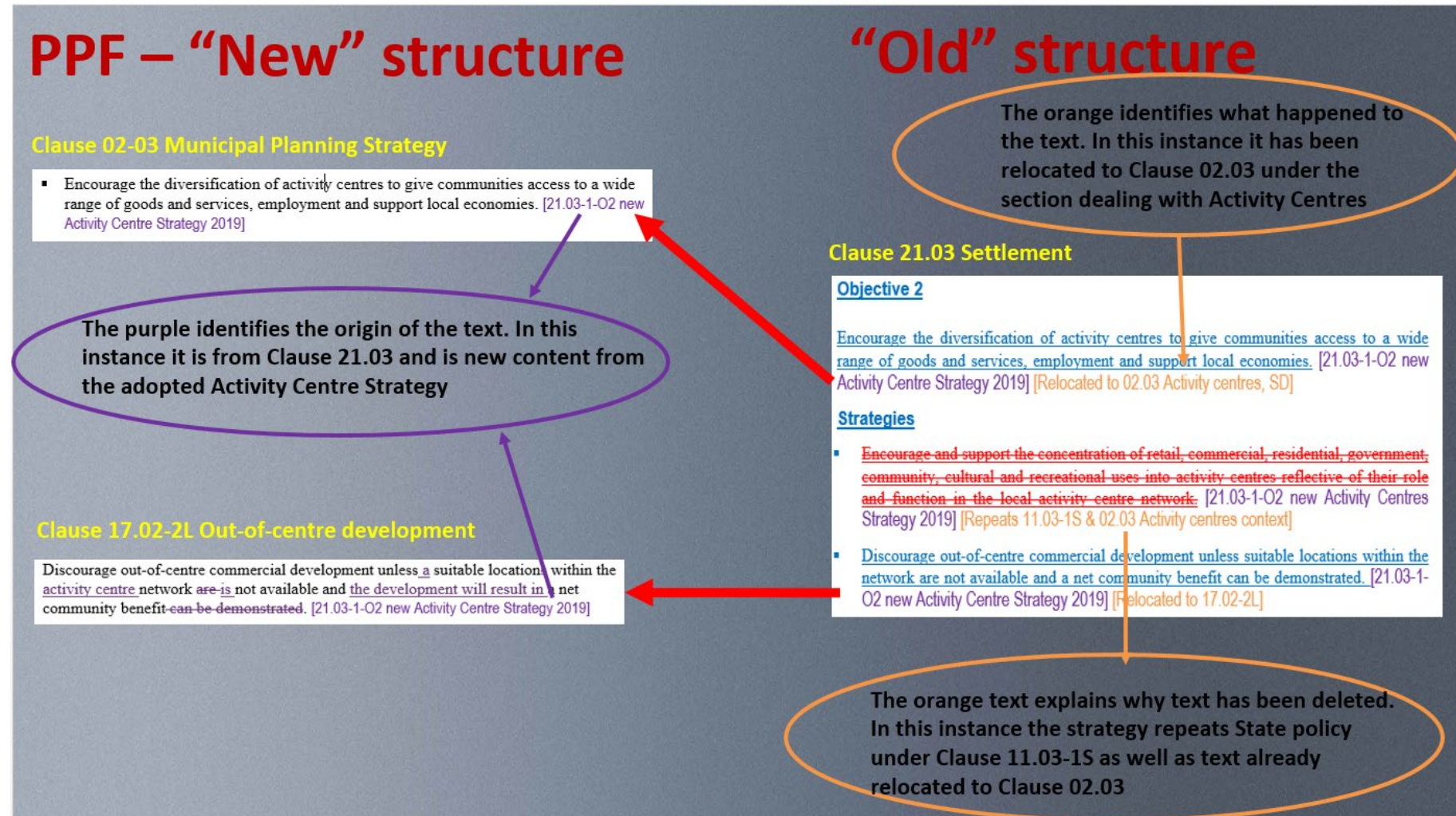


How to read this document

This document explains how to determine from the new planning scheme structure (proposed Clauses 02, 11-19) where the objectives and strategies originated from in the “old” planning scheme structure (Clauses 21 and 22).



PPF Translation methodology

Translated text

- Valued parts of the existing local policy and recently adopted Council strategies/studies were identified and translated into the new planning scheme structure

Excluded text - main reasons for exclusion from translation:

- Matters that are not planning related (e.g. advocacy)
- Duplicate content – where local policy duplicate state policy or where it is repeated elsewhere within the planning scheme
- Outdated content
- Vague content

“Old” planning scheme structure explained

MSS Review

One of the recommendations of the 2018 Planning Scheme Review was to update the Municipal Strategic Statement (Clause 21 of the Hobsons Bay Planning Scheme).

The MSS review was finalised in 2019 and mainly incorporated recently adopted strategic work by Council, deleted redundant policy and text, and identified future strategic work. The current structure of the MSS has also been revised to better align with the themes in State Planning Policy, i.e. the clause numbers and headings under Clause 21 have been adapted to more closely resemble the themes of the State Planning Policy.

This document (MSS review document) demonstrates

- Where text from the existing planning scheme has been retained or deleted through the MSS Review (black text)
- The reason for deletion of existing planning scheme text through the MSS Review (green text)
- Where new text from recently adopted strategic work has been included through the MSS Review (blue text)
- Where text has been deleted as part of the PPF translation (red text)
- Each objective and strategy has an identifier in purple text. This assists in tracking its translation into the new planning scheme structure
- Explanation of what occurs with objectives and strategies is in orange text

MSS review document in “Old” structure

Clause 21.07 Built environment and heritage

Objective 2

~~To ensure that new development responds positively and enhances the unique and valued character of heritage places and precincts within Hobsons Bay.~~ [21.07-2-02] [Repeats to 15.03-1S]

Strategies

- Discourage Avoid the demolition of heritage places unless it can be demonstrated that, as appropriate. [21.07-2-02] [Relocated to 15.03-1L]
- ~~The fabric to be removed is not significant.~~ [Covered by bullet point below]
- The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place. [21.07-2-02] [Relocated to 15.03-1L]
- The demolition It will assist in the long term conservation of the place. [21.07-2-02] [Relocated to 15.03-1L]

Explanation

Red strikethrough text is text deleted during the PPF translation process. This particular objective was determined to duplicate State policy at Clause 15.03-1S. Therefore it was not translated.

The blue underscore text indicates new content from the MSS review.

Black text indicates existing text in the planning scheme

Black strikethrough text indicates existing text in the planning scheme deleted during the MSS review. The green text provides explanation for its deletion.

The orange text explains what happened to objectives and strategies during the PPF translation process. In this instance this strategy was relocated to Clause 15.02-1L

Purple text identifies the Clause from where the text originated from

21.02 HOBSONS BAY KEY ISSUES AND STRATEGIC VISION

21.02-1 **Snapshot of Hobsons Bay** Municipal Profile

The City of Hobsons Bay is sometimes described as the hidden gem of Melbourne's west. ~~It~~ is located on the northern shore of Port Phillip Bay between seven and 20 kilometres south-west of central Melbourne. It shares boundaries with the City of Wyndham to the west and the Cities of Maribyrnong and Brimbank to the north. To the east and the south, the municipality is bounded by Port Phillip Bay water. The municipality has an area of 66 square kilometres. [21.02-1] [Relocated to 02.01 trimmed]

Hobsons Bay is home to the diverse and vibrant communities of Altona, Altona Meadows, Altona North, Brooklyn, Laverton, Newport, Seabrook, Seaholme, South Kingsville, Spotswood, Williamstown and Williamstown North. Each of these communities has its own unique character, ranging from the historic seaport of Williamstown, with its range of heritage buildings, to the newer residential areas of Altona Meadows and Seabrook. [21.02-1] [Relocated to 02.01]

The estimated residential population of municipality in 2016 was 93,392. This ~~Over the next decade or so, Hobsons Bay's population is forecast to increase~~ around 112,642 residents by 2036. (ABS 2016; forecast.id 2018). [21.02-1 new ABS 2016; forecast.id, 2018] ~~to 89,800 in 2015 and reach 91,500 by 2020. Most of that growth is expected to be in the Altona North and Spotswood South Kingsville neighbourhoods. This growth can largely be attributed to suburb regeneration and the transition of Strategic Redevelopment Areas to residential use. The age structure of the population is generally similar to that of the metropolitan region MSD. Approximately 17.22 per cent are aged under 18 years and a further 18 per cent are aged 60 years and over. Like the rest of metropolitan Melbourne, Hobsons Bay has an ageing population.~~ [21.02-1] [Relocated to 02.01 trimmed]

~~The culture of Hobsons Bay embraces a sense of pride and belonging. It celebrates the diversity of its people, their traditions, values and heritage to create and enhance an active community life for its people.~~

~~While families with children under 15 years make up 40 per cent of all family types and are the predominant family type, one quarter of all households comprise people living alone. This is about two per cent above the MSD rate.~~

~~The number living in each household is 2.53 people, lower than the MSD figure of 2.61.5 By 2020 the average household size in Hobsons Bay is forecast to drop to 2.43 people.~~

Hobsons Bay's rich natural environment includes ~~is one of its greatest treasures. The area boasts over 20 kilometres of beaches and foreshore areas, and is home to significant coastal wetlands, five several creek systems, remnant native grasslands, and important flora and fauna habitats. This diversity and breadth of habitats is unique in an area so close to Melbourne and is valued by the community for the recreation opportunities they provide and the floral and faunal habitats they protect.~~ [21.02-1] [Relocated to 02.01] ~~The coastline is a major feature of the geography of Hobsons Bay and contains sections that are relatively unchanged by urban or recreational development Hobsons Bay is located on the eastern extremity of the lava plains that stretch from Melbourne to Mount Gambier in South Australia. The volcanic plains of Melbourne's Western Region are characterised by flat~~

¹ id Consulting, Hobsons Bay Population Forecasts

² Australian Bureau of Statistics, Census of Population and Housing, 2006

ation and Housing, 2006

lation and Housing, 2006

ation and Housing, 2006

~~topography, basalt rock and originally, extensive native grasslands with relatively few substantial trees.~~ [21.02-1] [Unnecessary]

~~Areas where there are major concentrations of industry have been designated as Core industrial. The municipality is an integral part of industrial heartland of Melbourne's west. These areas are relatively unconstrained by sensitive uses and provide opportunities for new growth. Some of the State's and is home to some most significant industries, including petrochemical and petroleum refining industries are located here. Secondary Industrial areas designate smaller concentration of industry that remain of strategic importance to Hobsons Bay in terms of local economic development and employment. Protection of Core and Secondary Industrial areas is vital and non industrial protrusions that do not support the purpose of Core and Secondary Industrial areas will not be supported. The municipality shows huge potential for economic development due to its proximity to Melbourne's CBD and accessibility to ports and airports. The municipality is bounded by the Westgate Freeway/ Princes Highway to the north and the west. It is traversed east – west by the national freight rail line. The large tract of industrial land at the western end of the municipality is particularly well placed to take advantage of this road and rail network.~~ [21.02-1] [Relocated to 02.01]

~~The culture of Hobsons Bay embraces a sense of pride and belonging. It celebrates the diversity of its people, their traditions, values and heritage to create and enhance an active community life for its people.~~

21.02-2 Regional Context

Hobsons Bay is part of Melbourne's Western Region which is experiencing significant residential development pressure as metropolitan Melbourne grows towards a city of 7.9 million people by 2050⁷. [21.02-2-C new Activity Centre Strategy 2019] [Relocated to 02.03 Settlement]

The residential development provides opportunities for social and economic growth and will impact on Hobsons Bay's services, facilities and places significant pressure on the municipality's road network. Due to its coastal location and main road boundaries, Hobsons Bay is experiencing congestion at key access points to the metropolitan road network and north-south traffic movement to other parts of the region has been identified as a key issue for the municipality. [21.02-2-C new Integrated Transport Plan 2017] [Relocated to 02.03 transport, context]

Hobsons Bay and its immediate neighbours – Wyndham, Brimbank and Maribyrnong – have extensive industrial areas which are identified in Plan Melbourne as part of the state significant Western Industrial Precinct. This Precinct ensures sufficient strategically located land for industrial development linked to the principal freight network and transport gateways allows for continual growth in freight, logistics and manufacturing investment. Protection of the future role of the Precinct is vital to attracting and developing industry to the region and encouraging employment growth. [21.02-2-C] [Relocated to 02.03 Eco Dvp/Industry, trimmed]

The Western Region is home to a diverse array of public open spaces and natural environmental areas clustered along the coastline that are of state, national and international significance for biodiversity conservation. Western regional councils and state agencies are closely involved with management of these assets due to their conservation and cultural significance and the presence of coastal reserves and regional parks. Continuing cooperative partnerships is required to ensure high standards of development and maintenance in terms of trail connections and the management of regionally significant areas. [21.02-2-C new Open Space Strategy 2018] [Relocated to 02.03 Community Infra]

Significant regional facilities located within the municipality include Scienceworks in Spotswood, Seaworks and the Williamstown Hospital in Williamstown, the Substation and

the Australian Islamic Centre in Newport. These facilities are important are important to Hobsons Bay's economic and community wellbeing. [21.02-2-C new Economic Development Strategy 2015] [Relocated to 02.03 Community Infra]

21.02-2 21.02-3 Key influences

~~The key influences in relation to the municipality are:~~ [21.02-3]

- ~~Accommodating residential growth for future generations to facilitate urban consolidation. The increasing demand for further residential development in response to population growth. [Delete – Repeats content at 02.03 Settlement]~~
- ~~Increasing residential development pressure on heritage areas and coastal areas. [21.02-3]~~
- The increasing demand on existing municipal and community infrastructure from population growth and changing community needs. [21.02-3 new Community Facilities Principles 2008] [Relocated to 02.03 Community Infra, C]
- ~~The impact of roads and transport infrastructure on connectivity, both within the municipality and throughout the surrounding region. [21.02-3] [Delete – Covered in 02.03 Transport]~~
- ~~The importance of the municipality's Protection of natural environmentally which include national and state significant areas for future generations. [21.02-3] [Delete – Covered in 02.03 Env values]~~
- Increasing freight and traffic movement associated with the expansion of the Port of Melbourne and residential growth in the surrounding region ~~to the west of Melbourne. [21.02-3] [Relocated to 02.03 Transport, C]~~
- ~~Expansion of the Port of Melbourne. [21.02-3] [Delete – Covered in 02.03 Transport]~~
- ~~The Operation of the municipality's national and state significant industries, pipelines and Major Hazard Facilities. [21.02-3] [Relocated to 02.03 Eco/Industry, C]~~
- The economic restructuring and ~~Protecting the local economy to ensure long term economic development and employment opportunities. [21.02-3 new Economic Development Strategy 2015] [Relocated to 02.03 Eco diversity, SD introductory sentence]~~
- ~~The impacts of Climate change, particularly the threat of including potential sea level rise. [21.02-3 new Climate Change Adaptation Plan 2013] [Delete – Covered in 02.03 Env risks]~~
- Supporting healthy and sustainable activity centres.
- ~~Managing the impacts associated with Increasing tourism activity. [21.02-3] [Delete – Covered in 02.03 Eco/tourism]~~

21.02-34 Key Issues

The key planning issues identified that Council needs to address in the future include: [21.02-4]

Settlement and Housing

- ~~Protecting the quality and character of existing suburbs from pressure associated with urban consolidation.~~

- ~~Protecting places and precincts of local heritage significance from inappropriate development.~~
- ~~Protecting the foreshore from increasing high rise residential development pressure.~~
- ~~The use of basement parking in areas potentially at risk from climate change, particularly sea level rise and storm surge events.~~
- ~~Pressure to rezone and develop Strategic Redevelopment Areas prior to completion of a necessary planning framework.~~
- ~~Defining a new neighbourhood character for the Strategic Redevelopment Areas which balances character and costs associated with remediation of former industrial sites.~~
- The development of the municipality's ~~Accommodating urban growth largely in Strategic Redevelopment Areas~~ in a holistic and integrated manner. [21.02-4] [Relocated to 02.03 Settlement, SD]
- Protecting and building local senses of place and identity, while managing change and growth focussed on Hobsons Bay's local activity centre network. [21.02-4 new Neighbourhood Character Study 2019] [Relocated to 02.03 Built env / NC, SD]
- The alignment of infrastructure provision and open space with land use intensification and population growth. [21.02-4 new Open Space Strategy 2018] [Relocated to 02.03 Dvp Infra, C]
- ~~Encouraging environmentally sustainable development.~~
- ~~The protection of the municipality's valued liveability~~ Balancing sustainable design with the protection of local heritage. [21.02-4 new Experience Hobsons Bay Tourism Strategy 2019] [Delete – Covered in 02.03]

