

Proposed post-exhibition changes

- Clause 15.01-1L Design in substantial change areas
- Clause 15.01-5L Preferred neighbourhood character
- Clause 15.02-1L Environmentally sustainable development
- Clause 19.03-1L Development and infrastructure contributions
- Clause 43.05 – Schedules 1 to 4 – Neighbourhood Character Overlay
- Clause 72.08 – Background documents
- Clause 74.02 – Further strategic work
- Zoning Map 04
- Zoning Map 11

15.01-1L

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Proposed C131hbay

Hobsons Bay design in substantial change areas**Policy application**

This policy applies to the development of land in a Residential Growth Zone and Mixed Use Zone within the Substantial Change Areas shown on the Residential Development Framework Plan at Clause 02.04

Objectives

To encourage housing intensification in substantial change areas that ~~maintains the most important characteristics of an area~~ delivers design outcomes that contribute positively to the local context while allowing for greater housing change.

Strategies

Support development that is substantially different in scale and intensity compared to housing in the established area, such as apartment buildings rather than lower scale building forms.

Maintain the openness of streetscapes and the visual connection between buildings and the street.

Minimise the dominance of car parking facilities, driveways and crossovers.

Support buildings that provide an articulated and visually varied façade with habitable rooms at the front of buildings.

Protect the amenity of adjacent Moderate, Incremental or Minimal change areas through the use of:

- Sufficient setbacks to minimise visual intrusion, particularly at upper levels.
- Building design techniques rather than relying solely on screening to minimise overlooking.
- A transition in built form by stepping down heights.
- Landscaping, including canopy trees where possible, to soften views of the interface between different change areas.

Provide a transition to adjoining properties by stepping down building heights to sensitive interfaces.

Design built form to allow for avenue street tree planting, where practicable.

Support subdivision and site layout that retains large, established trees and provides for the planting of new trees to minimise visual bulk.

Retain space in front setbacks for planting and design these areas to:

- Include landscaping along side boundaries and driveways.
- Accommodate canopy trees.

Design developments to allow vegetation to reach maturity and to be maintained without threatening buildings, services, access and infrastructure in the longer term.

Minimise paving and other hard surfaces in front garden areas, including driveways and crossovers.

Provide vehicular access from a rear laneway or rear access driveway where available and minimise the number of vehicular crossovers

Policy documents

Consider as relevant:

- *Neighbourhood Character Study* (Hobsons Bay City Council, 2019)
- *Activity Centres Strategy* (Hobsons Bay City Council, 2019)
- *Housing Strategy* (Hobsons Bay City Council, 2019)
- *Urban Forest Strategy* (Hobsons Bay City Council, 2020)

15.01-5L

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Proposed
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Hobsons Bay preferred neighbourhood character**Policy application**

This policy applies to the development of land in a Neighbourhood Residential Zone and General Residential Zone in a Minimal Change Area, Incremental Change Area, or Moderate Change Area shown on the Residential Development Framework Plan at Clause 02.04. This policy does not apply to land in the ~~the~~ Neighbourhood Character Overlay or Heritage Overlay.

Objective

To support development of three-storeys in moderate change areas, and two-storeys in incremental and minimal change areas, consistent with the preferred neighbourhood character and housing outcomes.

Strategies

Respect the garden settings and vegetation character.

Maintain the openness of streetscapes and the visual connection between buildings and the street through the use of low or transparent fences.

Design development to maintain the horizontality of buildings in the streetscape and the dominance of roof structures where present, by retaining larger exposed roof forms over front porches, matching ground level wall heights, and minimising composition and detailing that would give the appearance of narrow, vertical forms.

Maintain the rhythm and spacing of the streetscape by providing setbacks from side boundaries for new buildings.

Support buildings that provide an articulated and visually varied façade with habitable rooms at the front of buildings.

Minimise the dominance of car parking facilities, driveways and crossovers and ensure they occupy a minor proportion of the building frontage.

Provide vehicular access from a rear laneway or rear access driveway where available and minimise the number of vehicular crossovers.

Minimise paving and other hard surfaces in front garden areas, including driveways and crossovers.

Retain space in front and rear setbacks for substantial planting and design these areas to:

- Include landscaping along side boundaries and driveways, where in the front setback.
- Accommodate canopy trees.

Support subdivision and site layout that retains large, established trees and provides for the planting of new trees to minimise visual bulk.

Design developments to allow vegetation to reach maturity and to be maintained without threatening buildings, services, access and infrastructure in the longer term.

Use building materials and finishes that complement the dominant pattern within the streetscape.

Policy documents

Consider as relevant:

- *Neighbourhood Character Study* (Hobsons Bay City Council, 2019)
- *Housing Strategy* (Hobsons Bay City Council, 2019)
- *Urban Forest Strategy 2020* (Hobsons Bay City Council, 2020)

15.02-1L Environmentally sustainable development

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Policy application

This policy applies to residential and non-residential development, excluding subdivision, in accordance with the thresholds detailed in this policy.

