



# Planning Scheme Amendment C114



Amendment C114 proposes to rezone land known as Precinct 16 West in South Kingsville from industrial to residential use to integrate with the surrounding residential area.

This site is approximately 5.2 hectares in area and is located between Stephenson Street, Sutton Street, Blackshaws Road and the national freight line. **Refer Figure 1.**

The site is split between three sub precincts including:

5–7 Sutton Street (Southern Sub Precinct)

9 and 9A Sutton Street (Central Sub Precinct)

41–59 Stephenson Street (Northern Sub Precinct)

The area on the opposite side of Sutton Street, known as Precinct 16 East (refer Figure 2) was rezoned for residential use in 2013.

Figure 1. Site map

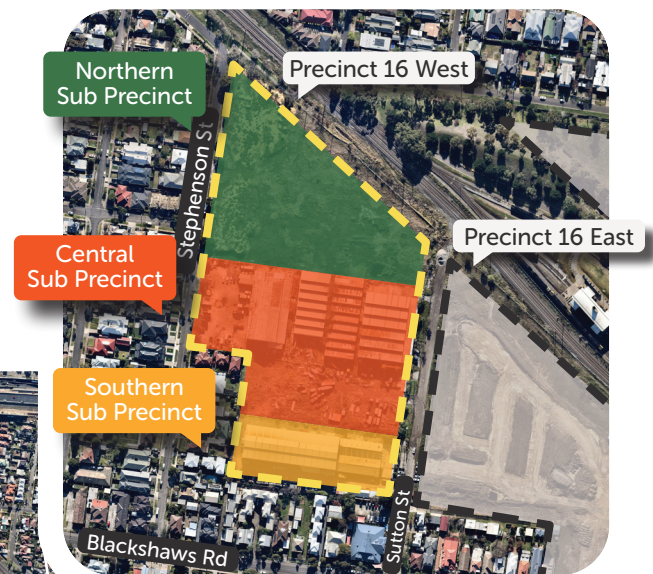


Figure 2. Context map

## What is proposed?

### Rezoning

The amendment proposes to rezone land for residential development and will introduce new planning controls to guide the transition of the site. The new zones will allow development up to three storeys within the General Residential Zone (GRZ) for the majority of the site and six storeys to the north east corner of the site within the Residential Growth Zone (RGZ). The background documents that support the proposed zoning are being exhibited with the amendment.

### Draft planning controls

A Development Plan Overlay (DPO2) is proposed to be introduced to guide development outcomes. This is a planning tool that includes a high-level framework plan showing the road network and land use outcomes. Refer Figure 3.

In addition to applying the DPO2 the amendment will also:

- apply an Environmental Audit Overlay (EAO) to the site to ensure land is appropriately remediated before any sensitive use can occur
- remove Heritage Overlay 274 as all buildings have been removed
- amend Clause 53.01 to provide for a 5 per cent public open space requirement in line with the *Subdivision Act 1988*

### Subdivision permits

Two planning permit applications for subdivision have been submitted with this amendment seeking to subdivide land at 41–59 Stephenson Street and 9 and 9A Sutton Street to ensure title boundaries align with the future residential zoning boundaries.