Environmental and Landscape Values

- The protection and enhancement of Hobsons Bay's rich natural environment and landscape for its ecological significance and / or recreational value. [21.02-4 new Biodiversity Strategy 2017] [Relocated to 02.03 Env value, SD]
- ~~The preservation and enhancement of natural and cultural heritage for the enjoyment of future generations.~~ [21.02-4 new Biodiversity Strategy 2017] [Delete – covered in to 02.03 Env values / & Heritage]
- ~~The protection and management~~ managing of biologically-ecologically significant areas including the Cheetham Wetlands, Williamstown Foreshore, Altona Bay, Kororoit Creek, Altona Foreshore, Truganina Drainage Basin and Greenwich Bay to ensure their environmental values for future generations. [21.02-4] [Relocated to 02.03 Env value, C]
- ~~The protecting and management~~ managing of the municipality's creeks, waterways and wetlands to ensure their environmental and /or recreational value for the enjoyment of future generations, including: [21.02-4] [Delete – Covered in 02.03 Env value, C]
 - ~~Kororoit, Cherry, Skeleton and Laverton Creeks.~~
 - ~~Cherry Creek Wetland (incorporating including Cherry Lake).~~
 - ~~Newport Lakes.~~
 - ~~Truganina Swamp.~~
 - ~~Altona Coastal Park.~~
 - ~~Jawbone Flora and Fauna Reserve.~~
 - ~~Williamstown Wetlands.~~ [21.02-4] [Unnecessary to list all waterways, wetlands & creeks]

- ~~Balancing development with the protection and management of areas of Native Grasslands.~~ [21.02-4] ~~[Delete – Covered in 02.03 Env value, SD]~~
- ~~Protect residents from the impacts of the increasing attraction of the foreshore and coastal areas as tourist destinations, particularly with regard to traffic and parking.~~
- ~~Protecting and managing the foreshore and the coast for public use and enjoyment.~~
- ~~Protecting and enhancing natural and cultural heritage significance for the enjoyment of future generations.~~
- ~~The impacts of climate change, particularly sea level rise and storm surge events.~~
- The Reducere~~reduction~~ing in greenhouse gas emissions. [21.02-4] ~~[Relocated to 02.03 Env risks, SD]~~
- ~~Encouraging The encouragement of greater level of environmental sustainability.~~ [21.02-4] ~~[Delete – covered in 02.03 Built Env / ESD]~~

Environmental Risk

- The planning and management of the municipality's natural and built environments to minimise the impacts of climate change, particularly with regard to sea level rise, storm surge, increasing heat and extreme weather events. [21.02-4 new Climate Change Adaptation Plan 2013] ~~[Relocated to 02.03 Env risks, SD, merged with 21.05-1-O12 new]~~
- The management of low lying areas which are subject to inundation to address overland flows from the urban drainage system. [21.02-4 new Climate Change Adaptation Plan 2013] ~~[Relocated to 02.03 Env risks, SD, merged with 21.05-2-O2 new]~~
- ~~The management of development in proximity to environmental hazards to address minimise potential threats to future residents.~~ [21.02-4 new Climate Change Adaptation Plan 2013] ~~[Delete – covered in 02.03 Env risks]~~

Economic Development

- The development of a diverse local economy and a greater range of local employment opportunities that align with the skills of the resident workforce. [21.02-4 new Economic Development Strategy 2015] ~~[Relocated to 02.03 Eco diversity]~~
- The p~~Protection~~ing of National and State significant industries ~~including some of Victoria's largest petroleum, chemical and manufacturing industries from the~~ encroachment of residential or other sensitive uses. [21.02-4] ~~[Relocated to 02.03 Eco / Industry]~~
- ~~Supporting the growth, development and expansion of industrial enterprises in Core and Secondary Industrial Areas.~~ [21.02-4] ~~[Relocated to 17.03-1L]~~
- The need to review ~~Limitation on the establishment and redevelopment of industries due to the application of Employee Population Density Controls with regard to the limitations these place on the establishment of new industries and the redevelopment of existing industrial sites.~~ [21.02-4 new Planning Scheme Review 2018] ~~[Relocated to s74.02]~~
- ~~Managing the movement of freight and industrial traffic through the municipality to minimise local impacts.~~
- ~~The sustainable growth of designated major activity centres.~~
- ~~Responding appropriately to development pressure and activity to support the growth of other sustainable activity centres.~~

- ~~Supporting and strengthening existing businesses.~~
- ~~Managing the impacts of increasing tourism on local amenity, particularly in respect of traffic and parking.~~
- ~~Developing a balanced local economy and local employment opportunities for residents.~~

Transport

- ~~The integration of transport infrastructure and services with land use and transport planning at both local and regional scales.~~ [21.02-4 new Integrated Transport Plan 2017] [Delete - covered in 02.03 Transport]
- The improvement of transport connectivity through additional north - south linkages [Relocated to 02.03 Transport, SD, split] support the emerging transport modes and technologies that complement existing travel methods. [21.02-4 new Integrated Transport Plan 2017] [Relocated to 02.03 Transport, SD, split]
- The integrated management of traffic and parking impacts resulting from increasing residential development and tourism activity. [21.02-4 new Integrated Transport Plan 2017] [Relocated to 02.03 Transport, SD, merged with 21.02-3]
- ~~The management of freight and industrial traffic through the municipality.~~ [21.02-4 new Integrated Transport Plan 2017] [Delete - covered in 02.03 Transport]
- The protection of residents from the impacts of the increasing attraction of the foreshore and coastal areas as tourist destinations, particularly with regard to traffic and parking. [21.02-4 new Integrated Transport Plan 2017] [Relocated to 18.01-2L, merged with 21.10-2]

Infrastructure

- ~~Increasing traffic congestion from growing freight movement and residential growth in Hobsons Bay and neighbouring municipalities, particularly Wyndham.~~
- ~~Increasing traffic congestion due to the limited number of access roads to the municipality and lack of north - south transport routes in the municipality.~~
- ~~Improving connectivity by facilitating the provision and enhancement of north - south linkages.~~
- ~~Increasing shortage of on street parking in Williamstown associated with existing historical built form and on - site parking dispensations.~~
- ~~Providing new and~~ The replacement of ageing infrastructure to meet the needs of existing and future residents, businesses and industries in response to increasing and changing populations, particularly in and around Strategic Redevelopment Areas. [21.02-4] [Relocated to 02.03 Comm Infra, C, merged with 21.02-3 new]
- ~~The provision of Providing well designed and accessible community facilities in convenient locations throughout the municipality.~~ [21.02-4] [Delete - repeats 21.11-1-01 & 21.11-1 new // Relocated to 02.03 Comm Infra, SD]
- ~~Ensuring the provision of appropriate community and social infrastructure to integrate new residential neighbourhoods within established areas.~~
- The provision of Providing appropriate infrastructure to integrate new residential neighbourhoods within established areas. attractive, functional and sustainable built form in existing and future developments. [21.02-4 new Housing Strategy 2019] [Relocated to 02.03 Dvp Infra, SD]

- The restructure of inappropriate subdivisions. [21.02-4] [Delete – repeats 15Relocated to 02.03 Comm Infra, SD]

21.02-54 Strategic Vision

~~The Council's vision for Hobsons Bay is:~~ The Hobsons Bay 2030 Community Vision is the community's statement of aspirations and values for the municipality and its future. The community's vision for the municipality stated in this document is: [21.02-5 new Hobsons Bay 2030 Community Vision] [Relocated to 02.02 trimmed]

By 2030, embracing our heritage, environment and diversity, we – the community of Hobsons Bay – will be an inclusive, empowered, sustainable and visionary community, led and supported by a progressive Council of excellence. [21.02-5 new Hobsons Bay 2030 Community Vision] [Relocated to 02.02]

~~'Working together to achieve a vibrant, diverse and sustainable community that simultaneously pursues economic success, environmental quality and social equity to provide opportunities for all.'~~

Hobsons Bay has a strong commitment towards achieving positive environmental, cultural, social, economic and urban planning outcomes to achieve the following priorities of Hobsons Bay 2030: ~~that promote an equitable and inclusive community through a City that:~~ [21.02-5 new Hobsons Bay 2030 Community Vision] [Relocated to 02.02]

- Visionary, vibrant, accountable urban planning
- Community wellbeing and inter-connection
- Growth through innovation, access to local jobs, technology and education
- Proactive enrichment, expansion and conservation of the natural and urban environment
- Activated sustainable practices
- An accessible and connected community [21.02-5 new Hobsons Bay 2030 Community Vision] [Relocated to 02.02]
- ~~Allows for increased housing growth and provides for diverse housing needs in a way that complements the valued urban village characteristics of its neighbourhoods.~~
- ~~Encourages sustainable development and design excellence.~~
- ~~Encourages built form that achieves harmony between the old and new fabric.~~
- ~~Values and protects its natural, historic and cultural landforms and buildings as local, regional and state tourist attractions.~~
- ~~Values its retail strip shopping centres and maintains their village character and atmosphere.~~
- ~~Recognises the contribution of its National and State significant and major industrial enterprises and protects and supports their continued operations.~~
- ~~Balances and manages the expansion of industries with residential growth to protect amenity.~~
- ~~Provides employment opportunities through a diversity of industrial uses.~~
- ~~Encourages 'green' industry which respects the community and the environment.~~
- ~~Manages and appropriately addresses the interface between industry and other sensitive uses.~~
- ~~Provides for an integrated network of convenient, functional, accessible and sustainable modes of transport.~~

- ~~Protects and enhances the coast, waterways, flora and fauna, parks and open spaces with their distinct natural features.~~
- ~~Encourages residents and visitors to value the environment and use it to enhance their health and wellbeing.~~
- ~~Supports a diverse range of tourism, leisure and cultural attractions and experiences to enhance the quality of life of residents and visitors without detracting from the municipality's village character and atmosphere.~~

The key to achieving this vision is the recognition that various parts of the municipality have to be managed differently and that development potential must consider and respond to local neighbourhood context. A 'one size fits all approach' across the municipality cannot be applied.

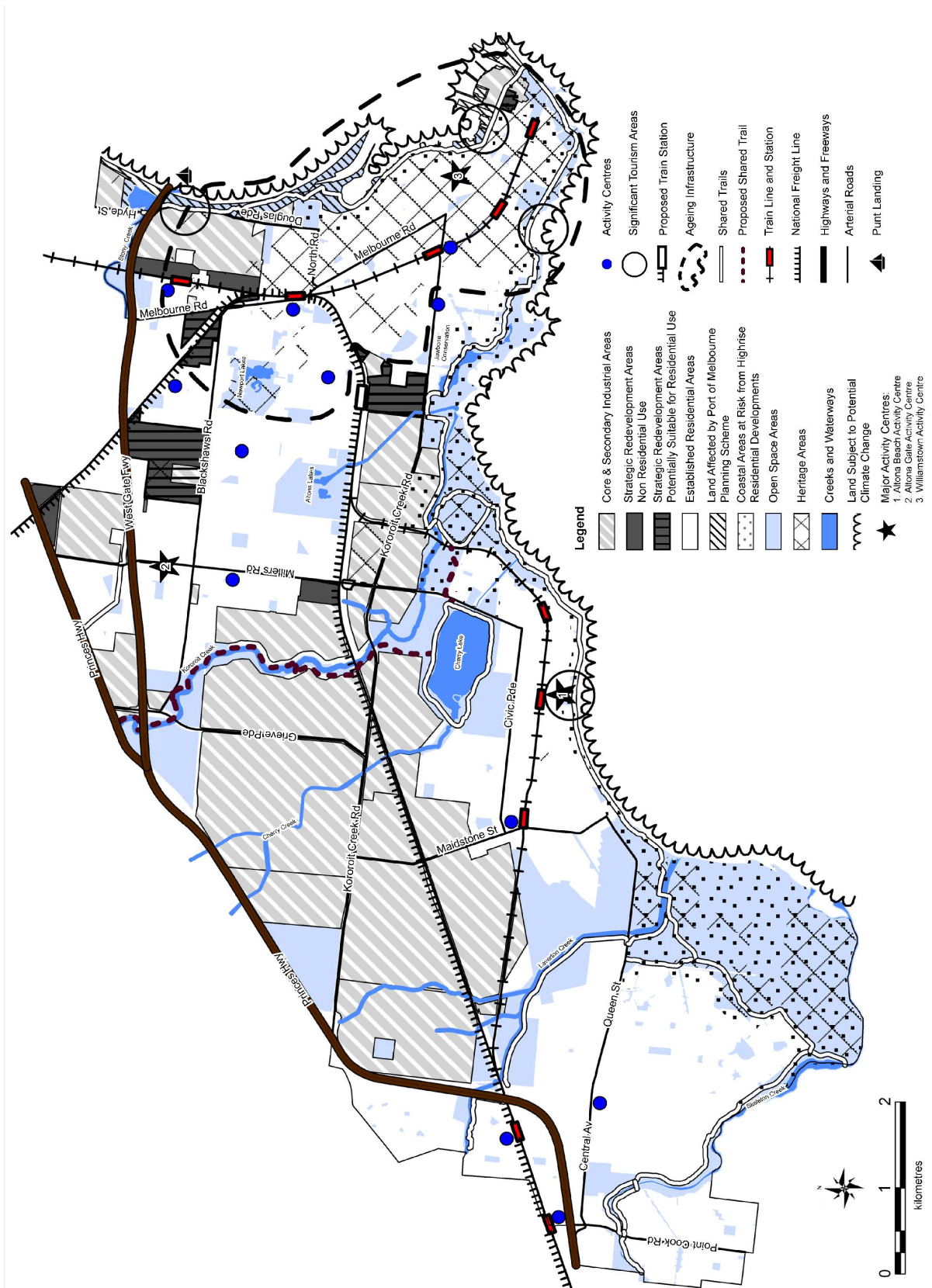
21.02-65 Strategic Framework Plan [Plan updated and relocated to 02.04]

~~The Hobsons Bay Strategic Framework Plan (Figure 1) provides an overview of existing land use in Hobsons Bay. It identifies key locations where specific land use policy outcomes will be supported and promoted, including:~~

~~The major strategic directions identified in the Hobsons Bay Strategic Framework Plan include:~~

- ~~Transitioning appropriate Strategic Redevelopment Areas and major activity centres that will to accommodate urban growth.~~
- ~~Significant open space areas some of which feature significant environmental and landscape values, including:~~
 - ~~The coastline and foreshore areas including the Altona Coastal Park and the Jawbone Flora and Fauna Reserve.~~
 - ~~Areas of identified biodiversity value such as the Biologically significant Cheetham Wetlands, Williamstown and Altona Foreshores and the Altona Bay Laverton North Grasslands.~~
 - ~~Areas of faunal significance including Kororoit Creek, Cherry Lake, Newport Lake, Truganina Swamp, Altona Foreshore, Truganina Drainage Basin and Greenwich Bay.~~
 - ~~Laverton North Grasslands.~~
 - ~~Valuable ecological and environmental areas of Cherry Lake, Newport Lake, Truganina Swamp, Altona Coastal Park and the Jawbone Flora and Fauna Reserve.~~
- ~~Residential Areas, some of which feature areas of local heritage significance that require conservation~~
- ~~Coastal areas with important views of the city and bay, at risk from high rise residential development.~~
- ~~Coastal Areas at risk from potential climate change related sea level rise.~~
- ~~Major transport and asset linkages that need to be considered in planning decisions, particularly the anticipated Melbourne Metro 2, a rail tunnel linking Newport with Clifton Hill.~~
- ~~Core industrial and Secondary Industrial areas which need preservation.~~
- ~~Locations of significant tourism activity.~~