Objective

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Strategies

~~Facilitate development that minimises environmental impacts.~~

~~Encourage environmentally sustainable development that:~~

- ~~▪ Is consistent with the type and scale of the development.~~
- ~~▪ Responds to site opportunities and constraints.~~
- ~~▪ Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.~~

Achieve Best Practice environmentally sustainable development that:

- Is relevant to the type and scale of development;
- Responds to site opportunities and constraints;
- Utilises a combination of locally available techniques, methodologies and systems that have demonstrated to achieve optimum ESD outcomes; and
- Encompass the full life of the build.

Energy performance

Reduce both energy use and energy peak demand through design measures such as:

- Building orientation.
- Shading to glazed surfaces.
- Optimising glazing to exposed surfaces.
- Inclusion of or space allocation for renewable technologies.

Integrated water management

Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.

Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater).

Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

Indoor environment quality

Achieve a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting.

Reduce indoor air pollutants by encouraging use of low-toxicity materials.

Minimise noise levels and noise transfer within and between buildings and associated external areas.

Transport

Design development to promote the use of walking, cycling and public transport, in that order;

and minimise car dependency.

Promote the use of low emissions vehicle technologies and supporting infrastructure.

Waste management

Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development.

Encourage use of durable and reuseable building materials. Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

Urban ecology

Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation.

Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy and significant trees.

Encourage the provision of space for productive gardens, particularly in larger residential developments.

Policy guidelines

Residential

A Sustainable Design Assessment (including an assessment using BESS, STORM or other methods) for:

- 2 - 9 dwellings.
- A building used for accommodation other than dwellings with a gross floor area between 50 square metres and 1000 square metres.

A Sustainability Management Plan including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- 10 or more dwellings.
- A building used for accommodation other than dwellings with a gross floor area of more than 1000 square metres.

Non-residential

A Sustainable Design Assessment (including an assessment using BESS and STORM/MUSIC or other methods) for:

- A non-residential building with a gross floor area of 100 square metres to 1000 square metres.
- An extension to an existing non-residential building creating between 100 square metres to 1000 square metres of additional gross floor area (excluding outbuildings).

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- A non-residential building with a gross floor area of more than 1000 square metres.
- An extension to an existing non-residential building creating more than 1000 square metres of additional gross floor area (excluding outbuildings).

Mixed use

Applicable assessments for the residential and non-residential components of the development.

Consider as relevant the following tools to support a Sustainable Design Assessment or Sustainability Management Plan:

- *Sustainable Design Assessment in the Planning Process* (IMAP, 2015)
- *Built Environment Sustainability Scorecard 'BESS'* (Council Alliance for a Sustainable Built Environment 'CASBE', 2015)

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- *Green Star* (Green Building Council of Australia)
- *Model for Urban Stormwater Improvement Conceptualisation 'MUSIC'* (Melbourne Water)
- *Nationwide House Energy Rating Scheme 'NatHERS'* (Department of Climate Change and Energy Efficiency)
- *Stormwater Treatment Objective - Relative Measure 'STORM'* (Melbourne Water)
- *Urban Stormwater Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)
- *Waste Management and Recycling in Multi-Unit Developments - Better Practice Guide* (Sustainability Victoria, 2018).

Commencement

This policy does not apply to applications received by the responsible authority before 18/10/2018.

Expiry

This policy will expire when it is superseded by an ~~an -comparable~~ equivalent provision of the Victoria Planning Provisions.

19.03-1L

Development and infrastructure contributions ~~plans~~

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Strategies

~~Ensure that the cost of new transport and community infrastructure required to serve a specific development is met by the developer.~~

Ensure that development requiring new or upgraded infrastructure to specifically service the development contributes proportionately to the infrastructure items.

SCHEDULE 1 TO CLAUSE 43.05 NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as **NCO1**.

FREEMANS ROAD AND CHERRY AVENUE SPECIAL CHARACTER AREAS, ALTONA NORTH

1.0 Statement of neighbourhood character

The significance of these areas is derived from the consistent streetscapes of post-war orange and cream brick dwellings set in garden surrounds. These areas are characterised by single storey dwellings with consistent front and side setbacks, low front fences or an absence of front fences. The consistent characteristics include the low-scale horizontal built form, the proportion and style of the dwellings and use of materials.

The preferred neighbourhood character of the Freemans Road and Cherry Avenue areas is defined by preserving the original dwellings, and supporting new dwellings that include and exhibit the key characteristics of the streetscapes including:

- Double and triple-fronted single storey dwellings
- Use of brick building materials (orange or cream coloured brick, often with decorative trim brickwork)
- Tiled roofs
- Generous front setbacks
- Side setbacks that provide one side for car access, with car structures at the rear
- Low, matching orange and cream brick front fences, or an absence of front fencing
- Lawns dotted with trees and bushes, mostly exotic

2.0 Neighbourhood character objective

To encourage retention of original dwellings and building features that contribute to the preferred neighbourhood character of the area.

