for the City of Kingston (2004)
- Willoughby Industrial Strategy, Willoughby City Council (2003)
- Yarra Industrial Strategy, for Yarra City Council (2003)

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- Moorabool Rural Housing Study, for Moorabool Shire Council (2003)
- Ballan Township Strategy Plan, for Moorabool Shire Council (2003)
- Blackrock Shopping Centre Study, for the Cities of Bayside and Kingston, (2002-2003)
- Geelong Western Wedge Strategic Framework Plan and Railway Station Master Plan, for the Department of Infrastructure (2002)
- Bayside Industrial Areas Study, for the City of Bayside (2002)
- Moreland Industrial Areas Review, for the City of Moreland (2002)
- Geelong Industrial Land Use Study, for the City of Greater Geelong, with MacroPlan (2001)
- Anglesea Population Review and Review of Township Boundaries, for Surf Coast Shire Council (2000)
- Torquay Population and Residential Strategy Review, for Surf Coast Shire Council (2000)
- Torquay Industrial Area Review, for Surf Coast Shire Council (2000)
- Bayside Height Control Study, for the City of Bayside (1999)
- Geelong CAA Revitalisation Program, for the Greater City of Geelong (1998)
- Sydenham Activity Area Policy Review, for the City of Brimbank (1998)

## Management plans

- Melton North Green Wedge Management Plan, Melton Shire Council (2014)

## Infrastructure reviews

- Ringwood Transit City Development Dontributions Plan, for the Maroondah City Council (2007)
- Development Contributions Plan for Plenty and Yarrambat, for the Nillumbik Shire Council (1998-1999)
- Car Parking Rate Review, for the Department of Infrastructure (1999)

## Sustainability

- Port Phillip Bay Coastal Climate Change Planning Project, for the Municipal Association of Victoria, 2017
- Strengthening Victoria's Food Bowl, with PSI Delta, for Moira Campaspe, Swan Hill and Mildura councils (2011)
- Utilising Victoria's Planning Framework to Support Sustainability, Municipal Association of Victoria (2009-2010)
- Sustainability in the Planning Process, for the municipalities of Moreland, Port Phillip and Darebin (2007-2008)
- Doncaster Hill Energy Plan, for Manningham City Council and Sustainability Victoria (2008)

## Urban Design Frameworks

- Torquay Town Centre Urban Design Framework and Investment Facilitation Plan, for Surf Coast Shire (2017)
- Urban Design Frameworks for Longwarry, Nerrim South and Trafalgar, for the Shire of Baw Baw (2016)
- Ringwood Town Centre Urban Design Framework, for the City of Maroondah (2002-2003)
- Knox Central Urban Design Framework, for the City of Knox (2002-2003)

## Design Guidelines

- Knox Residential Capacity and Design Guidelines Project, Knox City Council (2010)
- Aireys Inlet Activity Centre Urban Design Guidelines, for Surf Coast Shire, (2008-2009)
- Kingston Residential Design Guidelines, for the city of Kingston (2000)
- Kingston Residential Design Guidelines, for the city of Kingston (2000)
- Miller Street and Gilbert Street Preston Design Guidelines, for Darebin City Council (2009)
- Station Street Fairfield Design Guidelines, for Darebin City Council (2008)
- Victoria Street Urban Design Framework and Streetscape Plan, for the City of Yarra (2002)
- Hastings Foreshore Urban Design Framework, for Mornington Peninsula Shire (2000)
- Carrum Urban Design Framework, for the City of Kingston (2000)

## International planning

- Con Dao Tourism Master Plan, for the Ba Ria Vung Tao People's Committee, Vietnam, 2014 to 2016
- Ben Dam Detailed Master Plan and Urban Management System, for the Ba Ria Vung Tao People's Committee, Vietnam, 2013.
- Long Thanh International Airport Master Plan – Vietnam, with the Vietnamese Institute of Architecture Urban and Rural Planning, for the Dong Nai People's Committee (2009-2012)
- Three Delta Towns Water Supply and Sanitation Project – Vietnam, with Gutteridge Haskins and Davey, for AusAide, (2002-2003)
- Capacity 21 Project – Environment Issues in Investment Planning in Vietnam – Quang Ninh Provincial Pilot Project, Ha Long Bay Vietnam, UNDP Project VIE 97/007, prepared for Colenco~Holinger (2000)
- HCMC UNDP Public Administration Reform Project, preparation of Proposal for Consultancy Team, (1999)
- Hanoi Planning and Development Controls, Hanoi, Vietnam, as part of Hanoi Planning and Development Control Project (1995-1997)