Figure 1 Strategic Framework Plan



21.03 SETTLEMENT

21.03-1 Activity Centres

~~There is an established network of activity centres in Hobsons Bay, each centre varying in terms of size, character and function. The local activity centre network, shown on Map 1 within this Clause, comprises 38 centres that include Major Activity Centres, Large, Medium and Small Neighbourhood Activity Centres, Micro Centres, an Enterprise Area and a~~ The centres range from three major activity centres being Williamstown, Altona Beach and Altona Gate Shopping Centre, to 13 neighbourhood activity centres. The remaining centres are small and local. Each centre has its own unique characteristics. A supermarket-based Neighbourhood Activity Centre and mixed use/commercial area is planned at the former industrial Precinct 15 in Altona North. The vision is to create vibrant activity centres providing a range of retail and social opportunities which meet the needs of the community; provide a focus for community life; encourage ongoing employment and business opportunities; enhance liveability for the local community; and attract visitors and encourage investment. [21.03-1 new Activity Centre Strategy 2019] [Relocated to 02.03 Activity centres, C]

~~The vision is to create a vibrant network of activity centres at the heart of local communities. Each centre with a valued local identity~~ [Relocated to 02.03 Activity centres, C, merged with above] ~~and, as appropriate, providing:~~

- ~~— administrative, civic and cultural facilities~~
- ~~— wellbeing services and retailing outlets to meet local needs~~
- ~~— attractive, enjoyable and safe public realm~~
- ~~— places to meet and connect with others~~
- ~~— integrated, reliable high quality transport choices~~
- ~~innovative well designed housing to meet the diverse needs of local people~~ [21.03-1 new Activity Centre Strategy 2019] [Content already covered in 02.03 Activity centres, C]

Objective 1

~~Support the role and function of each centre in the context of its classification in the local activity centre network.~~ [21.03-1-01 new Activity Centre Strategy 2019, Strategy 2] [Relocated to 02.03 Activity centres, SD]

Strategies

- ~~Discourage the rezoning of commercial land in micro-centres.~~ [21.03-1-01 new Activity Centre Strategy 2019] [Relocated to 11.03-1L]
- ~~Protect business uses from residential and industrial encroachment to maintain an appropriate mix of activity.~~ [Delete - repeats C1Z]
- Support ongoing marine activities, including small boat building and recreational boating, within and in proximity to the Williamstown Major Activity Centre. [21.03-1-01] [Relocated to 11.03-1L]
- Facilitate the development of the Newport Neighbourhood Activity Centre as a cultural/ art/ tourism precinct. [21.03-1-01] [Relocated to 11.03-1L]
- Support the location of community and health facilities within the Central Square NAC to expand the range of available services. [21.03-1-01] [Relocated to 11.03-1L]

Objective 2

Encourage the diversification of activity centres to give communities access to a wide range of goods and services, employment and support local economies. [21.03-1-02 new Activity Centre Strategy 2019] [Relocated to 02.03 Activity centres, SD]

Strategies

- ~~Encourage and support the concentration of retail, commercial, residential, government, community, cultural and recreational uses into activity centres reflective of their role and function in the local activity centre network.~~ [21.03-1-02 new] [Repeats 11.03-1S & 02.03 Activity centres context]
- Discourage out-of-centre commercial development unless suitable locations within the network are not available and a net community benefit can be demonstrated. [21.03-1-02 new Activity Centre Strategy 2019] [Relocated to 17.02-2L]
- Encourage the consolidation of smaller/underutilised sites to enable appropriate redevelopment and intensification. [21.03-1-01 new Activity Centre Strategy 2019] [Relocated to 11.03-1L]

Objective 3

To plan for the growth of existing, and the development of new centres. [21.03-1-03 new Activity Centre Strategy 2019] [Relocated to 02.03 Activity centres, SD introductory sentence]

Strategies

- Support the transformation of Central Square, Altona Meadows from a Large Neighbourhood Activity Centre to a Major Activity Centre. [21.03-1-03 new Activity Centre Strategy 2019] [Relocated to 11.03-1L]
- Facilitate the growth of Spotswood Medium Neighbourhood Activity Centre to a Large Neighbourhood Activity Centre. [21.03-1-03 new Activity Centre Strategy 2019] [Relocated to 11.03-1L]
- Support a supermarket-based new Large Neighbourhood Activity Centre and mixed/use commercial area within Precinct 15, Altona North. [21.03-1-03 new Activity Centre Strategy 2019] [Relocated to 11.03-1L]
- Support the transition of the Aviation Road Medium Neighbourhood Activity Centre to a Large Neighbourhood Activity Centre if the remainder of the Royal Australian Air Force base is developed for residential purposes. [21.03-1-03 new Activity Centre Strategy 2019] [Relocated to 11.03-1L]
- Undertake strategic planning for the use and development of land in and around activity centres. [21.03-1-03 new Activity Centre Strategy 2019] [Relocated to s74.02]
- ~~Balance economic and other development objectives with the need to protect heritage values and preferred built form outcomes.~~ [21.03-1-03 new Activity Centre Strategy 2019] [Unnecessary – Repeats SPP 15.03-1S- S4, 15.01-1S-O1 & S1]
- Support ongoing development ~~Facilitate the establishment of the Millers Junction Enterprise Area, a bulky goods precinct on land fronting Millers Road, 24-42 Cabot Drive and 290-298 Millers Road, Altona North and the Strategic Redevelopment Area identified as Precinct 9 within the Hobsons Bay Industrial Land Management Strategy 2008.~~ [21.03-1-03] [Relocated to 11.03-1L, trimmed]
- ~~Support restricted retail uses at the Millers Junction Enterprise Area that do not compromise the operation of other activity centres.~~ [21.03-1-03 new Activity Centre Strategy 2019] [Section 1 use in C2Z - unnecessary]

- ~~Acknowledge the proximity and interdependent functioning of the activity centres forming the Millers Road Spine:~~
 - ~~Altona Gate MAC~~
 - ~~Borrac Square NAC~~
 - ~~Blackshaws/Millers Road NAC~~
 - ~~Millers Junction Enterprise Area~~ [21.03-1-03 new Activity Centre Strategy 2019]
[Unnecessary – does not provide any decision making / strategic guidance]

Objective 4

To improve accessibility to, within and between ~~activity~~ activities centres using sustainable transport options. [21.03-1-04 new Activity Centre Strategy 2019] [Relocated to 02.03 Transport, SD]

Strategies

- Improve access by walking, cycling and public transport to and within centres. [21.03-1-04 new Activity Centre Strategy 2019] [Repeats 11.03-1S & 02.03 Activity centres SD]
- In the Newport Activity Centre improve pedestrian amenity by enhancing the linkages of the centre separated by the railway corridor and main road. [21.03-1-04 new Activity Centre Strategy 2019] [Relocated to 11.03-1L]
- Develop a high quality pedestrian priority network within 400 metres of all Major and Neighbourhood Activity Centres (Small, Medium and Large). [21.03-1-04 new Activity Centre Strategy 2019] [Relocated to 11.03-1L, split into a strategy & a PG]
- Encourage active transport to centres within an 800 metre radius of train stations. [21.03-1-04 new Activity Centre Strategy 2019] [Relocated to 11.03-1L, PG]
- Support the provision of end-of-trip facilities such as bicycle parking, lockers and change areas in activity centres and at public transport hubs to support walking and cycling. [21.03-1-04 new Integrated Transport Plan 2019] [Relocated to 18.02-1L]

Objective 5

To support higher density residential development and housing diversity in and around activity centres commensurate to their role and function. [21.03-1-05 new Activity Centre Strategy 2019] [Relocated to 02.03 Activity centres, SD]

Strategies

- ~~Use structure plans to guide appropriate levels of residential density and housing typologies.~~ [21.03-1-05 new Activity Centre Strategy 2019] [Rule 3 – Does not provide local decision making guidance]

Objective 6

To improve the social, economic and environmental performance and amenity of activity centres. [21.03-1-06 new Activity Centre Strategy 2019] [Relocated to 02.03 Activity centres, SD]

Strategies

- Protect and enhance the individual character of each activity centre and reinforce the identity and distinctiveness through urban design, public realm improvements and the use of public art. [21.03-1-06 new Activity Centre Strategy 2019] [Split and relocated to 02.03 Activity centres, SD & to 11.03-1L]
- Support high-quality mixed-use development outcomes that respect heritage values and are sensitive to the surrounding built-form and neighbourhood character context. [21.03-1-06 new Activity Centre Strategy 2019] [Relocated to 11.03-1L]
- Support commercial activity that will increase opportunities for social interaction, recreation and enjoyment of the arts. [21.03-1-06] [Relocated to 11.03-1L]
- Minimise the amenity impact of new commercial uses in activity centres on adjacent residential areas. [21.03-1-06] [Relocated to 02.03 Env Risk/Amenity]
- Ensure active frontages adjacent to footpaths and open spaces in the core retail areas of activity centres, including avoiding the use of security screening that obstruct shopfronts or shop windows. [21.03-1-06] [Relocated to 11.03-1L]
- Reduce the proliferation of electronic gaming machines through Activity Centre planning. [21.03-1-06] [Relocated to 11.03-1L]
- Increase landscape canopy cover to enhance the presentation of carparks, streets and open spaces and to provide natural shade. [21.03-1-06 new Activity Centre Strategy 2019] [Relocated to 15.01-1L]
- Design development to optimise views over the foreshore, public open space and public realm. [21.03-1-06 new Activity Centre Strategy 2019] [Relocated to 11.03-1L]
- Enhance tourism opportunities within and around activity centres. [21.03-1-06 new Economic Development Strategy 2015-2020] [Relocated to 11.03-1L]
- Create strong visual linkages and physical connections to the foreshore, Port Phillip Bay, and the regional open space network. [21.03-1-06] [Relocated to 11.03-1L]

Objective 7

To improve local area traffic and car parking management within and around activity centres. [21.03-1-07 new Integrated Transport Plan 2017] [Relocated to 02.03 Transport, SD]

Strategies

- ~~Provide an appropriate mix of on-street and off-street parking having regard to local transport options and trends, the needs of all activity centre users and broader streetscape planning considerations.~~ [21.03-1-07 new Activity Centre Strategy 2019] [delete Covered in 18.02-4S]
- ~~Ensure new commercial uses and development address traffic flow in and around centres.~~ [21.03-1-07 new Activity Centre Strategy 2019] [Rule 3 – does not provide local decision making guidance]

Objective 4 [Remainder of 21.03-1 replaced by Activity Centres Strategy 2019]

~~To retain and strengthen existing activity centres in the municipality to cater for the shopping needs of residents, workers and visitors.~~

Strategies

- Retain and enhance the individual character of the activity centres in the municipality.
- Strengthen the mix of land uses within the centres to support the activity centres and meet community needs.
- Ensure that residential development near activity centres does not compromise existing commercial businesses.
- Discourage the conversion of marginal activity centres to industrial uses.

Objective 2

To encourage further commercial and service business development within activity centres.

Strategies

- Focus major new retailing activities to key activity centres in the municipality.
- Encourage commercial development in strip centres to encourage consolidation of retail activities.
- Encourage and support a diversity of retail facilities in activity centres to meet needs not readily catered.
- Use public art as a catalyst for business growth and amenity improvements, as appropriate.
- Discourage the location of new commercial uses outside activity centres unless the proposed location is in response to a specific demonstrated need.

Objective 3

To enhance the amenity, liveability and economic viability of the existing activity centres in the municipality.

Strategies

- Encourage businesses and activities that increase opportunities for social interaction, recreation and enjoyment of the arts.
- Encourage the location of community facilities and services where there is an identified need.
- Balance the amenity of adjacent residential areas with new commercial uses.
- Ensure the provision of an appropriate supply of well designed car parking spaces within activity centres to service the land uses available.
- Ensure that new commercial uses and development contributes to the supply of car parking in activity centres.
- Ensure that new commercial uses and development address traffic flow in and around centres.
- Enhance trading by improving pedestrian and vehicular access.
- Ensure that new commercial uses and development facilitates public transport use, pedestrian flows and bicycle use.
- Encourage the provision of on-site 'end of trip' facilities in new development.
- Enhance the viability of activity centres through urban design or related improvements.

- Discourage non retail uses at ground level in the core retail areas of activity centres.
- Encourage and retain active frontages adjacent to footpaths in the core retail areas of activity centres, including using security systems that do not screen the shopfront or shop windows.
- Create a more distinctive identity through co-ordinated signage and themes.
- Reduce the proliferation of electronic gaming machines through Activity Centre planning.

Objective 4

To maintain and enhance the role of the existing Williamstown Activity Centre.

Strategies

- Conserve the historic quality of heritage places through careful consideration of proposed developments.
- Protect and enhance the national heritage significance of the Nelson Place streetscape.
- Ensure heritage places can be viable places for users without compromising the cultural heritage significance of the place or the amenity of surrounding uses.
- Identify areas to accommodate additional retail floor space in the centre.
- Enhance tourism opportunities within and around the Williamstown Activity Centre.
- Facilitate linkages between the Williamstown Activity Centre and other leisure, entertainment and recreational nodes.
- Protect the viability of the nearby marine activities to the Williamstown Activity Centre.
- Consider innovative solutions to the provision of car parking where the required on-site parking cannot be provided and alternative arrangements provided for in the planning scheme are not reasonable or viable.
- Improve local area traffic and car parking management within and around the Williamstown Activity Centre.

Objective 5

To maintain and enhance the role of the Altona Beach Activity Centre.

Strategies

- Encourage a centre with a positive identity and strong sense of place, defined retail/commercial precincts and a focus for community activity.
- Create strong visual linkages and physical connections to the foreshore, Port Phillip Bay, the regional open space network and Cherry Lake.
- Encourage and facilitate a wide range of activities, facilities and services for the local community in the Altona Beach Activity Centre.
- Encourage a mix of retail uses to reinforce existing retail activity and encourage new and continuing investment.
- Encourage the Altona Beach Activity Centre as a public transport hub and interchange for the local community, commuters and tourists.
- Encourage and facilitate the Altona Beach Activity Centre as a focus for diverse residential development.

- Encourage tourist and visitor facilities in the foreshore precinct (Pier Street, Queen Street to the Esplanade and the Esplanade, Sargood Street to Davies Street).
- Provide safe and easy pedestrian, bicycle and vehicular access throughout the centre, linking the beach and foreshore to Cherry Lake and the recreation facilities through Pier Street.
- Enhance the environmental qualities of the Altona Beach Activity Centre, particularly the foreshore, Cherry Lake and Logan Reserve.
- Enhance and reinforce the visual amenity of the Altona Beach Activity Centre via urban design, landscape and built form.
- Encourage uses that complement the recreational and tourism potential of the area.

Objective 6

To maintain and enhance the role of the existing Newport Activity Centre.

Strategies

- Promote and facilitate the development of the Newport Activity Centre as a cultural/ art/ tourism precinct.
- Facilitate residential development in and around the Newport Activity Centre.
- Improve the visual amenity of the Newport Activity Centre through urban design and landscape initiatives to streetscapes and other public spaces.
- Improve the integration of activities in the Newport Activity Centre by facilitating convenient and attractive ways of moving within and around the centre, particularly linkages to shops and services separated by the railway corridor and main road overpass.
- Improve pedestrian amenity in the Newport Activity Centre by enhancing the linkage of the centre separated by the railway corridor and main road and facilitating local pedestrian amenity through signage, safety, accessibility and landscaping.
- Encourage and work with relevant Government departments and agencies to upgrade infrastructure to improve connectivity within the Newport Activity Centre.

Objective 7

To maintain and enhance the role of the existing Central Square Activity Centre.

Strategies

- Encourage the expansion of the Central Square Activity Centre's role to include community and health facilities.
- Ensure that any extension of retailing activities in Central Square Activity Centre is appropriate in scale in relation to existing centres nearby and contains a range of other uses to facilitate its role as a community focus for the local neighbourhood.
- Encourage and facilitate the expansion of retail facilities to meet needs not readily catered for in existing centres.
- Encourage and facilitate opportunities for medium density housing near the centre.