To ensure that new dwellings, or extensions to existing dwellings complement the characteristic pattern of front and side setbacks, low-scale horizontal built form, design and building materials.

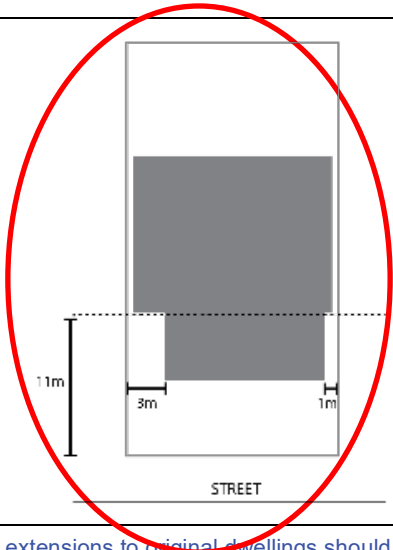
To ensure permeable garden space for lawn and vegetation within front setbacks.

3.0 Permit requirement

A permit is required to demolish or remove a building.

4.0

Modification to Clause 54 and Clause 55 standards

Standard	Modified requirement
Street setback A3 and B6	<p>Front walls of buildings should be set back from the street at least the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</p> <p>Carports and garages should be set back at least 3 metres behind the front wall of the dwelling.</p> <p>Side street setbacks in accordance with Standard A3 and B6 continue to apply.</p>
Side and rear setbacks A10 and B17	<p>A new building within 11 metres of the frontage should be set back at least 1 metre from one side boundary and at least 3 metres from the other side boundary.</p> <p>Rear boundary setbacks in accordance with Standards A10 and B17 continue to apply.</p> 
Design detail A19 and B31	<p>The design of new dwellings and extensions to original dwellings should respect the preferred neighbourhood character of the areas, specifically in relation to:</p> <ul style="list-style-type: none"> Scale and built form Roof form and pitch Width of eaves Number of storeys Materials and finishes Façade articulation and detailing Building siting Siting and design of vehicle access and car parking structures <p>Building design should complement the predominant double or triple-fronted built forms, use of orange or cream brick, or light coloured weatherboard and tiled roofs wherever any of these characteristics is evident in the streetscape.</p> <p>Hard paving within the front setback should be kept to a minimum to support permeable garden landscape within the frontage.</p>
Front fences A20	<p>A front fence within 3 metres of a street should:</p> <ul style="list-style-type: none"> not exceed 0.5 metres be constructed of brick

5.0

Decision guidelines

None specified.

25/05/2017

SCHEDULE 2 TO CLAUSE 43.05 NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as **NCO2**.

THE AVENUES SPECIAL CHARACTER AREA, ALTONA NORTH

1.0 Statement of neighbourhood character

25/05/2017

The significance of this area is derived from the consistent streetscape of post-war orange and cream brick, or weatherboard dwellings set in garden surrounds. This area is characterised by single storey dwellings with consistent front and side setbacks, and low front fences. The consistent characteristics include the low scale horizontal form and rhythm of the dwellings, the proportion and style of the dwellings and use of materials.

The preferred neighbourhood character of The Avenues Special Character Area is defined by preserving the original dwellings, and supporting new dwellings that include and exhibit the key characteristics of the streetscape including:

- Double and triple-fronted single storey dwellings
- Use of light-coloured weatherboard, orange or cream brick often with decorative trim brickwork
- Tiled roofs
- Generous front setbacks
- Side setbacks that provide one side for car access with car structures at the rear
- Low, matching orange and cream brick front fences, or an absence of front fencing
- Lawns dotted with trees and bushes

2.0 Neighbourhood character objective

25/05/2017

To encourage retention of original dwellings and building features that contribute to the preferred neighbourhood character of the area.

To ensure that new dwellings, or extensions to existing dwellings complement the characteristic pattern of front and side setbacks, low-scale horizontal built form, design and building materials.

To ensure permeable garden space for lawn and vegetation within front setbacks.

3.0 Permit requirement

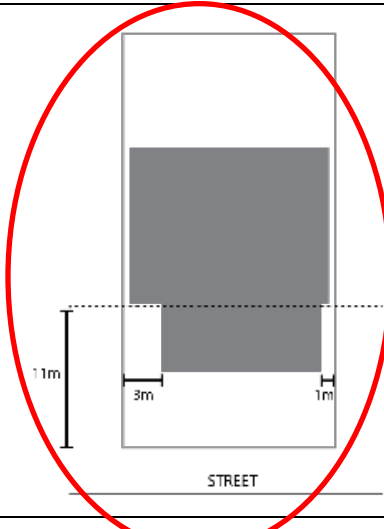
25/05/2017

A permit is required to:

- Demolish or remove a building.