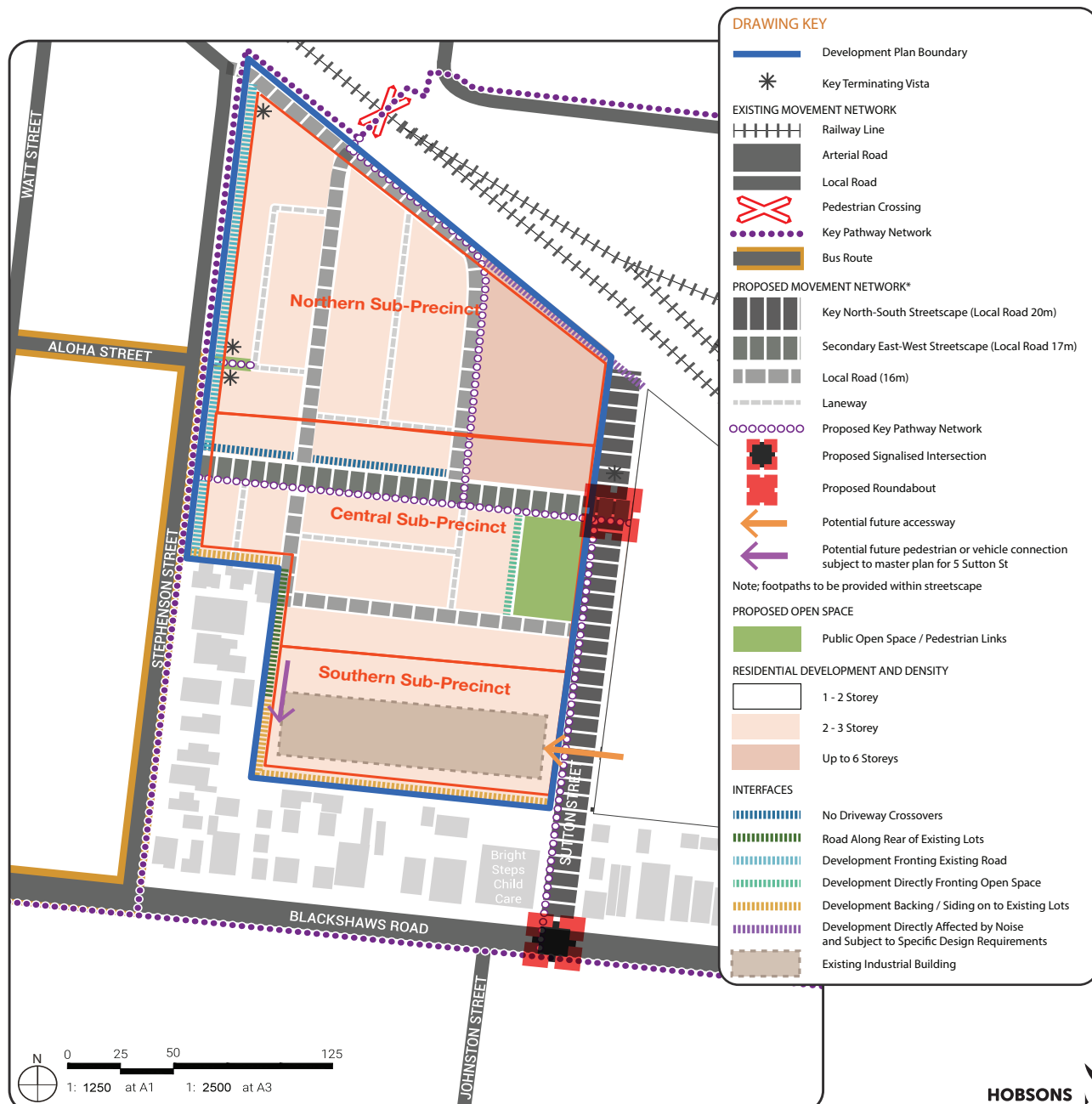
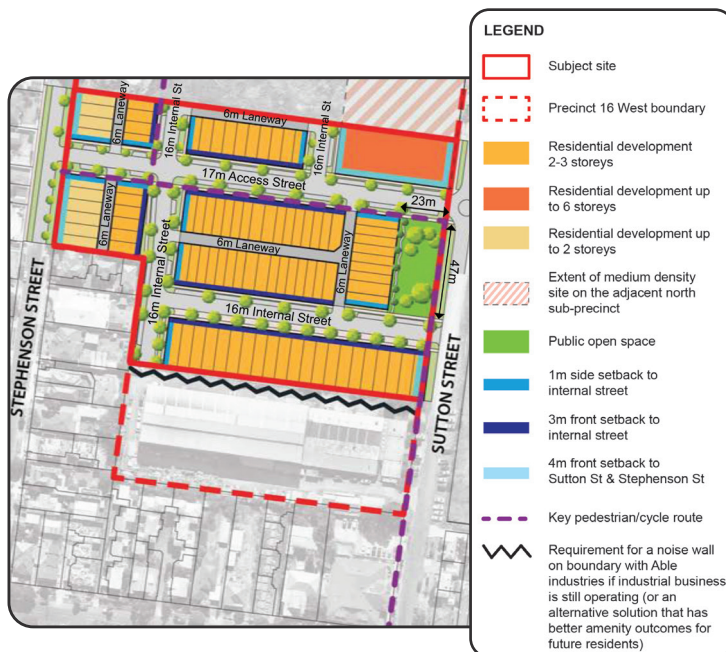