Objective 8

~~To create a distinctive and appealing identity for the Aviation Road Activity Centre through an improved user amenity and expanded range of shops and services.~~

Strategies

- ~~Facilitate the development and performance of the Aviation Road Activity Centre.~~
- ~~Encourage and facilitate the improvement and expansion of the retail business mix in the centre.~~
- ~~Make the centre more functional in terms of traffic and parking for the local catchment population.~~

Objective 9

~~To enhance the economic opportunities and provide planning certainty for activities on Millers Road, Altona between the Westgate Freeway and the railway line to the south.~~

Strategies

- ~~Require the preparation of a Structure Plan to ensure a comprehensive approach to development of land between the Westgate Freeway and the railway line to the south.~~
- ~~Improve transport, pedestrian safety and car parking in the area.~~

Objective 10

- ~~To encourage the establishment of a bulky goods precinct on land fronting Millers Road, 24-42 Cabot Drive and 290-298 Millers Road, Altona North and the Strategic Redevelopment Area identified as Precinct 9 within the *Hobsons Bay Industrial Land Management Strategy 2008*.~~

Strategies

- ~~Ensure a comprehensive and integrated approach to development in accordance with the Design and Development Overlay.~~
- ~~Support restricted retail premises at this location.~~
- ~~Provide a range of restricted retail uses that do not compromise the operation of other activity centres.~~
- ~~Ensure that use and development for a bulky goods precinct at this location minimises the impact on the amenity of surrounding residential land.~~
- ~~Encourage built form and development that focuses on public and community based transport systems that support the majority of customer and workforce travel needs.~~
- ~~Ensure that any redevelopment of this site includes Environmentally Sustainable Design (ESD) principles including Water Sensitive Urban Design (WSUD), energy efficient development and water reuse.~~

Implementation

These strategies will be implemented by:

Policy Guidance (criteria for the exercise of discretion)

- ~~Use local policy at Clause 22.01 Heritage to ensure that all new commercial development in mostly intact heritage streetscapes relates to the form, scale,~~

massing and street patterning directly adjacent to it, or where the streetscape has been altered over time, the surrounding heritage area.

- Use local policy at Clause 22.05 in the consideration of planning applications to address the shortage of available car parking in Williamstown.
- Use local policy at Clause 22.06 to contribute to the development Altona Beach Activity Centre as a vibrant village with a sustainable future.
- Use local policy at Clause 22.11 in the consideration of signage applications to ensure that the form and amount of outdoor advertising is appropriate to the character of the area, the streetscape and the building on which it is located and adds visual interest.
- Use local policy at Clause 22.12 to identify appropriate locations for gaming machines.

Application of zones and overlays

- Apply the Commercial Zones to existing retail and commercial activity centres.
- Apply a Heritage Overlay over places and precincts of identified heritage significance located within activity centres.
- Apply the Mixed Use Zone in the Altona Beach Activity Centre to land designated to provide a range of residential, commercial, office and limited industrial and other uses which complement the mixed-use function of the locality.

Further Strategic Work

- Review and prepare new structure plans to guide the planning and future development of Activity Centres including:
 - Williamstown
 - Newport
 - Altona Gate Shopping Centre and Millers Road between the Westgate freeway and the railway line to the south including the former Altona North Technical School
 - Spotswood
 - Woods Street.
- Undertake a landscape and streetscape strategy and guidelines in conjunction with the preparation of a structure plan for the Altona Gate Shopping Centre and Millers Road between the Westgate Freeway and the railway line to the south.
- Review the Activity Centres Strategy for the municipality. The Review should address whether the smaller and/or marginal activity centres have a retail future and facilitate alternative land use, as appropriate.
- Prepare an Outline Development Plan for Precinct 18 as recommended in the Industrial Land Management Strategy 2008.
- Review the Commercial 2 Zone applying to 511 to 519 Melbourne Road, Newport.

Reference Documents

Hobsons Bay Industrial Land Management Strategy 2008

Williamstown Activity Centre Parking Study 2009

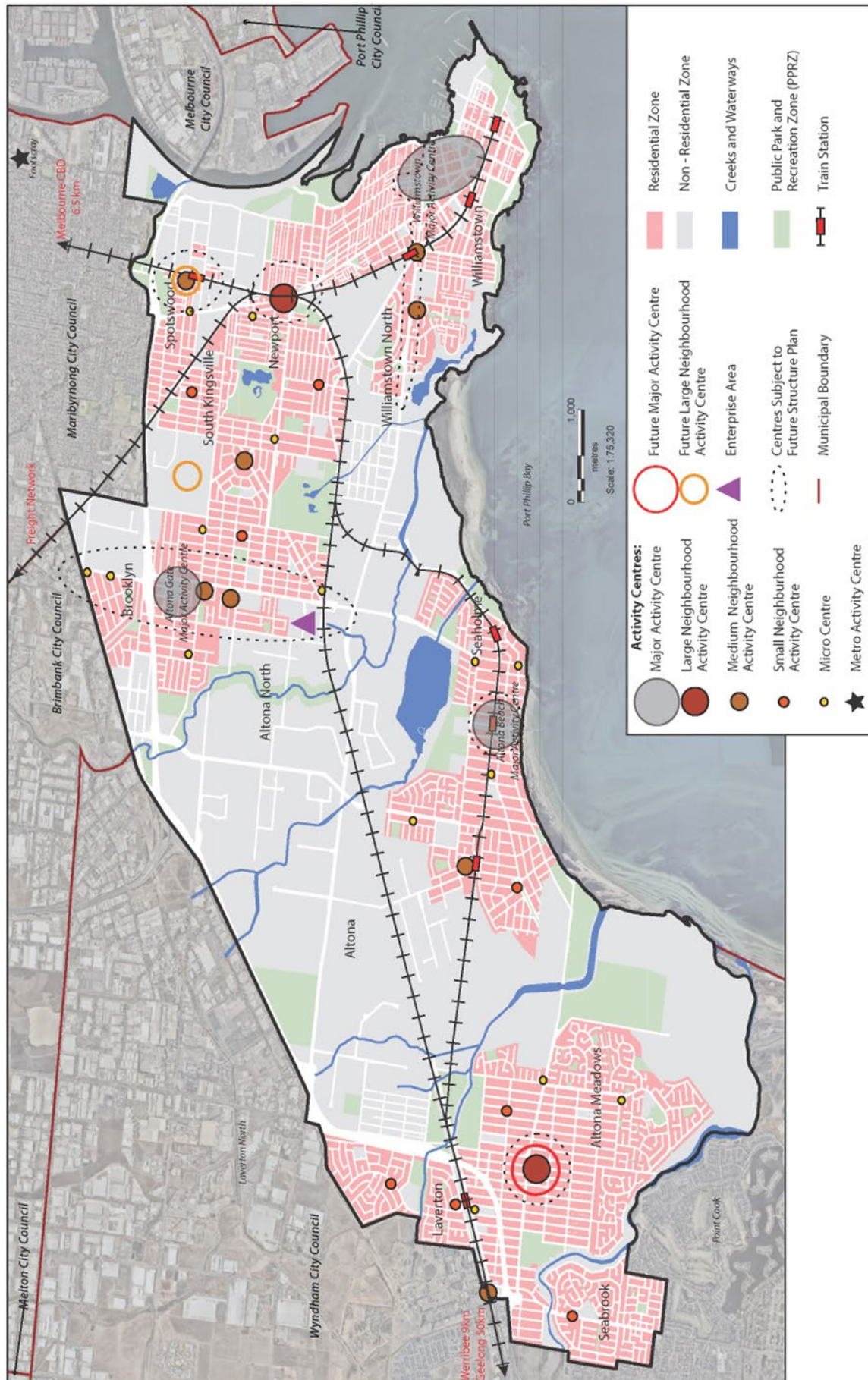
Hobsons Bay Advertising Signs Guidelines 1999

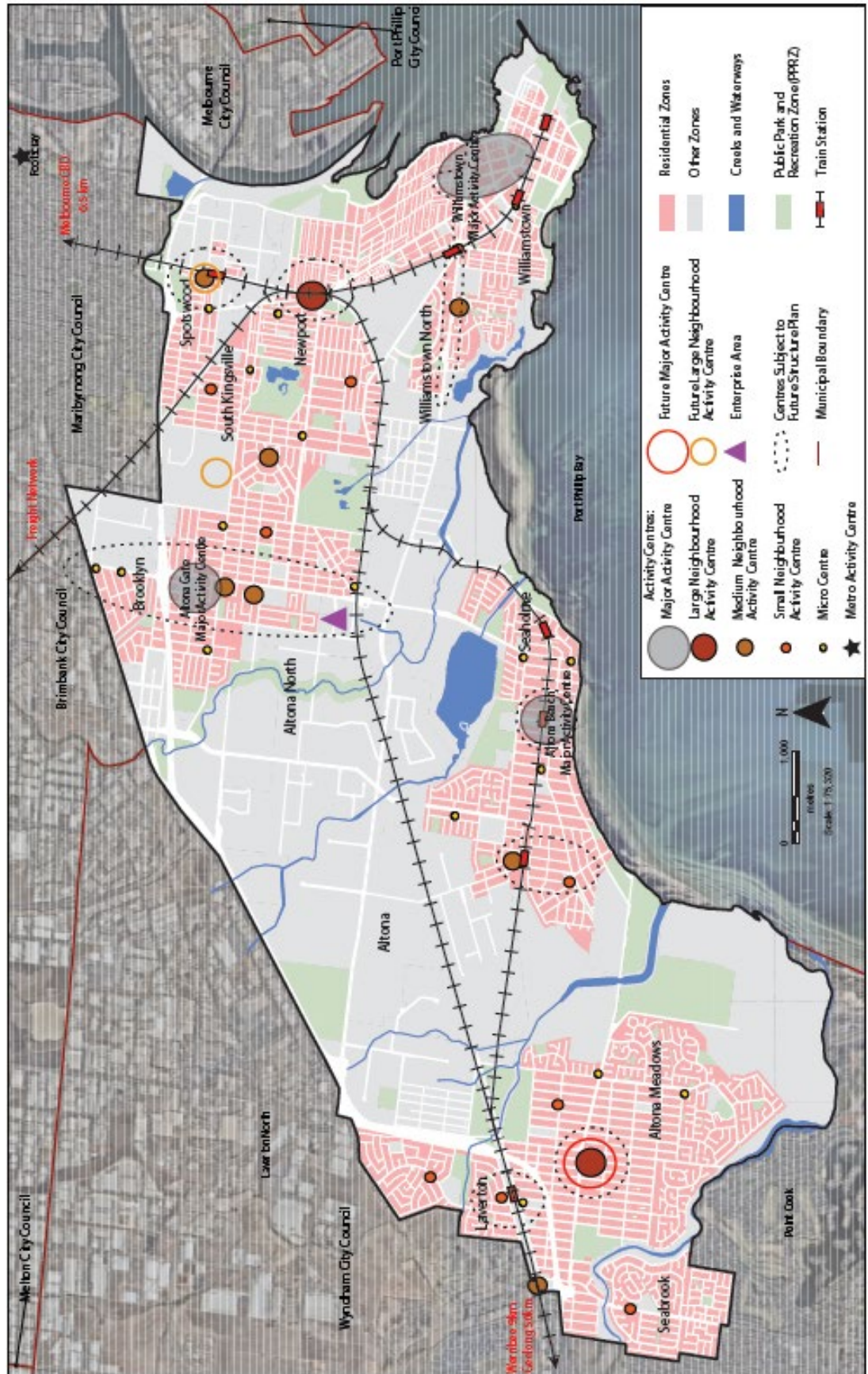
~~Hobsons Bay Landscape Design Guidelines 1999~~

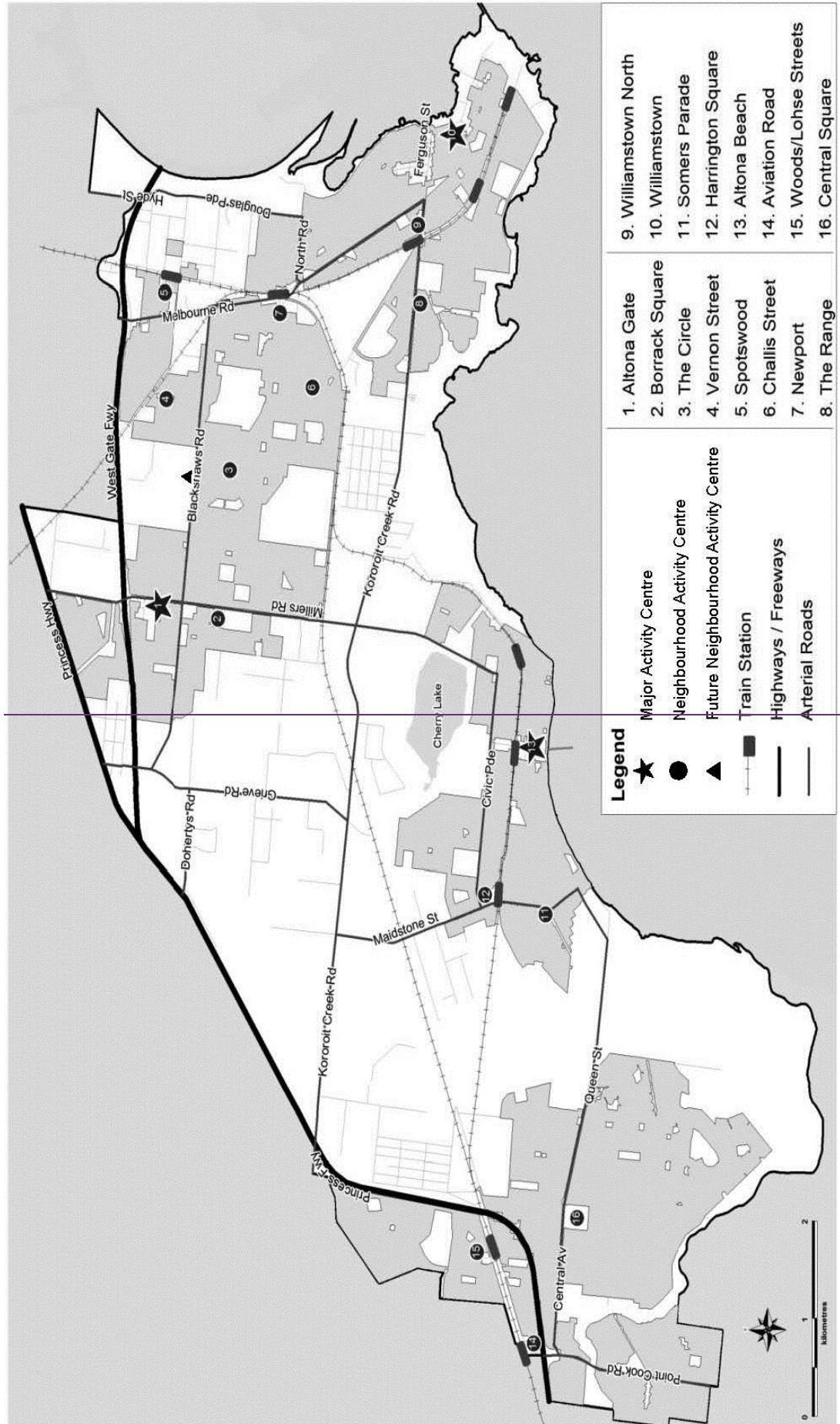
~~Williamstown/Altona Coastal Parklands Plan 1997~~

~~Hobsons Bay Problem Gambling – Electronic Gaming Machines (EGMs) Policy Statement
2015~~

Map 1 Hobsons Bay Activity Centres Network [new Activity Centres Strategy 2019]







21.03-32 Strategic Redevelopment Areas

The City of Hobsons Bay has a range of different industrial areas and a significant amount of the municipality's industrial land uses are related to large industries that are vital to the State's economy. However, in recent years, the City has become even more popular as a residential location of choice and with this interest has come renewed investment in other commercial and service type land uses. [Reworded] [21.03-2] [Relocated to 02.03 Settlement, C trimmed]

In response to this demand Council developed the Hobsons Bay Industrial Land Management Strategy 2008, which provided a system of classification for the municipality's 22 industrial precincts as indicated in Map 2 within this Clause. Nine of these precincts were further identified as being suitable for alternative land uses and are designated as Strategic Redevelopment Areas. Redevelopment of these sites must be carefully managed to ensure that the ultimate aim of net community benefit is achieved and that interfaces with existing development are resolved. [Reworded] [21.03-2 new Industrial Land Management Strategy 2008] [Relocated to 02.03 Settlement, C trimmed]

Objective 84

To successfully manage the transition and strategic redevelopment of redundant industrial areas identified as Strategic Redevelopment Areas within Council's Industrial Land Management Strategy 2008. [21.03-2-08] [Relocated to 11.02-1L, trimmed] ~~through the development of Outline Development Plans (i.e. a master plan) or other appropriate planning controls to achieve net community benefit.~~