4.0 Modification to Clause 54 and Clause 55 standards

25/05/2017

Standard	Modified requirement
Street setback A3 and B6	<p>Walls of building should be set back from street at least the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</p> <p>Carports and garages should be set back at least 3 metres behind the front wall of the dwelling.</p> <p>Side street setbacks in accordance with Standard A3 and B6 continue to apply.</p>
Side and rear setbacks A10 and B17	<p>A new building within 11 metres of the frontage should be set back at least 1 metre from one side boundary, and at least 3 metres from the other side boundary.</p> <p>Rear boundary setbacks in accordance with Standards A10 and B17 continue to apply.</p> 
Design detail A19 and B31	<p>The design of new dwellings and extensions to original dwellings should respect the preferred neighbourhood character of the areas, specifically in relation to:</p> <ul style="list-style-type: none"> Scale and built form Roof form and pitch Width of eaves Number of storeys Materials and finishes Façade articulation and detailing Building siting Siting and design of vehicle access and car parking structures <p>Building design should complement the predominant double or triple-fronted built forms, use of light-coloured weatherboard or orange or cream brick with decorative trim brickwork, wherever any of these characteristics are evident in the streetscape.</p> <p>Hard paving within the front setback should be kept to a minimum to support permeable garden landscape within the frontage.</p>
Front fences A20	<p>A front fence within 3 metres of a street should:</p> <ul style="list-style-type: none"> not exceed 0.5 metres be constructed of brick

5.0 Decision guidelines

25/05/2017

None specified.

25/05/2017

SCHEDULE 3 TO CLAUSE 43.05 NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as **NCO3**.

BELMAR AVENUE SPECIAL CHARACTER AREA, ALTONA

1.0 Statement of neighbourhood character

25/05/2017

The significance of this area is derived from the consistent streetscape of post-war orange and cream brick, or weatherboard dwellings set in garden surrounds. This area is characterised by single storey dwellings with consistent front setbacks, side setbacks and low front fences. The consistent characteristics include the low scale horizontal form and rhythm of the dwellings, the proportion and style of the dwellings and use of materials.

The preferred neighbourhood character of the Belmar Avenue Special Character Area is defined by preserving the original dwellings, and supporting new buildings that include and exhibit the key characteristics of the streetscape including:

- Double and triple-fronted single storey dwellings
- Use of brick (orange or cream coloured brick, often with decorative trim brickwork) or weatherboard building materials
- Hipped roof design
- Tiled roofs and chimneys
- Generous front setbacks
- Side setbacks that provide one side for car access with car structures at the rear
- Low, matching orange and cream brick front fences, wrought iron fencing, or an absence of front fencing
- Lawns dotted with trees and bushes

2.0 Neighbourhood character objective

25/05/2017

To encourage retention of original dwellings and building features that contribute to the preferred neighbourhood character of the area.

To ensure that new dwellings, or extensions to existing dwellings complement the characteristic pattern of front and side setbacks, low-scale horizontal built form, design and building materials.

To ensure permeable garden space for lawn and vegetation within front setbacks.

3.0 Permit requirement

25/05/2017

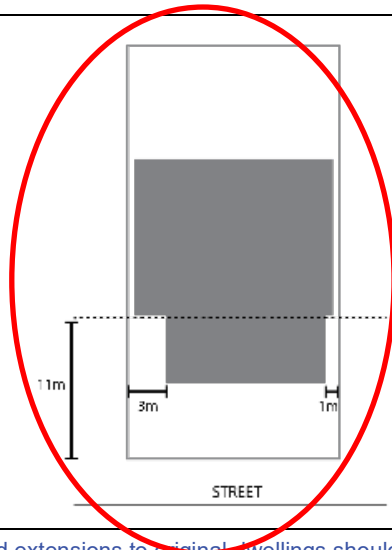
A permit is required to:

- Demolish or remove a building.

4.0

Modification to Clause 54 and Clause 55 standards

25/05/2017

Standard	Modified requirement
Street setback A3 and B6	<p>Walls of building should be set back from street at least the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</p> <p>Carports and garages should be set back at least 3 metres behind the front wall of the dwelling.</p> <p>Side street setbacks in accordance with Standard A3 and B6 continue to apply.</p>
Side and rear setbacks A10 and B17	<p>A new building within 11 metres of the frontage should be set back at least 1 metre from one side boundary and at least 3 metres from the other side boundary.</p> <p>Rear boundary setbacks in accordance with Standards A10 and B17 continue to apply.</p> 
Design detail A19 and B31	<p>The design of new dwellings and extensions to original dwellings should respect the preferred neighbourhood character of the area, specifically in relation to:</p> <ul style="list-style-type: none"> Scale and built form Roof form and pitch Width of eaves Number of storeys Materials and finishes Façade articulation and detailing Building siting Siting and design of vehicle access and car parking structures <p>Building design should complement the predominant double or triple-fronted built forms and similarly pitched, hipped roofs, use of light-coloured weatherboard, or orange or cream brick with decorative trim brickwork, wherever any of these characteristics are evident in the streetscape.</p> <p>Hard paving within the front setback should be kept to a minimum to support permeable garden landscape within the frontage.</p>
Front fences A20	<p>A front fence within 3 metres of a street should:</p> <ul style="list-style-type: none"> not exceed 0.5 metres be constructed of brick or wrought iron

5.0

Decision guidelines

25/05/2017

None specified.

