

SPOTSWOOD HERITAGE AMENDMENT C137 – FACT SHEET

Amendment C137 proposes to implement the findings of the Spotswood Heritage Review by introducing new and revised heritage overlays into the Hobsons Bay Planning Scheme.

THE SPOTSWOOD HERITAGE REVIEW

The Spotswood Heritage Review was prepared in March 2022 and identified additional properties of heritage significance to be protected by a heritage overlay within the Spotswood Activity Centre.

WHAT IS A HERITAGE OVERLAY?

A heritage overlay is a statutory tool in the planning scheme that seeks to protect and enhance places of heritage significance and ensure new development does not adversely affect the significance of the heritage place.

A planning permit for works and/or development is generally required for places in a heritage overlay. The planning permit process allows Council to assess how the proposed works will impact on the heritage significance of the place.

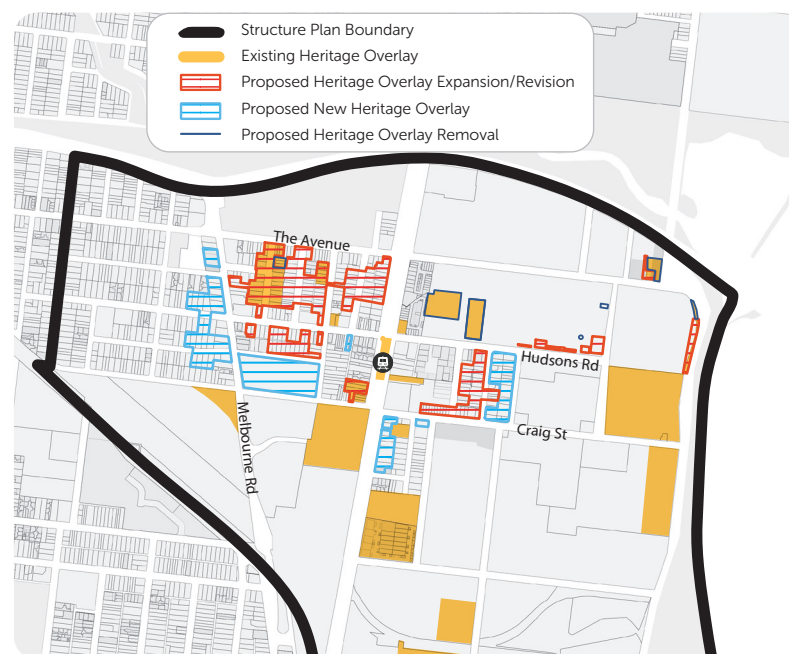


Figure 1. Properties impacted by the amendment

WHAT IS AMENDMENT C137?

Amendment C137 proposes to implement the findings of the Spotswood Activity Centre Structure Plan Heritage Review by introducing new and revised heritage overlays into the Hobsons Bay Planning Scheme. Properties impacted by the amendment are shown in Figure 1.

Specifically, the amendment seeks to:

- include 120 additional properties in the existing HO30 Spotswood Residential Heritage Precinct
- revise the existing HO46 AGM Factory Complex (former), now referred to as Melbourne Glass Bottle Works, and remove HO153 Hugh Lennon Agricultural Implement Works to accurately reflect the extent of historic built fabric at the site
- introduce six new heritage overlays:
 - » HO323 War Service Homes Commission Precinct
 - » HO324 Alloa Park Estate Precinct
 - » HO325 Australian Glass Manufacturers Housing Heritage Precinct
 - » HO326 Spotswood State School
 - » HO327 Shops at Hudsons Road
 - » HO328 Baco Food Products Factory
- update the Schedule to Clause 43.01 Heritage Overlay to reflect the proposed heritage overlay changes identified above and to include the existing incorporated heritage guidelines in Clause 72.04
- amend planning overlay maps 4HO and 5HO to reflect new and revised heritage overlays identified above
- amend Schedule to Clause 72.04 (Incorporated Documents) to include Statements of Significance for new and revised heritage overlays
- amend Schedule to Clause 72.08 (Background Documents) to include reference to "Spotswood Activity Centre Structure Plan Heritage Review 2022"

WHERE CAN I FIND MORE INFORMATION?