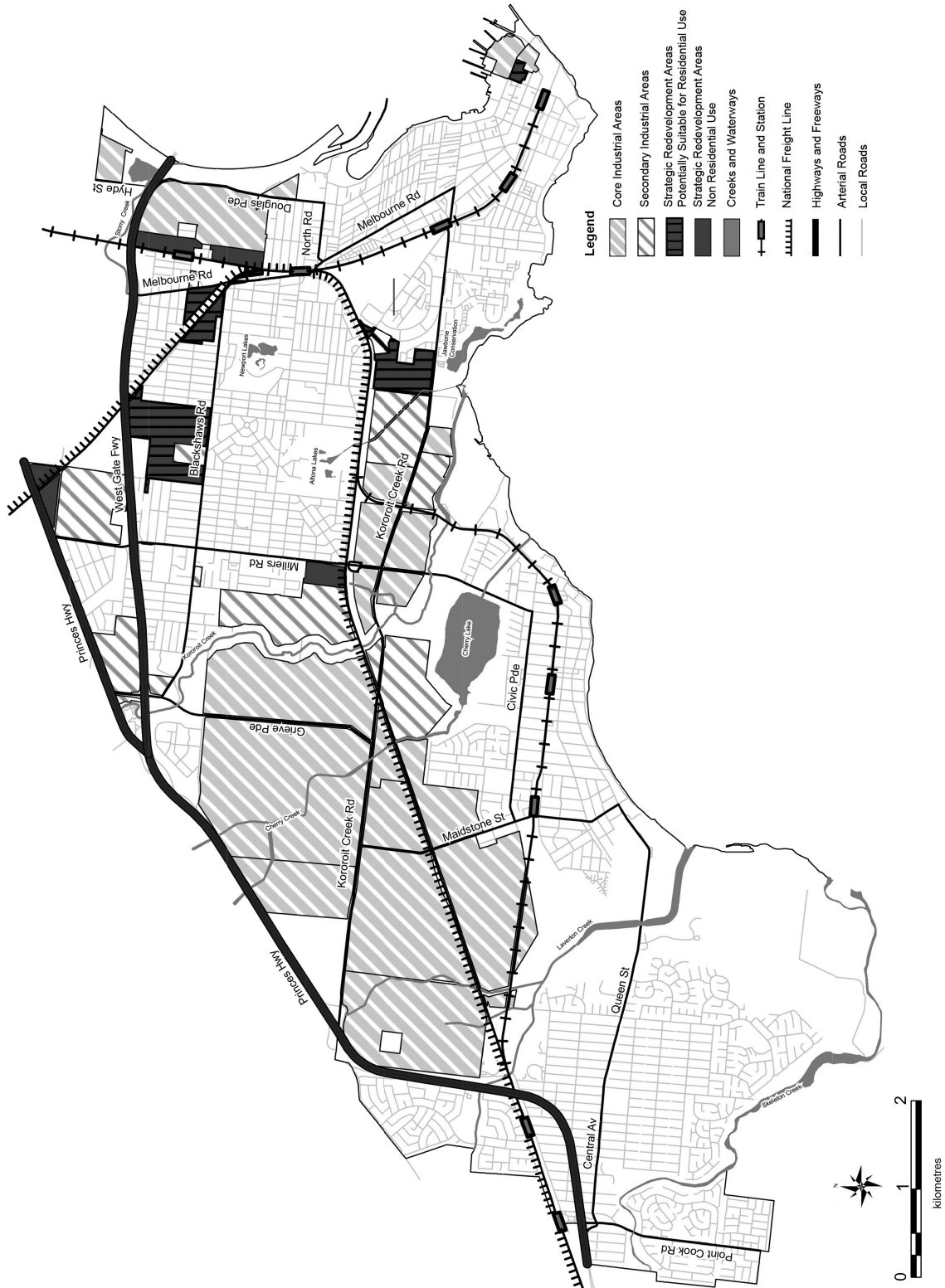
Strategies

- ~~Support new land uses subject to appropriate justification.~~ [21.03-2-08] [Unnecessary]
- Require the preparation of an Outline Development Plan or a Master Plan, for Strategic Redevelopment Areas that are no longer suitable for industrial uses and are in multiple ownerships to ensure that the Strategic Redevelopment Area as a whole can integrate with its surrounds and address significant interface issues. [Repositioned] [21.03-2-08 repositioned] [Relocated to 11.02-1L, reworded and trimmed]
- ~~Manage change in Strategic Redevelopment Areas carefully; protect the existing and ongoing viable use of existing industries; retain employment generating uses where possible; and subject to appropriate justification, introduce new land uses.~~
- ~~Require the following matters be addressed, as appropriate, in consideration of applications for change in Strategic Redevelopment Areas:~~ [21.03-2-08]
 - ~~The extent of potential site contamination~~ [21.03-2-08] [Repeats 13.04-1S]
 - ~~The appropriateness of the proposed range of future uses~~ [21.03-2-08] [Covered in 11.02-1L]
 - All infrastructure requirements including community facilities and open space [21.03-2-08] [Relocated to 11.02-1L, merged with 21.11-2-02]
 - Potential off site impacts, and measures to manage these impacts them [21.03-2-08] [Relocated to 11.02-1L, merged with 21.03-3-PA]
 - ~~Traffic management plans which address connectivity within and between sites~~ [21.03-2-08] [Covered in 11.02-1L]
 - ~~staging of development~~ [21.03-2-08] [Covered in 11.02-1L]

- ~~mechanisms/proposals to protect ongoing viable industries from encroaching sensitive uses such as buffer distances and acoustic measures to attenuate noise levels within the new development~~ [21.03-2-08] [Covered in 11.02-1L]
- ~~Future character of the area and potential impact on neighbouring residential character~~ [21.03-2-08] [Covered in 11.02-1L]
- ~~Measures to protect ongoing viable industry~~ [21.03-2-08] [Repeats MPS, 11.02-1L & 17s]
- ~~Social Impact Assessment~~ [21.03-2-08] [No application requirements in the new format & does not provide any strategic direction]
- ~~Impact of electronic gaming machines~~ [21.03-2-08] [Repeats 02.03 Gaming + s52.28]
- ~~Incorporation of Environmentally Sustainable Design principles~~ [21.03-2-08] [Repeats 02.03 Built env / ESD & 15.02-1L]
- ~~Diversity in housing choice including affordable housing.~~ [21.03-2-08] [Repeats 02.03 Housing & 16.01-4S]
- ~~The appropriate zoning and planning controls to guide future development and manage the potential impact of interface issues on adjoining land uses.~~ [21.03-2-08] [Unnecessary & repeats 11.02-1L]
- ~~Require the preparation of an Outline Development Plan (i.e. a master plan), for Strategic Redevelopment Areas that are no longer suitable for traditional industrial uses and are in multiple ownership in consultation with land owners, adjoining land owners, key government stakeholders and the Council to ensure that the Strategic Redevelopment Area as a whole can integrate with its surrounds and address significant interface issues.~~
- Support applications for site specific rezoning only if the applicant can demonstrate that the proposal will not prejudice the future development of the remainder of the precinct and that it is consistent with an Outline Development Plan or Master Plan that has been prepared to manage overall change in the precinct. [21.03-2-08] [Relocated to 11.02-1L, reworded]
- ~~Ensure that there is~~ Require an appropriate interface between conflicting land uses when planning for the redevelopment of redundant industrial sites identified as Strategic Redevelopment Areas. [Covered in 11.02-1L & repeats 13.07-1S]
- Require residential and other new sensitive land uses to include appropriate measures to protect residential amenity, including noise attenuation within new buildings and appropriate design and siting of private open space ~~to protect occupants' amenity.~~ [21.03-2-08] [Relocated to 11.02-1L]
- ~~Ensure that there is an appropriate interface between existing and future land uses within redundant industrial areas identified as Strategic Redevelopment Areas when planning for redevelopment of the precinct.~~
- ~~Where appropriate, consider the potential for new character in future residential areas of the Strategic Redevelopment Areas.~~ Support development that incorporates and reflects elements of the municipality's cultural heritage, history and diversity. [Reworded] [21.03-2-08] [Relocated to 11.02-1L]
- ~~Ensure~~ Require the provision of appropriate community infrastructure or an adequate contribution to support the provision of this infrastructure ~~new communities.~~ [21.03-2-08] [Relocated to 11.02-1L]
- ~~Ensure~~ Require that the existing road layout and subdivision pattern that defines and characterises the broader neighbourhood is considered and respected by new development. [21.03-2-08] [Relocated to 11.02-1L]

- ~~Manage change in Strategic Redevelopment Areas carefully; protect the existing and ongoing viable use of existing industries to retain employment generating uses where possible; and subject to appropriate justification, introduce new land uses.~~ [21.03-2-08]
[Relocated to 11.02-1L]

Map 2 Core and Secondary Industrial Areas and Strategic Redevelopment Areas
 [Replaced by new maps]



21.03-43 Open Space

~~Open space contributes significantly to the character of Hobsons Bay. It is a key contributor to the City's character and plays a significant role in distinguishing and defining its image. Open space can also play an important role in easing the impact of urbanisation. It enhances quality of life and encourages physical activity.~~

~~As the population grows and housing density increases, private backyards are diminishing in size, leading to a more important role for public open spaces in community life. Having regard to the combination of typical physical barriers to pedestrian movement, the distances people are prepared to walk and what open space is nearby, some areas of the municipality are under supplied [Relocated to 02.03 Community Infra, SD, merged with 21.03-3-09] with local open space to meet residential leisure needs. People need parks to be accessible and offer a variety of quality experiences. [21.03-3] [Unnecessary]~~

Objective 942

To provide adequate open space and continue to develop a variety of open spaces to provide for a range of experiences and leisure opportunities that are accessible for all people. [21.03-3-09] [Relocated to 02.03 Community Infra, SD]

Strategies

- ~~Provide open space generally in accordance with the open space planning principles and hierarchy including Regional, District, Neighbourhood, Local and Linear links, following:~~
- ~~Local parks.~~
- ~~Sports grounds.~~
- ~~Regional parks. [21.03-3-09 new Open Space Strategy] [Does not provide any additional strategic guidance from 56.05-2]~~
- ~~Ensure open spaces are equitably distributed within a safe 10 minute walk of 95% of residents, are well connected, safe and co-located with community infrastructure. [21.03-3-09 new Open Space Strategy 2018, split] [Repeats 19.02-6S & 02.03 Community Infra, SD & 19.02-6L PG]~~
- ~~Ensure open spaces are designed to meet minimum service standards, be multi-purpose, multi-functional and enhance community appreciation, reflect community values and be adaptable to changing needs. [21.03-3-09 new Open Space Strategy 2018] [Repeats 19.02-6S]~~
- ~~Ensure the quantity of open space is sufficient to cater for a diverse range of community uses and groups; the purpose of open spaces also caters for different types of amenity. [21.03-3-09 new Open Space Strategy 2018] [Repeats 19.02-6S]~~
- Ensure the network of open spaces supports biodiversity and habitat links, while being resource-efficient, sustainable and resilient to climate change. [21.03-3-09 new Open Space Strategy 2018] [Relocated to 02.03 Community Infra, SD]
- Protect and enhance the Hobsons Bay Coastal Park as the main park in the municipality which contains the Hobsons Bay Coastal Trail and provides the primary connections to waterways running to the coast. [21.03-3-09] [Relocated to 19.02-6L]
- Protect and develop linear creek ~~enhance the waterways parks which are the next most significant element of the open space system in terms of area and function to provide connections from northern areas in the municipality and from the Federation Trail to the coast~~ park and trail network. [21.03-3-09] [Relocated to 19.02-6L]
- ~~Protect and enhance the remaining 200 large and small parks within the municipality, dotted throughout residential areas including the five major non-coastal parks used~~

~~mainly for sport, being Comben Reserve (on Skeleton Creek), Laverton Park (on Laverton Creek), Grant Reserve (on Cherry Creek and Lake), Paisley Park (on Paisley Drain) and Newport Lakes. [21.03-3-09] [Repeats 02.03 Community Infra, SDs]~~

- Establish linear parks along Skeleton, Stony, Kororoit and Laverton Creeks, as well as drainage and other corridors to provide opportunities for cycling and walking and to enhance the environmental appeal of the municipality. [21.03-3-09] [Relocated to 19.02-6L]
- ~~Provide appropriate open space in each neighbourhood to serve a range of age and interest groups and provide a diversity of opportunities. [21.03-3-09] [Repeats 19.02-6S]~~
- ~~Ensure effective open space assessments are undertaken in the process of changing uses, assessing development and subdivision proposals and the potential rationalisation of open space in the municipality. [21.03-3-09] [Rule 3 – Does not provide local decision making guidance]~~
- ~~Allocate and spend the open space funds collected under the Subdivision Act in accordance with:~~
 - ~~The open space needs of incoming residents.~~
 - ~~Opportunities for new facilities in existing adjacent or nearby open space.~~
 - ~~Opportunities to link with existing open space.~~
 - ~~Improving the usability and quality of open space. [21.03-3-09] [Rule 3 – Does not provide local decision making guidance]~~
- Provide open space in areas identified as having a deficiency, through shared use of facilities, identifying opportunities for new parks, enlarging existing parks and providing linkages to other open space areas. [21.03-3-09] [Relocated to 19.02-6L]
- Enhance accessibility and useability of the trail network through development, safety, and linkages to other public uses and residential areas. [21.03-3-09] [Relocated to 19.02-6L]
- 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. [Reworded from existing 21.04] [21.03-3-09] [Relocated to s74.02]
- Encourage landowners to set aside privately owned land along watercourses for public open space. [21.03-3-09] [Relocated to 19.02-6L]
- ~~Ensure the provision of appropriate open space to support new communities. [21.03-3-09] [Repeats 19.02-6S]~~
- Protect the cultural features of open space and where appropriate provide interpretation. [21.03-3-09] [Relocated to 19.02-6L]

Objective 103

~~To enhance the quality of diverse leisure opportunities available in the open space system throughout the municipality. [21.03-3-010] [Repeats 02.03 Community Infra]~~

Strategies

- ~~Develop a range of active and passive open space throughout the municipality based on needs. [21.03-3-010] [Repeats 19.02-6S]~~

- ~~Provide facilities to encourage greater usage by people of all age groups and abilities.~~ [21.03-3-010] [Repeats 19.02-6S]
- ~~Provide playground equipment in highly accessible locations for people children with all abilities disabilities.~~ [21.03-3-010] [Repeats 19.02-6S]

Objective 14

To develop the Kororoit Creek corridor as a major focus for recreation and community activities. [21.03-3-014] [Relocated to 19.02-6L]

Strategies

- Create a continuous shared trail along the creek by completing gaps in the Kororoit Creek Trail. [21.03-3-014] [Relocated to 19.02-6L]
- Improve connections between existing open spaces, community facilities and the creek. [21.03-3-014] [Relocated to 19.02-6L]
- Protect landscapes which are representative of the Kororoit Creek corridor. [21.03-3-014] [Relocated to 19.02-6L]
- Facilitate the provision of boardwalks to manage pedestrian and bicycle access to protect the salt marsh areas of the Altona Coastal Park. [21.03-3-014] [Relocated to 19.02-6L]
- Discourage visible car parks within sight from the Altona Coastal Park and locate new infrastructure to the edges of the creek corridor or on adjacent access roads to maintain the landscape character of the Altona Coastal Park. [21.03-3-014] [Relocated to 19.02-6L]

Map 3 – Open spaces [new Open Space Strategy]



Implementation [Combined implementation including existing open space content]

~~These objectives and strategies will be implemented by:~~

Policy Guidance (criteria for the exercise of discretion)

- ~~Use the Schedule to Clause 52.01 to specify that a cash contribution of 5% of the site value is required as part of the subdivision of land in the former Port Phillip Woollen Mill site in Williamstown.~~
- ~~Use local policy at Clause 22.01 to ensure that heritage issues are given appropriate consideration at an early stage when making decisions about the future uses and development of industrial sites. [21.03-3-PG] [No policy guidance in the new format]~~
- ~~Use local policy at Clause 22.01 Heritage to ensure that all new commercial development in mostly intact heritage streetscapes relates to the form, scale, massing and street patterning directly adjacent to it, or where the streetscape has been altered over time, the surrounding heritage area. [21.03-3-PG] [No policy guidance in the new format]~~
- ~~Use local policy at Clause 22.11 in the consideration of signage applications to ensure that the form and amount of outdoor advertising is appropriate to the character of the area, the streetscape and the building on which it is located and adds visual interest. [21.03-3-PG] [No policy guidance in the new format]~~
- ~~Use local policy at Clause 22.11 to ensure that signs respond to the character and amenity of areas and do not detract from the character of a locality, building or site. [21.03-3-PG] [No policy guidance in the new format]~~
- ~~Use local policy at Clause 22.12 to identify appropriate locations for gaming machines. [21.03-3-PG] [No policy guidance in the new format]~~