25/05/2017

SCHEDULE 4 TO CLAUSE 43.05 NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as **NCO4**.

CHIFLEY AVENUE SPECIAL CHARACTER AREA, ALTONA

1.0 Statement of neighbourhood character

25/05/2017

The significance of the area is derived from the consistent streetscape of post-war brick dwellings within garden settings. Dwellings are constructed from orange or cream brick, with some examples of dark brown and decorative brickwork. Further, the spacing between the dwellings, building form, scale, materials, and roof pitch contribute to the cohesive character of the precinct. Streetscapes within the area consist of open frontages, generous front setbacks and side setbacks with generally one side for car access. Front gardens generally include lawn and exotic vegetation with often at least one canopy tree.

The preferred neighbourhood character of the Chifley Avenue Special Character Area is defined by preserving the original dwellings, and supporting new dwellings and that include and exhibit the key characteristics of the streetscape including:

- Double and triple-fronted dwellings
- Hipped roof design
- Use of brick building materials (orange or cream coloured brick, often with decorative trim brickwork)
- Generous front setbacks
- Side setbacks that provide one side for car access, with car structures at the rear
- Low, matching orange and cream brick front fences, or an absence of front fencing
- Lawns dotted with trees and bushes, mostly exotic

2.0 Neighbourhood character objective

25/05/2017

To encourage retention of original dwellings and building features that contribute to the preferred neighbourhood character of the area.

To ensure that new dwellings, or extensions to existing dwellings complement the characteristic pattern of front and side setbacks, horizontal built form, design and building materials.

To ensure permeable garden space for lawn and vegetation within front setbacks.

3.0 Permit requirement

25/05/2017

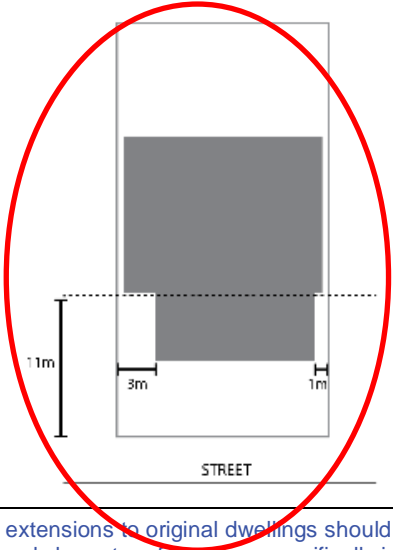
A permit is required to:

- Demolish or remove a building.

4.0

Modification to Clause 54 and Clause 55 standards

25/05/2017

Standard	Modified requirement
Street setback A3 and B6	<p>Front walls of buildings should be set back from the street at least the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</p> <p>Carports and garages should be set back at least 3 metres behind the front wall of the dwelling.</p> <p>Side street setbacks in accordance with Standard A3 and B6 continue to apply.</p>
Side and rear setbacks A10 and B17	<p>A new building within 11 metres of the frontage should be set back at least 1 metre from one side boundary and at least 3 metres from the other side boundary.</p> <p>Rear boundary setbacks in accordance with Standards A10 and B17 continue to apply.</p> 
Design detail A19 and B31	<p>The design of new dwellings and extensions to original dwellings should respect the preferred neighbourhood character of the area, specifically in relation to:</p> <ul style="list-style-type: none"> Scale and built form Roof form and pitch Width of eaves Number of storeys Materials and finishes Façade articulation and detailing Building siting Siting and design of vehicle access and car parking structures <p>The design of buildings should complement the predominant double or triple-fronted built forms and similarly pitched, hipped roofs wherever any of these characteristics are evident in the streetscape.</p> <p>Hard paving within the front setback should be kept to a minimum to support permeable garden landscape within the frontage.</p>
Front fences A20	<p>A front fence within 3 metres of a street should:</p> <ul style="list-style-type: none"> not exceed 0.5 metres be constructed of brick

5.0

Decision guidelines

25/05/2017

None specified.

