

AMENDMENT C133 – NEWPORT STRUCTURE PLAN

We want to
hear from
you

Amendment C133 proposes to implement the findings of the Newport Structure Plan and Inner Newport Heritage Gap Study into the Hobsons Bay Planning Scheme.

NEWPORT STRUCTURE PLAN

The Newport Structure Plan (Structure Plan) provides a long-term vision for land use changes, public spaces and buildings in the Newport activity centre. The Structure Plan relates to the area shown in Figure 1 opposite. The Structure Plan was developed in consultation with the community and key stakeholders over several years and was adopted by Council on 8 March 2022.

INNER NEWPORT HERITAGE GAP STUDY

The Inner Newport Heritage Gap Study was prepared to identify properties of heritage significance not yet included in a Heritage Overlay and has helped to inform the Structure Plan. The Inner Newport Heritage Gap Study area is shown in Figure 1.

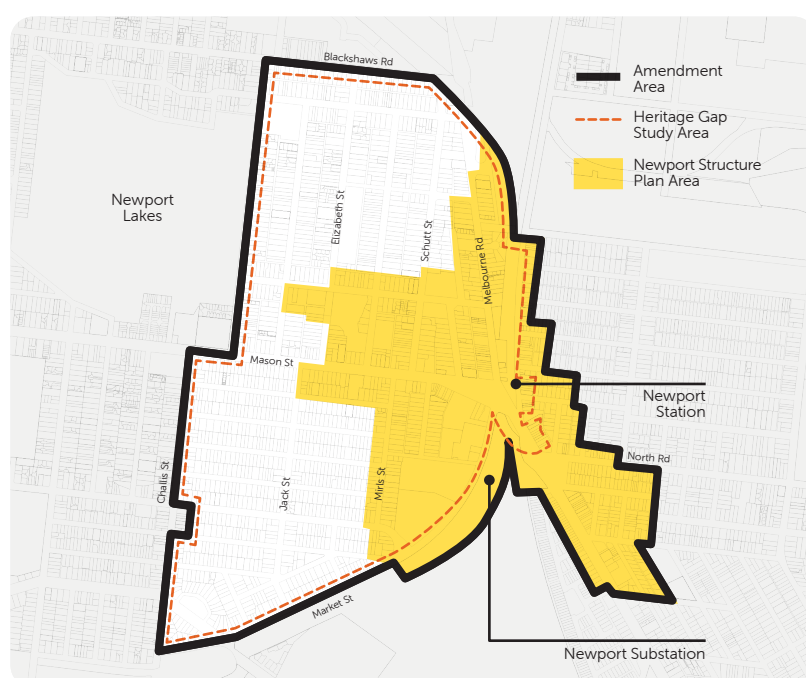


Figure 1. Amendment area

WHAT IS AMENDMENT C133?

Amendment C133 proposes to change the Hobsons Bay Planning Scheme to include the Structure Plan and Inner Newport Heritage Gap Study.

The amendment does this by updating local policy, zones and overlays in the planning scheme. The following changes are proposed:

- update local policy to implement the vision and key objectives of the Structure Plan and Inner Newport Heritage Gap Study
- rezone properties to introduce new residential zones (to align with Amendment C131) and allow for some mixed use and commercial development. The following zones are proposed:
 - » Neighbourhood Residential Zone (up to two storeys)
 - » General Residential Zone (up to three storeys)

- » Residential Growth Zone (up to four storeys)
- » Mixed Use Zone (up to four storeys)
- » Commercial 1 Zone (up to five storeys as per Design and Development Overlay)
- update Heritage Overlay (Schedule 1 to Clause 43.01 and maps) to implement findings of the Inner Newport Heritage Gap Study by including additional properties and removing some properties within heritage precincts and adding a new heritage precinct (HO322)
- introduce four new Design and Development Overlays (DDOs) to guide future building height and design in the Newport activity centre
- apply an Environmental Audit Overlay (EAO) to ensure land is appropriately remediated before any sensitive use (such as residential) can occur

WHERE CAN I FIND MORE INFORMATION?

You can view the full set of amendment documents, the Structure Plan and Heritage Study online on the Participate Hobsons Bay website at **participate.hobsonsbay.vic.gov.au/amendmentc133**. The Participate website has an interactive map where you can find your property and identify if any changes are proposed. Hard copies of the amendment, Structure Plan and Heritage Study will be available at the Civic Centre and Newport Community Hub.

HAVE YOUR SAY

The community are encouraged to have their say on the amendment. The amendment is on public exhibition from **30 June to 12 August 2022**.

To make a submission on the amendment you can go to the Participate website and submit feedback through an online form at **participate.hobsonsbay.vic.gov.au/amendmentc133**. Alternatively, you can email your submission to **amendments@hobsonsbay.vic.gov.au** or make a written submission to:

Strategic Planning

Hobsons Bay City Council,
PO Box 21, Altona, VIC, 3018

If you would like further information about Amendment C133 or how to make a submission please see our website at **participate.hobsonsbay.vic.gov.au/amendmentc133** or contact the strategic planning department on **1300 179 944** or by email at **amendments@hobsonsbay.vic.gov.au**.

INFORMATION SESSIONS

Interested in finding out more or would like your questions answered by Council officers? Attend one of our drop-in sessions detailed below.

- **Session 1:** Wednesday 6 July, 5pm to 7pm, Program Room 1, Newport Community Hub
- **Session 2:** Saturday 16 July, 11am to 2pm, Program Room 1, Newport Community Hub
- **Session 3:** Wednesday 27 July, 12.30pm to 3.30pm, Program Room 1, Newport Community Hub

WHAT IS THE PROCESS FROM HERE?

Following the community feedback stage Council will review all submissions received and recommend changes to the amendment in response to submissions as appropriate.

Any unresolved submissions will then be referred to a Planning Panel for consideration. Anyone who makes a submission will have the opportunity to be heard by

an independent panel. Council will then consider the recommendations of the panel and decide to adopt or abandon part or all of the amendment. If adopted by Council, the amendment will be submitted to the Minister for Planning. The Minister then decides whether the amendment can be approved. Refer to Figure 2.



Figure 2: Planning Scheme Amendment Process