Application of zones and overlays:

- ~~Apply the Comprehensive Development Zone, based on a Comprehensive Development Plan, for Precinct 15 in Altona North to transition it to a residential/mixed use precinct~~
- ~~Apply the Development Contributions Plan Overlay to the Former Port Phillip Woollen Mill Site in Williamstown.~~
- Apply the Design and Development Overlay, or a Development Plan Overlay or other appropriate planning control to implement the Hobsons Bay Industrial Land Management Strategy 2008 to manage the transition of redundant industrial land identified as a Strategic Redevelopment Areas for alternative uses. [21.03-3-PA] [Relocated to s74.01]
- Apply the Development Plan Overlay or Design and Development Overlay to ensure that new, refurbished and converted developments for new residential and other noise sensitive uses constructed in proximity to existing industry include appropriate acoustic measures to attenuate noise levels within the building and private open space areas. [21.03-3-PA] [Relocated to s74.01]
- Apply the Environmental Audit Overlay to contaminated sites. [21.03-3-PA] [Relocated to s74.01]
- Apply the Land Subject to Inundation Overlay and the Special Building Overlay to land identified as being flood prone. [21.03-3-PA] [Relocated to s74.01]
- Apply the Heritage Overlay to conserve characteristics that contribute to the individual identity of heritage places and precincts within Hobsons Bay and ensure that their

cultural significance is not diminished by the loss of any fabric which contributes to the significance of the heritage place or precinct and inappropriate new development. [21.03-3-PA] [Relocated to s74.01]

- [Apply the Commercial Zones to existing retail and commercial activity centres.](#) [21.03-3-PA] [Relocated to s74.01]
- [Apply the Public Park and Recreation Zone to public recreation facilities and areas of public open space.](#) [21.03-3-PA] [Relocated to s74.01]

Further Strategic Work [All relocated to s74.02]

- ~~Review the municipality's Activity Centres Strategy.~~ [Completed 2019]
- [Review and prepare new structure plans to guide the planning and future development of activity centres including:](#)
 - [Laverton](#)
 - [Millers Road Spine](#)
 - [Williamstown](#) [new Activity Centres Strategy 2019]
 - ~~Newport~~ [Structure Plan being prepared]
 - ~~Spotswood~~ [Structure Plan will be completed within next cycle of Planning Scheme Review]
 - [Altona Beach](#)
- ~~Review the Commercial 2 Zone applying to 511 to 519 Melbourne Road, Newport.~~ [Included in anomalies purple]
- ~~Prepare master plans for significant open space areas.~~ [new Open Space Strategy 2018] [Not specific]
- ~~Prepare a Community Services and Infrastructure Plan to assess the level of existing facilities and services required to meet the needs of new communities.~~ [Completed 2020]
- ~~Review the Hobsons Bay Landscape Design Guidelines 1999.~~ [21.03-3] [Relocated to s74.02]
- ~~Develop a Sports and Recreation Strategy~~ [Completed]
- ~~Through the development of Outline Development Plans, Development Plan Overlays, Design and Development Overlays or other planning tools, as appropriate, to ensure an integrated development that, amongst other things, ensures appropriate buffer distances are maintained from nearby industry and the ongoing operations of the Port are protected.~~
- ~~Review the level of existing facilities and services to meet the needs of new communities.~~

Reference documents [21.03-3-PD] [All relocated to s72.08]

Hobsons Bay Landscape Design Guidelines 1999

Hobsons Bay Advertising Signs Guidelines 1999

Hobsons Bay Industrial Land Management Strategy 2008

Hobsons Bay Industrial Development Design Guidelines June 2008

~~Integrated Municipal Public Health and Wellbeing Plan~~ – The Hobsons Bay 2030 Community Vision together with the Council Plan 2017-21

[Laverton Together Urban Design Framework 2006](#)

~~Disability Action Plan 2008-2012~~

Port Phillip Woollen Mill Development Contributions Plan 2015-25, April 2016

Hobsons Bay Problem Gambling – Electronic Gaming Machines (EGMs) Policy Statement 2015

[Kororoit Creek Regional Strategy 2005-2030](#)

[Hobsons Bay City Council Kororoit Creek Masterplan 2006](#)

[Point Gellibrand Park Coastal Heritage Park Master Plan \(Revised 2003\)](#)

[Williamstown Foreshore Strategic Review 2010](#)

[Open Space Strategy 2018](#)

[Activity Centre Strategy 2019](#)

21.045 ENVIRONMENTAL AND LANDSCAPE VALUES

~~This Clause provides local policy content to support Clause 12 (Environmental and Landscape Values) of the State Planning Policy Framework. [21.04]~~

Overview

~~Hobsons Bay~~ The municipality is home to ~~open spaces~~ natural coastal, grassland and landscapes of international, national, state and regional conservation significance. ~~These areas include comprising the beaches and~~ foreshores, salt marshes, waterways, wetlands, remnant native grassland areas ~~vegetation~~ and mangroves. This system of open spaces and waterways surrounds and punctuates Hobsons Bay's urban areas and create a distinctive landscape providing nature conservation and breathing spaces. It is also important for regional drainage, flood management, riparian habitat and water quality functions. [21.04]
[Relocated to 02.03 Env values, C]

21.045-1 Terrestrial Environments Natural Assets

Objective 1

To protect and conserve the municipality's landscapes, including its grasslands ~~biodiversity of open space~~ and watercourses, as habitat for indigenous flora and fauna. [21.04-1 new Biodiversity Strategy 2017] [Relocated to 02.03 Env values, SD merged with strategy below]

Strategies

- ~~Conservation and Protection of Habitat~~ [21.04-1]
- Protect and conserve natural habitat ~~the environmental and cultural significance of open space~~, in particular flora, fauna and geomorphology. [21.04-1] [Relocated to 02.03 Env values, SD merged with O1]
- Create and protect biolinks between areas of identified biodiversity value, as indicated on the Map 1 – Potential Biolink Areas, within this clause. [21.04-1 new Biodiversity Strategy 2017] [Relocated to 12.01-1L]
- ~~Facilitate the protection of native flora and fauna and seek to preserve their natural habitats in a manner that ensures their long term survival.~~
- ~~Continue to support environmental conservation as a valid use of open space.~~
- ~~Where appropriate, support~~ Support the revegetation of ~~open space and~~ watercourses using indigenous species that will ~~to~~ enhance and protect locally significant biodiversity. [21.04-1] [Relocated to 12.01-1L]
- ~~Protect and maintain the visual environment and amenity of the open space conservation areas.~~ [21.04-1 new Biodiversity Strategy 2017] [Duplicates PPRZ & PCRZ]
- ~~Encourage~~ Require major industrial land uses to contribute towards the improvement of watercourses and open spaces in their localities and to integrate the landscaping of their internal site buffers with adjoining public open spaces. [21.04-1] [Relocated to 15.01-2L]
- ~~Strengthen, protect and encourage extensions to habitat corridors to enhance and protect biodiversity.~~

- ~~Encourage the retention and expansion of the open space conservation areas to ensure opportunities for people to experience the natural environment.~~
- ~~Protect and maintain the visual environment and amenity of the open space conservation areas.~~
- ~~Design and Built Form~~
- ~~Ensure that development enhances the environmental and conservation values of open space.~~
- ~~Ensure the establishment of dense vegetated buffer zones for the protection of drainage lines.~~
- ~~Encourage major industrial land uses to contribute towards the improvement of watercourses and open spaces in their localities and to integrate the landscaping of their internal site buffers with adjoining public open spaces.~~
- ~~Promote innovative, attractive design and presentation of facilities and provide appropriate landscape screening to sensitive areas.~~
- ~~Encourage the establishment and use of public art in appropriate public realm locations to enhance environmental, cultural and heritage values.~~

Objective 2

~~To identify, manage and protect waterways, flood plains and other flood prone areas to minimise the impacts of flooding in urban and non urban areas.~~

Strategies [Remainder of 21.04-1 moved to Clause 21.06 Natural Resources]

- ~~Encourage the design of development the impact of stormwater runoff to manage stormwater quality and quantity from the site.~~
- ~~Encourage the use of treatment methods such as wetlands and litter traps for the control of urban runoff.~~
- ~~Prevent incompatible land use and development in areas affected by flood risk to avoid intensifying flooding impacts in urban and non urban areas.~~
- ~~Ensure that sediment runoff during the construction phase is minimised by requiring the development of environmental management plans incorporating best practice environmental management (refer to EPA publication No. 480 Environmental Guidelines for Major Construction Sites).~~

Implementation

~~The strategies will be implemented by:~~

Policy Guidance (criteria for the exercise of discretion)

- ~~Liaise with the floodplain authority on a continuing basis to identify urban and non urban areas affected by flood risk.~~
- ~~Discourage land use and development proposals which generate significant adverse impacts on the local waterways and capacity of the local drainage system.~~
- ~~Implement and apply existing Strategic Directions Plans and Master Plans.~~
- ~~Use local policy at Clause 22.11 to ensure that signs respect and respond to the character and amenity of sensitive areas.~~

Application of zones and overlays

- Apply the Public Park and Recreation Zone and Public Conservation and Resource Zone to areas of environmental significance.
- Apply the Land Subject to Inundation Overlay and the Special Building Overlay to land identified as being flood prone.
- Apply the Environmental Significance Overlay, Significant Landscape Overlay and the Vegetation Protection Overlay to areas identified as being environmentally significant.
- Apply a Heritage Overlay over places and precincts of heritage significance.

Further Strategic Work

- Investigate the impact of projected sea level rise and storm surge on the municipality and consider options to manage it.
- Develop guidelines for habitat protection to be used in the assessment of development applications.
- Introduce land use and development control measures into the Hobsons Bay Planning Scheme in consultation with the floodplain authority, to minimise the impact of development on the local and regional drainage systems.
- Develop a Greening Framework for the municipality and undertake planting to strengthen the landscape character, emphasising areas of high visibility such as gateways, major boulevards and creeks.
- Undertake a Sports and Recreation Strategy to provide Council with a sound basis and direction from which it can plan, co-ordinate and make future decisions with regard to recreation and open space in a manner which best meets the community's needs.
- Undertake a review of the Open Space Plan 2005.

Reference Documents

Kororoit Creek Regional Strategy 2005-2030

Hobsons Bay City Council Kororoit Creek Masterplan 2006

Point Gellibrand Park Coastal Heritage Park Master Plan (Revised 2003)

Sustainable Tourism Strategy 2006-2012

Rehabilitation and Management Plan Sandy Point and Greenwich Bay Foreshore Newport 1998

Hobsons Bay Advertising Signs Guidelines 1999

Hobsons Bay Landscape Design Guidelines 1999

Hobsons Bay Industrial Land Management Strategy 2008

21.045-2 The Coastal environments

Overview

Hobsons Bay's coastline is one of the municipality's most attractive assets and defining features. Its [The coastal areas offer residents and visitors views towards the city and across bay views, access to](#) beaches, coastal parks and scenic drives [that provide](#) create a diversity of tranquil and active recreational experiences. However, [Any future use and development of this area along the coastline must](#) while respect, [protect and conserve](#)ing its

~~environmental and heritage values~~ [this fragile ecosystem as a first priority](#) ~~for current and future generations to enjoy.~~ [21.04-2 new Biodiversity Strategy 2017] [Relocated to 02.03 Env values, C]

Objective 1

To protect and enhance the environmental values and [biodiversity of the municipality's coastal areas](#) ~~significant features of the coast.~~ [21.04-2-01 new Biodiversity Strategy 2017] [Relocated to 02.03 Env values, SD]

Strategies

- ~~Require the proper management of storm water discharges to the bay from new and existing development and the discharge of effluent to the sewer or approved treatment or re-use systems.~~ [21.04-2-01] [Covered in 19.03-3S]
- Give consideration to the marine environment in the assessment of any planning issues relating to the coast. [21.04-2-01] [Relocated to 02.03 Env values, SD]
- ~~Promote~~ [Use](#) catchment management as the most effective and [ecological](#) sustainable approach to improving the marine environment. [21.04-2-01] [Relocated to 02.03 Env values, SD]
- [Use indigenous species in preference to introduced species in revegetation programs.](#) [Existing within Clause 21.11 objective 5 strategy reworded] [21.04-2-01] [Relocated to 12.02-1L]
- ~~Manage~~ [Support appropriate public access and use of coastal areas in accordance with its environmental values.](#) [Combination of strategies currently located in Clause 21.05 Environment] [21.04-2-01] [Relocated to 12.02-1L]
- ~~Require the preparation of~~ [Implement a storm water management plans for all new development to manage the quality and quantity of storm water discharges to the bay.](#) [21.04-2-01] [Repeats 19.03-3S + Note no application requirements in the PPF]
- ~~Require best practice on site management of storm water discharges from new development.~~ [21.04-2-01 new Intergrated Water Mangement Strategy] [Repeats 14.02-1S]

Objective 2

~~To ensure that coastal land is planned and managed in accordance with local strategies.~~

Strategies

- ~~Continue to work towards achieving continuous parkland along the southern coast of Hobsons Bay.~~
- ~~Retain and extend public ownership of the coastline.~~
- Create a continuous open space and waterway system between Point Gellibrand and Cheetham Wetlands/Point Cook. [21.04-2-01] [Relocated to 19.02-6L]
- ~~Provide links between each part of the coastal parks through the construction of the Bay Trail.~~
- ~~Encourage the removal of the tank farm at Point Gellibrand and increase public access to Breakwater Pier.~~

- ~~Conserve Point Gellibrand's remaining historical features in recognition of the cultural heritage of the site.~~
- ~~Maintain the 'wild' spirit of Point Gellibrand Park through a very open and 'unmanicured' landscape character.~~
- ~~Maintain the coastal road through the Point Gellibrand Coastal Park.~~
- ~~Continue to work towards achieving a continuous pedestrian link along the foreshore between Commonwealth Reserve and the Seaworks site in Williamstown.~~

Objective 3

~~To manage, conserve and enhance the diversity of land and marine ecosystems.~~

Strategies

- ~~Ensure that development does not cause undesirable changes to terrestrial and marine ecosystems.~~
- ~~Use indigenous species in preference to introduced species in revegetation programs.~~
~~[Moved to Objective 1 of this Clause]~~
- ~~Manage access and use in areas in accordance with its environmental values.~~
- ~~Implement a storm water management plan to manage storm water discharges to the bay.~~ ~~[Moved to Objective 1 of this Clause]~~

Objective 4

~~To facilitate appropriate development near the coast.~~

Strategies

- ~~Balance the needs of the various clubs against those of the wider community.~~
- ~~Ensure that structures are sited and designed to respect their cultural setting and visually complement the surrounding coastal landscape.~~
- ~~Encourage the retention of the maritime industry in the future, maintaining links with the history of Williamstown.~~
- ~~Conserve and maintain the existing wharf facilities in the Nelson Place precinct, in particular Gem Pier and Ferguson Street Pier.~~
- ~~Encourage the development of the old PMA site, which respects the historic fabric of the site and provides public access to the waterfront.~~
- ~~Consider traffic and car parking impacts when considering changes to casual berthing opportunities along Gem Pier.~~
- ~~Maintain the current level of minimal development along The Strand foreshore.~~
- ~~Maintain the low level of boating activity within The Strand precinct and the mooring facilities located within the bay.~~
- ~~Ensure development on the foreshore does not result in undesirable traffic and car parking impacts.~~

- ~~Ensure that boating activities do not result in undesirable traffic and car parking impacts.~~
- ~~Ensure development takes into account relevant coastal considerations (including sites of cultural and heritage significance, relevant management plans and strategies, and creation of open space).~~

Objective **25**

~~To ensure that development near the coast protects the environmental and protects landscape values of the coast.~~ [21.04-2-O2] [Repeats 12.02-1S]