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0

Background documents

~~31/07/2018~~ ~~VC148~~ Proposed C131hba

Name of background document Name of background document	Amendment number — clause reference Amendment number - clause reference
None specified Activity Centre Strategy 2019-36 (Hobsons Bay City Council, July 2019)	C131 11.03-1L
A Fair Hobsons Bay for All 2019-2023 (Hobsons Bay City Council, September 2019)	C131 15.01-2L 15.01-3L 17.03-2L 17.04-1L
Biodiversity Strategy 2017–22 (Hobsons Bay City Council, February 2017)	C131 12.01-1L
Burns Road Industrial Estate Structure Plan (Ratio Consultants, August 1997)	NFPS 15.01-2L 37.01
Climate Change Adaptation Plan 2013-18 (Hobsons Bay City Council, 2013)	C131 13.03-1L 02.03-3
Community Facility Planning Principles (Hobsons Bay City Council, 2008)	C131 19.02-4L
Community Greenhouse Strategy 2013-30 (Hobsons Bay City Council, 2013)	C131 13.03-1L
Electronic Gaming Machines (EGMs) in Hobsons Bay Background Paper (Hobsons Bay City Council, 2014)	C112 52.28
Experience Hobsons Bay Tourism Strategy 2019-2024 (Hobsons Bay City Council, 2019)	C131 02.03
Hobsons Bay 2030 Community Vision (Hobsons Bay City Council, February 2017)	C131 11.02-1L 02.02
Hobsons Bay Advertising Signs Guidelines (Hobsons Bay City Council, June 1999)	C131 15.01-1L
Hobsons Bay Affordable Housing Policy Statement (Hobsons Bay City Council, April 2016)	C131 02.03-6
Hobsons Bay Council Plan 2017-2021 (City of Hobsons Bay, 2017)	C131 02.02

HOBSONS BAY PLANNING SCHEME

Name of background document	Amendment number — clause reference
<i>Hobsons Bay Economic Development Strategy 2015–2020</i> (Hobsons Bay City Council, 2015)	C131 15.01-2L 17.03-2L 17.04-1L 02.03-7 11.03-1L
<i>Hobsons Bay Heritage Study</i> (Hobsons Bay City Council et al., 2007 Amended 2017)	C107, C125 15.03-1L
<i>Hobsons Bay Housing Strategy</i> (Hobsons Bay City Council, July 2019)	C131 13.07-1L 02.03-6 15.01-1L 15.01-5L 16.01-2L 17.02-2L
<i>Hobsons Bay Industrial Development Design Guidelines</i> (Hobsons Bay City Council, June 2008)	C33 15.01-2L 17.03-1L 12.03-2L
<i>Hobsons Bay Industrial Land Management Strategy</i> (Hobsons Bay City Council, June 2008)	C33 15.01-2L 17.03-1L 12.03-2L
<i>Hobsons Bay Integrated Transport Plan 2017-2030</i> (Hobsons Bay City Council, November 2017)	C131 15.01-3L 18.01-2L 18.02-21L
<i>Hobsons Bay Landscape Design Guidelines</i> (Hobsons Bay City Council, April 1999)	C131 19.02-6L
<i>Hobsons Bay Neighbourhood Character Study 2019</i> (Hobsons Bay City Council, July 2019)	C131 15.01-1L 15.01-5L
<i>Hobsons Bay Problem Gambling – Electronic Gaming Machines (EGM) Policy Statement</i> (Hobsons Bay City Council, July 2015)	C112 52.28

HOBSONS BAY PLANNING SCHEME

<i>Hobsons Bay Preparing Social Impact Assessment – Applicant Guidelines</i> (Hobsons Bay City Council, March 2011)	C112 52.28
<i>Hobsons Bay Strategic Bicycle Plan</i> (Traffix Group, March 2003)	C131 15.01-3L 18.02-2L
<i>Kororoit Creek Masterplan</i> (Thompson Berrill Landscape Design, November 2006)	C87 19.02-6L

HOBSONS BAY PLANNING SCHEME

Name of background document	Amendment number - clause reference
<i>Kororoit Creek Regional Strategy 2005-2030</i> (Land Design Partnership Pty Ltd, September 2006)	C87 19.02-6L
<i>Laverton Together Urban Design Framework</i> (Hansen Partnership, April 2006)	C131 11.03-1L
<i>Lettering and Signs on Buildings c1850-1900, National Trust of Australia</i> (Australian Council of National Trusts, March 1984)	C131 15.01-1L
<i>Living Hobsons Bay: an Integrated Water Management Plan 2014-2019</i> (Hobsons Bay City Council, November 2014)	C131 02.03-4 12.02-1L 19.03-3L
<i>Open Space Strategy</i> (Hobsons Bay City Council, June 2018)	C131 19.02-6L
<i>Point Gellibrand Park Coastal Heritage Park Master Plan</i> (Parks Victoria, June 2003)	C24 19.02-6L
<i>Public Art Strategy 2016-2020</i> (Hobsons Bay City Council, 2016)	C131 19-02-4L
<i>Universal Design Policy Statement</i> (Hobsons Bay City Council & Allen Kong Architect, September 2017)	C131 16.01-2L
<i>Urban Forest Strategy 2020</i> (Hobsons Bay City Council, 2020)	C131 15.01-1L 15.01-2L 15.01-5L 15.02-1L 15.03-1L
<i>Williamstown Foreshore Strategic Plan</i> (Parks Victoria, 2010)	C63 19.02-6L

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SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