You can view the full set of amendment documents and the Spotswood Heritage Review online from **Thursday 23 February** until **Thursday 6 April 2023** on the Participate Hobsons Bay website at **participate.hobsonsbay.vic.gov.au/amendment-c137**.

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 and the heritage review will also be available to view in person at the Civic Centre.

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:** Saturday 4 March, 10 am to 11 am, Hudsons Road near Spotswood IGA
- **Session 2:** Monday 6 March, 11am to 12pm, Spotswood Community House at 598 Melbourne Road Spotswood

You can also book a one-to-one online session with a Council officer at: **participate.hobsonsbay.vic.gov.au/amendment-c137**

HAVE YOUR SAY

The community are encouraged to have their say on the amendment. The amendment will be on public exhibition from **Thursday 23 February** until **Thursday 6 April 2023**.

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/amendment-c137**.

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

Review the Privacy Statement on Council's website before making a submission to understand how personal information is collected and used as part of the amendment process.

If you would like further information about Amendment C137 or how to make a submission please see our website at **participate.hobsonsbay.vic.gov.au/amendment-c137** or contact the strategic planning department on **1300 179 944** or by email at **amendments@hobsonsbay.vic.gov.au**.

WHAT IS THE PROCESS FROM HERE?

Following public exhibition, council officers will review all submissions received and recommend changes to the amendment in response to submissions as appropriate.

If required, the amendment and any submissions will be referred to an independent planning panel. Anyone who makes a submission will have the opportunity to

be heard by this panel. Council will then consider the recommendations of the panel and decide whether 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 is approved. Refer to Figure 2 for the process and timelines.

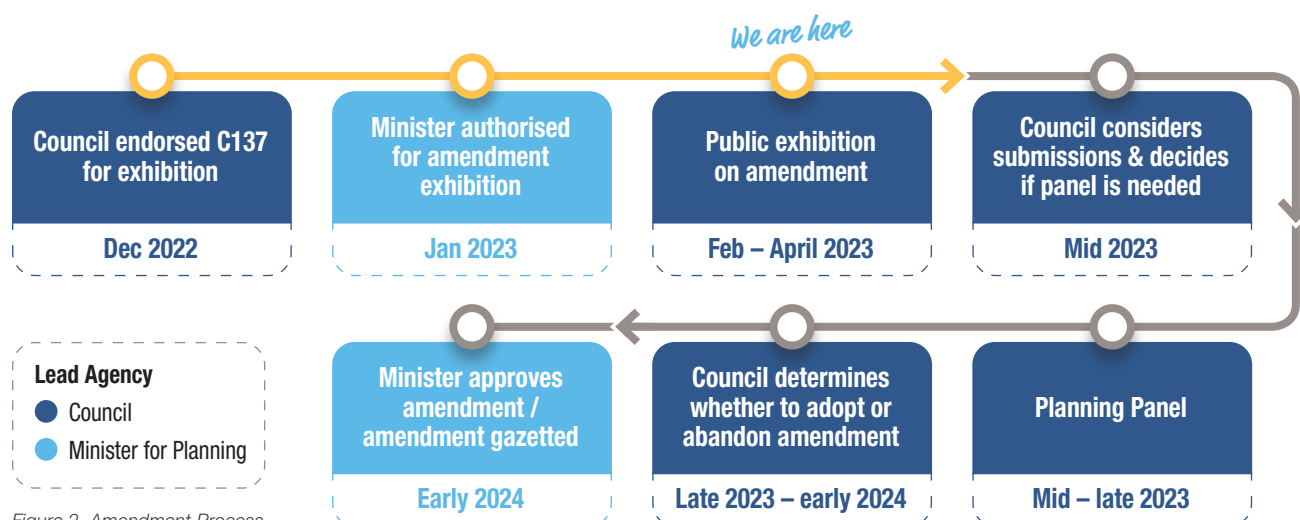


Figure 2. Amendment Process