Strategies

- ~~Ensure that the bulk, scale and finish of new development does not compromise the generally modest scale of the area, especially along the foreshore where there is likely to be continued pressure to build large developments to exploit Protect water and city views from public areas~~ the public realm. [21.04-2-O2] [Relocated to 12.02-1L]
- Require ~~Ensure that new development~~ to be is designed and sited to enhance visually complement the surrounding coastal landscape. [21.04-2-O2] [Relocated to 15.01-2L]
- ~~Ensure that new facilities are low scale and complementary to existing activities and facilities.~~
- ~~Encourage innovative and sensitively designed medium density residential development at appropriate locations.~~ [21.04-2-O2] [Housing change areas identified in MPS & 16.01-2L + “innovative design” covered in 15.01-2L residential BD]
- ~~Encourage the preparation of a coastal hazard vulnerability assessment for development in coastal locations.~~ [Relocated to Clause 21.05-4]
- ~~Consider the effects of storm surge and sea level rise on development in coastal locations.~~ [Relocated to Clause 21.05-4]
- ~~Ensure that any development on land adjoining the coast, which could impact on the coast, is consistent with the Victorian Coastal Strategy, the Siting and Design Guidelines for Structures on the Victorian Coast and any relevant, adopted Coastal Action Plan prepared under the Coastal Management Act.~~
- ~~Protect water and city views from public areas and from the bays.~~

Implementation

The strategies for the coast will be implemented by:

Policy Guidance (criteria for the exercise of discretion):

- ~~Liaise with the floodplain authority on a continuing basis to identify areas affected by flood risk.~~ [21.04-2-PG] [Rule 1 – Not relevant to the exercise of discretion]
- Discourage land use and development proposals which generate significant adverse impacts on the local waterways and capacity of the local drainage system. [21.04-2-PG] [Relocated to 19.03-3L, reworded as strategy]
- ~~Implement and apply existing Strategic Directions Plans and Master Plans.~~ [21.04-2-PG] [Rule 3 – Plans implemented through Overlays]
- ~~Use local policy at Clause 22.11 to ensure that signs respect and respond to the character and amenity of sensitive areas.~~ [21.04-2-PG] [Rule 3 – Not required to apply local policy]

- ~~Use local policy at Clause 22.01 in the assessment of planning applications and planning scheme amendments to conserve characteristics that contribute to the individual identity of heritage places and precincts and ensure that their cultural significance is not diminished by inappropriate new development and responds positively to special features such as views, vistas, significant vegetation and landmarks.~~ [21.04-2-PG] [Rule 3 - Not required to apply local policy]

Other

- ~~To protect the environmental values of the coast and develop an increased awareness of sustainability principles across the municipality.~~
- ~~Provide creative interpretation of the cultural heritage and environmental values of the coastal parklands to the community on site through signage.~~
- ~~Recognise and enhance where appropriate the value of habitat conservation and reconstruction, ecotourism and natural area interpretation.~~

Application of zones and overlays

- Apply the Public Park and Recreation Zone and Public Conservation and Resource Zone to areas of environmental significance. [21.04-2-PA] [Relocated to s74.01]
- Apply the Land Subject to Inundation Overlay and the Special Building Overlay to land identified as being flood prone. [21.04-2-PA] [Relocated to s74.01]
- Apply the Environmental Significance Overlay, Significant Landscape Overlay and the Vegetation Protection Overlay to areas identified as being environmentally significant. [21.04-2-PA] [Relocated to s74.01]
- Apply a Heritage Overlay over places and precincts of heritage significance. [21.04-2-PA] [Relocated to s74.01]
- Apply the Public Park and Recreation Zone and Public Conservation and Resource Zone to relevant public land to conserve and protect the natural coastal environment. [21.04-2-PA] [Relocated to s74.01]
- Apply a Design and Development Overlay to restrict the height of development adjacent to the coast. [21.04-2-PA] [Relocated to s74.01]

Further Strategic Work

- ~~Review existing policy for developments to meet best practice stormwater management and close any gaps.~~ [Moved to Clause 21.06]
- Investigate the application of the Environmental Significance Overlay to sites with high value native grassland. [21.04-2 new Biodiversity Strategy 2017] [Relocated to s74.02]
- Develop a Urban Forest Strategy and Greening Framework for the municipality ~~to strengthen the landscape character, emphasising areas of high visibility such as gateways, major boulevards and creeks.~~ [21.04-2] [Relocated to s74.02]
- ~~Prepare guidelines for planners and applicants for water conservation and delivery of high quality storm water into drainage systems and incorporate these into approval processes.~~ [Moved to Clause 21.06]
- Prepare and implement master plans for sites along the coast.
- ~~Review the strategy relating to the tank farm at Point Gellibrand and access to Breakwater Pier.~~
- Restore natural hydrology of waterways, including identifying opportunities to remove river cement channels (Cherry Creek) and restore estuarine freshwater and tidal flows. [21.04-2] [Relocated to s74.02]

Reference Documents [Relocated to s72.08]

[Biodiversity Strategy 2017–22](#) [21.04-PD]

[Living Hobsons Bay: an Integrated Water Management Plan 2014-2019](#) [21.04-PD]

Williamstown Foreshore Strategic Plan 2010 [21.04-PD]

Point Gellibrand Park Coastal Heritage Park Master Plan (Revised 2003) [21.04-PD]

Hobsons Bay City Council Kororoit Creek Masterplan 2006 [21.04-PD]

~~Sustainable Tourism Strategy 2006–2012~~

~~Rehabilitation and Management Plan Sandy Point and Greenwich Bay Foreshore Newport 1998~~

~~Hobsons Bay Advertising Signs Guidelines 1999~~

Hobsons Bay Landscape Design Guidelines, 1999 [21.04-PD]

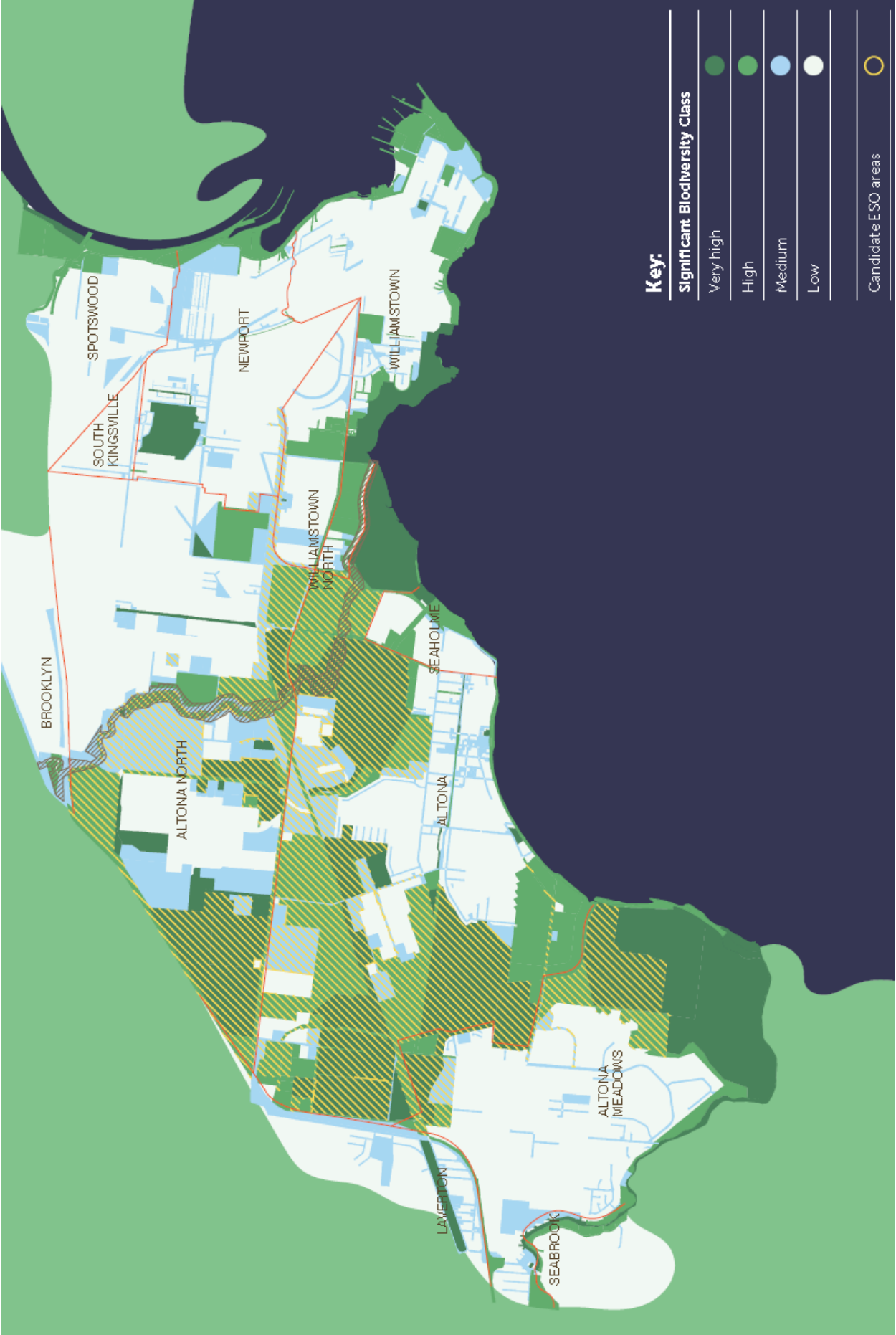
Kororoit Creek Regional Strategy 2005-2030 [21.04-PD]

Point Gellibrand Park Coastal Heritage Park Master Plan (Revised 2003) [21.04-PD]

Hobsons Bay Industrial Land Management Strategy 2008 [21.04-PD]

[Experience Hobsons Bay Tourism Strategy 2019-2024](#) [21.04-PD]

Map 4 Potential Biolink Areas [Biodiversity Strategy 2017]



21.05 ENVIRONMENTAL RISKS

~~This Clause provides local policy content to support Clause 13 (Environmental Risks) of the State Planning Policy Framework.~~

21.05-1 Heat

During periods of extreme heat health risks are exacerbated in urban areas by the urban heat island effect. This is caused by a lack of canopy trees or surface vegetation and the use of heat absorbent surfaces such as paving and concrete around buildings and within the public realm. [21.05-1 new Climate Change Adaptation Plan 2013] [Relocated to 02.03 Env risks, C]

Objective 1

To minimise the impacts of heat through urban design responses. [21.05-1-O12 new Climate Change Adaptation Plan 2013] [Relocated to 02.03 Env risks, SD]

Strategies

- Require that developments provide for a range of design responses to heat island impacts. [21.05-1-O12 new Climate Change Adaptation Plan 2013] [Relocated to 02.03 Env risks, SD, merged with below]
- Require development to provide surface vegetation and canopy trees. [21.05-1-O12 new Climate Change Adaptation Plan 2013] [Relocated to 02.03 Env risks, SD, merged with above]

21.05-23 Flooding

Floods are naturally occurring events and the inherent functions of creeks and floodplains to transport and store stormwater in times of extreme inundation must be recognised and protected for both environmental and community safety reasons. ~~Planning for further development in flood prone areas of Hobsons Bay must respond to the potential flood risk within floodplains, creeks and other waterways and the need to keep these areas free for efficient floodwater storage and discharge.~~ [21.05-2 new Climate Change Adaptation Plan 2013] [Relocated to 02.03 Env risks, C] + [Deletion repeats 21.05-2-O2 below & 21.05-2-O3]

Objective 23

To manage development within proximity to flood prone land. [21.05-2-O2 new Climate Change Adaptation Plan 2013] [Relocated to 02.03 Env risks, SD]

Strategies

- ~~Manage residential development in areas that encroach on 1:100 year floodplains or existing waterways.~~ [21.05-2-O2 new Climate Change Adaptation Plan 2013] [Repeats 13.01-2S, 13.01-1S, LSIO, FO etc.]
- Require that development within proximity to flood prone areas be designed so that floodwater is not obstructed and risks to life and property are minimised. [21.05-2-O2 new Climate Change Adaptation Plan 2013] [Relocated to 13.03-1L reworded]
- Avoid raised earthworks that may obstruct or redistribute floodwater flows and increase flow velocities or floodwater levels. [21.05-2-O2 new Climate Change Adaptation Plan 2013] [Relocated to 13.03-1L]

Objective 34

To manage stormwater runoff and protect waterways, flood plains and other flood prone areas to minimise the impacts of flooding in urban and non-urban areas. [21.05-2-03 new Climate Change Adaptation Plan 2013] [Relocated to 02.03 Natural resource management SD]

Strategies

- ~~Encourage the design of~~ **Require developments to minimise the impact of stormwater runoff by to managing the quantity of stormwater being discharged from the sites.** [21.05-2-03 new Climate Change Adaptation Plan 2013] [Repeats 13.03-1L]
- ~~Encourage the use of treatment methods such as wetlands and litter traps for the control of urban runoff.~~ [Relocated to 21.06-1 Water quality]
- ~~Prevent incompatible land use and development in areas affected by flood risk to avoid intensifying flooding impacts in urban and non-urban areas.~~ [21.05-2-03 new Climate Change Adaptation Plan 2013] [Repeats 14.02-2S]
- ~~Ensure that sediment runoff during the construction phase is minimised by~~ **Requiring the development of environmental management plans incorporating best practice environmental management to minimise sediment runoff during construction activity.** (refer to EPA publication No. 480 Environmental Guidelines for Major Construction Sites) [21.05-2-03] [Merged with 21.04-2-01 new & relocated to 19.03-3L]

21.05.4

Sea Level Rise

There is scientific evidence that climate change is now inevitable and that changes have already begun to occur. In planning for sea level rise an accepted measure of likely future sea level should be used to consider the risk to development from the combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology when assessing risks and coastal impacts associated with climate change. [21.05-3 new Climate Change Adaptation Plan 2013] [Relocated to 02.03 Env risks, C]

Objective 45

To plan for potential sea level rise resulting from climate change. [21.05-3-04 new Climate Change Adaptation Plan 2013] [Relocated to 02.03 Env risks, SD]

Strategies

- ~~Require that development in areas likely to be affected by sea level rise incorporate measures to offset inundation risks.~~ [21.05-3-04 new Climate Change Adaptation Plan 2013] [Repeats 13.01-1S & 13.01-2S]
- ~~Avoid further development in identified coastal hazard areas that are already susceptible to coastal inundation.~~ [21.05-3-04 new Climate Change Adaptation Plan 2013] [Repeats 13.01-1S & 13.01-2S]
- ~~Prepare~~ **Encourage the preparation of a coastal hazard vulnerability assessment for development in coastal locations.** [21.05-3-04] [No application requirements in the new format. Enough under 13.01-1S & 13.01-2S for Council to require this]

Implementation

Application of zones and overlays [All relocated to s74.01]

- ~~The objectives, strategies and policy guidelines in the Planning Scheme are implemented through the application of appropriate zones and overlays. [Deleted as this stated in the *Planning and Environmental Act 1987*]~~
- Apply the Environmental Audit Overlay to sites identified as potentially contaminated land, in accordance with Ministerial Direction No.1 and the Potentially Contaminated Land General Practice Note, June 2005. [21.05-3-PA]
- Apply appropriate flooding overlays to areas identified by the Floodplain Manager, as being subject to flooding [21.05-3-PA]

Further Strategic Work [All relocated to s74.02]

- Review Council's Climate Change Adaptation Plan. [21.05-3]
- Investigate the impact of projected sea level rise and storm surge on the municipality and consider options to manage it. [21.05-3]
- ~~Ensure that land subject to coastal hazards are identified and appropriately managed to ensure that future development is not at risk.~~
- ~~Identify and appropriately manage land subject to coastal hazard to ensure that future development is not at risk.~~
- ~~Develop an urban forest strategy to respond to climate change and adaptation, provide maximum shade and cooling and protect biodiversity values.~~ [21.05-3] [Currently underway]
- ~~Develop an Urban Forest Strategy and Greening Framework for the municipality.~~ [21.05-3]
- ~~Develop guidelines, standards and education material on how developments can most effectively use vegetation and passive irrigation to minimise the urban heat island effect.~~ [21.05-3]

Reference Documents [Relocated to s72.08]

Climate Change Adaptation Plan 2013-18 [21.05-3-PD]

Community Greenhouse Strategy 2013-30 [21.05-3-PD]

Living Hobsons Bay: an Integrated Water Management Plan 2014-2019 [21.05-3-PD]

Industrial Land Management Strategy 2008 [21.05-3-PD]