1.0

Further strategic work

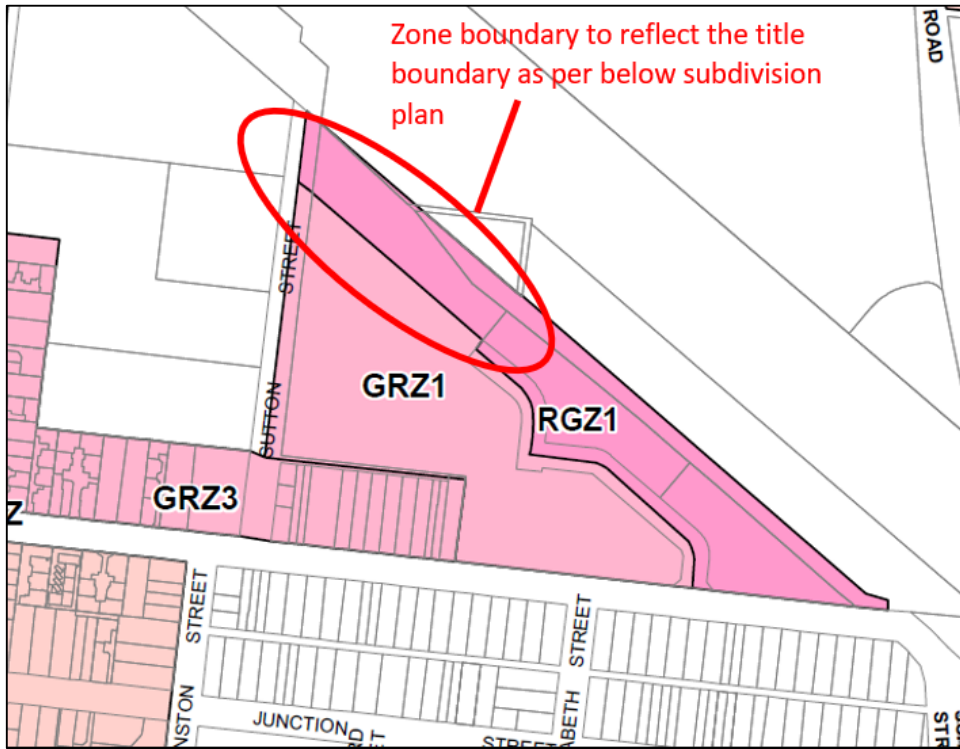
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Proposed C131hbay

- Identify privately owned land along creek corridors preventing the development of continuous pedestrian and cycle links and investigate public access through shared use agreements, land lease arrangements or Council land purchase.
- Prepare new structure plans to guide the planning and future development of activity centres including:
 - Miller Road Spine
 - Williamstown
 - Laverton
- Develop an Urban Design Strategy to assist the implementation of the Activity Centres Strategy and subsequent Structure Plans.
- Investigate the application of the Environmental Significance Overlay to sites with high value native grassland.
- Work with external agencies to investigate the impact of sea level rise and storm surge on the municipality and consider options to manage any impacts or hazards.
- Work with relevant agencies and water retailers to develop guidance for planners and applicants on water conservation and high quality stormwater management for new development.
- Review the *Industrial Land Management Strategy* (City of Hobsons Bay, 2008) and *Industrial Development Design Guidelines* (City of Hobsons Bay, June 2008).
- Review the planning framework for the Burns Road Estate area in Altona to determine the appropriate policy, zoning and overlays to address long-standing use and development issues.
- Review the Special Use Zones related to petrochemical industry, including the employee population density controls.
- Review employee population density controls with regard to the limitations these place on the establishment of new industries and the redevelopment of existing industrial sites.
- Undertake a Significant Tree study.
- Undertake a Post-war Heritage study.
- Review and update the *Hobsons Bay Heritage Study* (City of Hobsons Bay, Amended 2017) and apply only one Heritage Overlay to each heritage place.
- Review the *Guidelines for Alterations and Additions to Dwellings in Heritage Areas in Hobsons Bay* (Helen Lardner Conservation & Design, June 2006) and *Guidelines for Infill Development in Heritage Areas in Hobsons Bay* (Helen Lardner Conservation & Design, June 2006).
- Review the *Hobsons Bay Advertising Signs Guidelines* (Hobsons Bay City Council, 1999).
- Review all Design and Development Overlays to ensure consistent wording and expression following implementation of the new residential zones.
- Review the planning permit requirement applying to lots between 300 and 500 square metres in NRZ2, NRZ4, NRZ6, NRZ8, NRZ9, GRZ2 and GRZ4.
- Prepare a municipal parking strategy.
- Prepare a municipal cycling strategy.