Figure 3. Precinct 16 West Framework Plan



## Development plans

To ensure that the community can understand what development would look like under these planning controls, two development plans have been provided for consideration with the amendment. These Development Plans relate to the Central and Northern Sub Precincts. **Refer Figure 4 and 5.**



**Figure 4.** Central Sub Precinct Development Plan  
Proposed site layout



**Figure 5.** Northern Sub Precinct Development Plan  
Proposed site layout

## Key facts



**Building heights /** maximum 2–3 storeys across most of the site and maximum 6 storeys in north east corner.



**Dwellings /** The traffic study identifies the site could accommodate up to 650 dwellings however due to urban design requirements the total number of dwellings will be less. The plans for the Central and Northern Sub Precincts propose 330 dwellings total. The Southern Sub Precinct is yet to submit a development plan.



**Setbacks /** Minimum 4m front setbacks are required to Sutton and Stephenson Streets and minimum 3m setbacks are required internally to the development.



**Amenity /** The apartment building and new acoustic barriers will attenuate noise from the freight line and surrounding industry.



Planning controls will ensure a high level amenity / living conditions are provided for new residents.

**Traffic and transport /** Council is seeking the signalisation of Blackshaws Road and Sutton Street to support the development. The internal road network has been designed to cater for the safe movement of pedestrians, cyclists and vehicles.



**Car Parking /** Car parking requirements will be met on-site and within the internal road network. The signalisation of the intersection at Blackshaws Road and Sutton Street will require removal of some on-street parking.



**Open Space /** A central area of open space is proposed within the precinct and each dwelling/apartment will have their own area of private open space.



**Infrastructure Contributions /** Contributions by developers will be made either as *Works in Kind* or a monetary contribution in lieu of works. This is proposed to be secured by a separate agreement that is registered on title.



**Affordable housing & ESD /** Council is seeking a 10% affordable housing contribution and ESD initiatives including solar PV systems and rainwater tanks to be incorporated into the development.



**Land Contamination /** The land will be required to be remediated before any sensitive use occurs and meet the requirements of the Environmental Audit Overlay (EAO).

## Where can I find more information?

You can view the full set of amendment documents and development plans online on the Participate Hobsons Bay website at

[participate.hobsonsbay.vic.gov.au/Precinct16West](https://participate.hobsonsbay.vic.gov.au/Precinct16West)

Hard copies of the amendment and development plans will be available at the Hobsons Bay Civic Centre, Newport Community Hub and Altona Library.

## Have your say

We encourage you to have your say on the proposed changes to the site during the public exhibition period of the amendment from Wednesday 28 July to Wednesday 8 September 2021.

Submissions can be:

- made online at [participate.hobsonsbay.vic.gov.au/Precinct16West](https://participate.hobsonsbay.vic.gov.au/Precinct16West)
- emailed to [amendments@hobsonsbay.vic.gov.au](mailto:amendments@hobsonsbay.vic.gov.au)
- mailed to Strategic Planning, Hobsons Bay City Council, PO Box 21, Altona VIC 3018

If you would like further information about the amendment, or how to make a submission, please visit [participate.hobsonsbay.vic.gov.au/Precinct16West](https://participate.hobsonsbay.vic.gov.au/Precinct16West) or contact the Strategic Planning department on 1300 179 944 or [amendments@hobsonsbay.vic.gov.au](mailto:amendments@hobsonsbay.vic.gov.au)

## Information sessions

Attend one of our drop-in sessions below, pending COVID-19 state government restrictions.

### Session 1

Wednesday 4 August,  
9.30am to 12pm  
South Kingsville Community Centre

### Session 2

Thursday 12 August,  
5pm to 7pm  
Newport Community Hub

### Session 3

Thursday 19 August,  
11am to 1 pm  
Newport Community Hub

## What is the process from here?

### Amendment C114

Following public exhibition, Council will consider all the submissions received in response to the amendment and development plans.

Any unresolved submissions will be referred to a joint Planning Panel and Advisory Committee for consideration. Any person who makes a submission will have the opportunity to make their views heard at the independent hearing.

Council will then consider the recommendations of the panel and whether to adopt or abandon part, or all, of the amendment. The Minister then decides whether the amendment can be approved.

### Development Plans

Once the amendment is approved by the Minister, the development plans can be approved by Council. Permits can then be issued if they align with the proposed development plans. There is no opportunity for a third party to object to a permit if it is in line with the approved development plan.

Refer Figure 6



Figure 6. Planning process



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