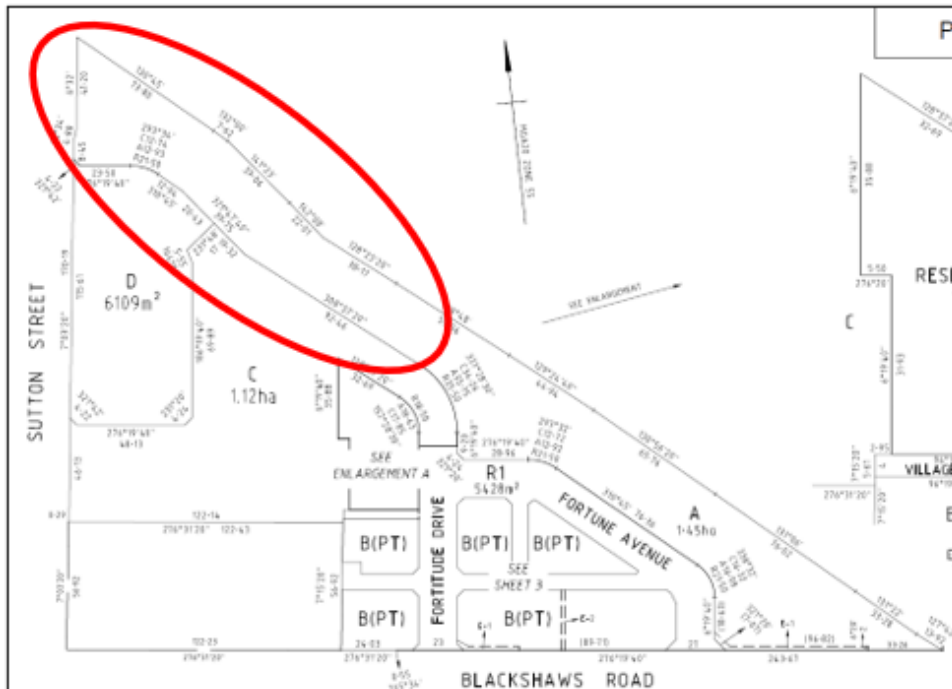
[Implement into the planning scheme a framework for addressing affordable housing.](#)

C131hbay znMap04

Proposed post-exhibition change: Update RGZ1 zone boundary at 38-48 Blackshaws Road, South Kingsville (Precinct 16 East) to reflect the updated title boundaries.



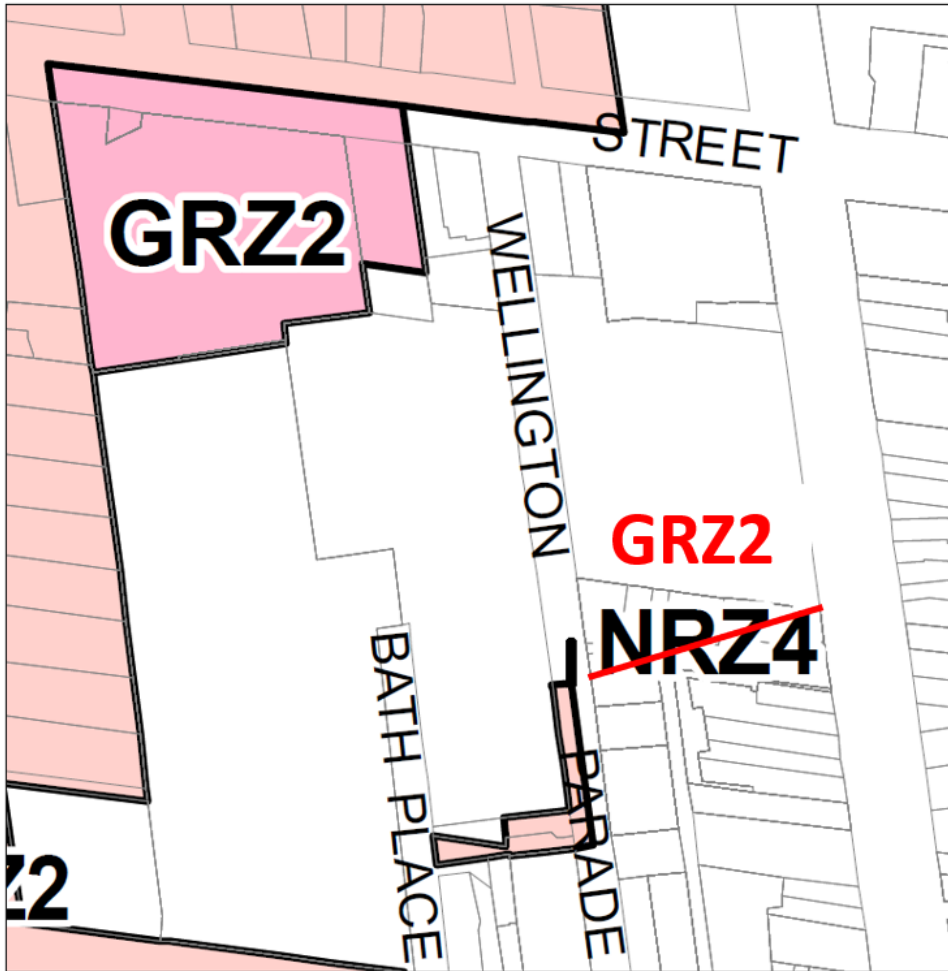
Subdivision plan:





C131hbay znMap11

Proposed post-exhibition change: rezone 8 Bath Place and 11 Wellington Parade, Williamstown from proposed NRZ4 to GRZ2



Proposed post-exhibition change: rezone 8-26 Castle Street, Williamstown (even numbers only) from existing GRZ2 to NRZ4.