21.06 NATURAL RESOURCE MANAGEMENT

~~This Clause provides local policy content to support Clause 14 (Natural Resource Management) of the State Planning Policy Framework.~~

21.06-1 Water quality

~~The municipality is located within the Port Phillip and Westernport Catchment and is home to six significant waterways - Skeleton Creek, Laverton Creek, Cherry Creek, Kororoit Creek, Stony Creek and the western bank of the Yarra River estuary. Skeleton Creek and Laverton Creek are the only two waterways that have high enough flow volumes and seasonality of flows for the migration of aquatic animals. Maintaining high quality flows in Laverton and Skeleton Creeks is very important for the health of these waterways to protect their ecosystem functions. Aquatic life can also be protected by preventing excess sediment from entering waterways.~~ [21.06-1 new Living Hobsons Bay an: Integrated Water Plan 2014] [Relocated to 02.03 Nat resource, C]

~~Land use and development within the municipality significantly influences local waterways and the overall health of both the Yarra and Maribyrnong River catchments. The intensification of urban development will inevitably result in the increased discharge of water in local waterways. There is a need to ensure that the quality and quantity of this discharge is controlled through development design and mitigation measures.~~ [21.06-1 new Living Hobsons Bay an: Integrated Water Plan 2014] [Relocated to 02.03 Nat resource, C]

Objective 1

~~To ensure the protection and, where possible, restoration of catchments, waterways and groundwater supplies, and the marine environment.~~ [21.06-1 O1 new Living Hobsons Bay an: Integrated Water Plan 2014] [Relocated to 02.03 Nat resource, C]

Strategies

- ~~Support~~ Encourage the use of treatment methods such as wetlands and litter traps for the control of urban runoff. [21.06-1 O1] [Relocated to 19.03-3L]
- ~~Prevent incompatible land use and development in areas affected by flood risk to avoid intensifying flooding impacts in urban and non-urban areas.~~ [Moved to clause 21.05]
- ~~Ensure that sediment runoff during the construction phase is minimised by requiring the development of environmental management plans incorporating best practice environmental management (refer to EPA publication No. 480 Environmental Guidelines for Major Construction Sites.~~ [Moved to clause 21.05]
- ~~Protect~~ ~~Support the protection of water catchments and water supply facilities to ensure the continued availability of clean, high quality drinking water.~~ [21.06-1 O1] [Repeats 14.02-1S]
- ~~Consider the impacts of catchment management on downstream water quality and freshwater, coastal and marine environments.~~ [21.06-1 O1 new Living Hobsons Bay an: Integrated Water Plan 2014] [Repeats 14.02-1S]
- ~~Retain natural drainage corridors with vegetated buffer zones at least 30m wide along each side of a waterway to maintain the natural drainage function, stream habitat and wildlife corridors and landscape values, to minimise erosion of stream banks and verges and to reduce polluted surface runoff from adjacent land uses.~~ [Moved to Clause 21.04]
- ~~Undertake measures~~ ~~Require the implementation of water sensitive urban design to minimise the quantity of and retard the flow of stormwater runoff from developed areas.~~ [21.06-1 O1 new Living Hobsons Bay an: Integrated Water Plan 2014] [Repeats 14.02-1S]

- ~~Require the proper management of~~ Encourage measures to filter sediment and waste from storm water prior to its discharge into waterways, including the preservation of floodplain or other land for wetlands and retention basins. [21.06-1 O1 new Living Hobsons Bay an: Integrated Water Plan 2014] [Repeats 14.02-1S]
- ~~Ensure that works at or near waterways provide for the protection and enhancement of the environmental qualities of waterways and their instream uses.~~
- ~~Ensure land use and development proposals minimise nutrient contributions to waterways and water bodies and the potential for the development of algal blooms.~~ [21.06-1 O1 new Living Hobsons Bay an: Integrated Water Plan 2014] [Repeats 14.02-1S]
- ~~Ensure that land use activities discharging potentially contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries and marine environments.~~ [21.06-1 O1 new Living Hobsons Bay an: Integrated Water Plan 2014] [Repeats 14.02-2S]
- ~~Discourage incompatible land use activities in areas subject to flooding, severe soil degradation, groundwater salinity or geotechnical hazards where the land cannot be sustainably managed to ensure minimum impact on downstream water quality or flow volumes.~~ [21.06-1 O1 new Living Hobsons Bay an: Integrated Water Plan 2014] [Repeats 14.02-2S]
- ~~Prevent the establishment of incompatible land uses in aquifer recharge or saline discharge areas and in potable water catchments.~~ [21.06-1 O1 new Living Hobsons Bay an: Integrated Water Plan 2014] [Repeats 14.02-2S]
- ~~Require the use of appropriate measures to restrict sediment discharges from construction sites.~~ [21.06-1 O1] [Repeats 14.02-1S]
- ~~Encourage the siting, design, operation and rehabilitation of landfills to reduce impact on groundwater and surface water.~~ [21.06-1 O1 new Living Hobsons Bay an: Integrated Water Plan 2014] [Repeats 14.02-2S]
- ~~Ensure planning is coordinated with the activities of catchment management authorities.~~ [21.06-1 O1 new Living Hobsons Bay an: Integrated Water Plan 2014] [Repeats 14.02-1S]

21.06-2 Water conservationquality

A reliable supply of drinking water is a vital resource for community health and maintaining adequate levels of water within natural systems is essential to protecting our valuable urban ecology. Changes in one part of the water cycle impacts on another. As such, planning decisions must consider water resource use to achieve Integrated Water Management. This is achieved when planning aims to manage water supplies, wastewater treatment and stormwater runoff while protecting the health of our natural environment. By adopting this approach Council can achieve a greener, healthier, more sustainable municipality. [21.06-2 new Living Hobsons Bay an: Integrated Water Plan 2014] [Relocated to 02.03 Dvp Infra/Water management, C]

Objective 2

~~To ensure that water resources are managed in an integrated and sustainable way.~~ [21.06-2 O2 new Living Hobsons Bay an: Integrated Water Plan 2014] [Repeats 02.03 Dvp Infra/Water management, SD]

Strategies

- ~~Require the adoption of a range of practical water efficiency measures within new developments.~~ [21.06-2 O2 new Living Hobsons Bay an: Integrated Water Plan 2014] [Repeats 19.03-3S]

- ~~Require practical water sensitive urban design measures within gardens, streetscapes and public areas of new development.~~ [21.06-2 O2 new Living Hobsons Bay an: Integrated Water Plan 2014] [Repeats 14.02-1S]
- ~~Encourage the use of alternative water sources such as rainwater tanks, stormwater and recycled water by governments, developers and households.~~ [21.06-2 O2] [Repeats 19.03-3S]
- Encourage ~~sure~~ the development of new urban areas and green spaces ~~to~~ takes advantage of any opportunities for effluent recycling. [21.06-2 O2] [Relocated to 19.03-3L]

Implementation

Policy guidelines

Planning must consider as relevant: [State policies references are removed]

- State Environment Protection Policy (Waters of Victoria).
- ~~Any relevant regional river health program, river and wetland restoration plans or waterway and wetland management works programs approved by a Melbourne Water.~~
- ~~Any regional catchment strategies approved under the Catchment and Land Protection Act 1994 and any associated implementation plan or strategy including any regional river health and wetland strategies.~~
- ~~Any Action Statements and management plans prepared under the Flora and Fauna Guarantee Act 1988.~~
- ~~Any special area plans approved under the Catchment and Land Protection Act 1994.~~
- ~~Technical Guidelines for Waterway Management (Department of Sustainability and Environment, 2007).~~
- ~~Mapped information available from the Department of Environment, Land, Water and Planning to identify the beneficial uses of groundwater resources and have regard to potential impacts on these resources of proposed land use or development.~~
- ~~Victorian Nutrient Management Strategy (Government of Victoria, 1995).~~
- ~~Construction Techniques for Sediment Pollution Control (Environmental Protection Authority, 1991).~~
- ~~Environmental Guidelines for Major Construction Sites (Environmental Protection Authority, 1996 – Publication 480).~~
- ~~Doing it Right on Subdivisions: Temporary Environment Protection Measures for Subdivision Construction Sites (Environmental Protection Authority, 2004 – Publication 960).~~

Further Strategic Work

- Prepare guidelines for planners and applicants for water conservation and delivery of high-quality storm water into drainage systems ~~and incorporate these into approval processes.~~ [From Clause 21.05] [21.06-2] [relocated to clause 74.02]
- ~~Prepare and implement master plans for sites along the coast.~~
- ~~Review the strategy relating to the tank farm at Point Gellibrand and access to Breakwater Pier.~~
- Review existing policy for developments to meet best practice stormwater management and close any gaps. [21.06-2] new Living Hobsons Bay an: Integrated Water Plan 2014] [deleted as it is covered in clause 22.13 & 53.18, also seems the work has been completed]

Reference documents

Living Hobsons Bay: an Integrated Water Management Plan 2014-2019 [Relocated to 72.08]

21.076 BUILT ENVIRONMENT **FORM** AND HERITAGE

~~This Clause provides local policy content to support Clause 15 (Built Form and Heritage) of the State Planning Policy Framework.~~

Overview

Neighbourhood Character and Built Environment Form

~~Hobsons Bay is a municipality where the residential areas have their own distinct special character. Residential areas, often separated by open spaces, provide a distinctive neighbourhood focus and a coherent sense of community and association. [21.07-1]~~
[Covered in 02.03 Built Form/UD, C]

~~A high standard of design is encouraged in the municipality and gardens and trees in private areas complement green streetscapes. In established residential areas, dwelling styles and designs contribute to a preferred neighbourhood character in accordance with Neighbourhood Character policies. [21.07-1] [Unnecessary]~~

~~New residential character in Strategic Redevelopment Areas will consider and respect the character of the existing surrounding area. [Repeats 11.02-1L] The changing pattern of land uses and development occurring in the city affords opportunities to achieve high standards of urban design and architecture. The amenity of residential areas will be protected from the effects of noise, air, water and land pollution. [Reworded content from above] [21.07-1]~~
[Relocated to 02.03 Built Form/UD, C]

~~In established residential areas, dwelling styles and designs contribute to a preferred neighbourhood character in accordance with Neighbourhood Character policies. A new residential character in Strategic Redevelopment Areas will consider and respect the character of the existing surrounding area. The amenity of residential areas will be protected from the effects of noise, air, water and land pollution. [21.07-1] [Relocated to 02.03 Env risks / amenity, SD]~~

Objective 1

To ensure that new development respects and enhances the preferred neighbourhood character of the existing residential areas of Hobsons Bay. [21.07-1-O1] [Relocated to 02.03 Built Form/NC, SD, merged with 21.07-1-O2]

Strategies

- ~~Work with Require development proponents to achieve outcomes that respond positively to enhance the preferred neighbourhood character. [21.07-1-O1] [Repeats 15.01-5S]~~
- ~~Encourage Support the establishment of a landscape and streetscape context urban setting for new development which reflects the local and wider landscape character. [21.07-1-O1] [Repeats 15.01-5S]~~
- ~~Ensure the provision of higher density development is sequenced to ensure it respects the character of its immediate context. [Below strategy covers this]~~
- Require an incremental decrease in the size and scale of new development within activity centres and strategic redevelopment areas so that it responds to the size and scale of existing development at residential interfaces. [21.07-1-O1] [Relocated to 11.02-L & 11.03-1L, split]
- ~~Ensure that Maintain a sense of openness in backyards is retained in precincts where this is an important character element. [21.07-1-O1] [Covered in 15.01-5L]~~

- ~~Encourage Support high quality contemporary and innovative architectural responses and avoid period reproduction styles, especially in Heritage Overlay areas.~~ [21.07-1-01] [Repeats 22.01 // Relocated to 15.03-1 general]
- Minimise the loss of front garden space by ~~discouraging~~ avoiding the creation of additional vehicular crossings and ~~encouraging~~ require vehicle car access from ~~rear~~ adjacent laneways if available. [21.07-1-01] [Relocated to 15.01-2L]
- Discourage ~~use of~~ basement garages where they lead to the loss of effective landscaping or has the effect of increasing the height of buildings, particularly in coastal areas. [21.07-1-01] [Relocated to 15.01-2L]
- ~~Require energy efficient design of new dwelling construction.~~ [Covered in the Rescode provisions 54.03-5 & 55.03-5]
- ~~Promote innovative designs, which promote the concepts of environmentally sustainable development through energy efficient design.~~ [Moved to Clause 21.08]
- ~~Promote innovative designs which are functional, aesthetically pleasing and pleasant to live in.~~ [Moved to Clause 21.08]

Objective 2

To protect and enhance the amenity of residential areas. [21.07-1-02] [Relocated to 02.03 Built Form/NC, SD, merged with 21.07-1-01]

Strategies

- Encourage applicants to exceed minimum compliance with the requirements of Clause 54 and Clause 55 ~~in the preparation of applications,~~ to ensure the protection and enhancement of the amenity of residential areas. [21.07-1-02] [Relocated to 15.01-2L – residential]
- ~~Encourage a high standard of site analysis and design response to facilitate~~ Support innovation and creativity in design and planning for medium and higher density housing and residential development areas. [21.07-1-02] [Relocated to 15.01-2L – residential]
- ~~Encourage the establishment of a landscape and streetscape urban setting for new development which reflects the local and wider landscape character. Reflect streetscape character through characteristic planting style and pavement types.~~ [21.07-1-02] [Covered in 15.01-5L]
- Minimise the dominance of car parking structures by setting such structures behind the main building line of the dwellings and by minimising their width. [21.07-1-02] [Relocated to 15.01-5L]
- ~~Protect and improve streetscapes by minimising avoiding high solid front fences.~~ [21.07-1-02] [Covered in 15.01-5L]
- Protect and improve streetscapes by minimising the effects of development on street trees and nature strips, requiring the reinstatement of footpaths, kerbs and channels with appropriate materials and through the use of underground power and telecommunication lines. [21.07-1-02] [Relocated to 15.01-2L – residential]

Objective 3

~~To protect the amenity of residential areas adjacent to land uses with off site amenity impacts and protect industry and sensitive open space from constraints and adverse impacts caused by the encroachment of residential development.~~ [21.07-1-03] [Repeats 13.07-1S]

Strategies

- ~~Require~~ Ensure that future residential development on sites which have ~~which has~~ an interface with an existing industrial use incorporates ~~implements~~ appropriate mitigation measures to protect both the amenity of future residents and the continued operation of the existing industry. [21.07-1-03] [Relocated to 15.01-2L - residential]
- Facilitate appropriate ~~forms of~~ residential development at the interface between residential and other land uses. For example:
 - Residential areas adjacent to industrial land use.
 - Residential areas adjacent to the coast, creeks, wetlands and grasslands.
 - Residential areas adjacent to parks and open space reserves.
 - Other urban/non-urban interface areas. [21.07-1-03] [Relocated to 02.03 Env risk/Amenity, reworded]
- ~~Require~~ Ensure that development adjacent to open space and along watercourses to addresses, but ~~does not~~ dominate, the waterway or open space. [21.07-1-03] [Relocated to 15.01-2L - general]

Objective 4

To enhance ~~through provide~~ landscaping of new and existing public and private land ~~that enhances open space areas and surrounding amenity~~. [21.07-1-04] [Relocated to 15.01-1L]

Strategies

- ~~Encourage and undertake~~ Provide landscaping of public land that: [21.07-1-04]
 - Emphasises areas of high visibility such as gateways, major boulevards and creeks. [21.07-1-04]
 - Uses indigenous vegetation in natural areas and ~~introduces~~ introduce a wider range of species, particularly trees in the developed areas of the municipality. [21.07-1-04]
 - Integrates all existing planting in public areas. [21.07-1-04] [Relocated to 15.01-1L - landscape]
 - ~~Takes into account the traffic calming effects of street tree planting.~~ [21.07-1-04] [Rule 1 – Not relevant to the exercise of discretion]
- ~~Encourage~~ ~~Require~~ private landscaping that enhances the streetscapes of the municipality and complements the landscaping of public areas. [21.07-1-04] [Covered by 15.01-1L]
- ~~Encourage~~ Support landscaping that provides shade in summer and natural to the built form in winter ~~but does not damage buildings and pavements and is designed to take into account public safety~~. [21.07-1-04] [Relocated to 15.01-1L - landscape]
- ~~Promote~~ Support appropriate landscaping design, particularly in key focal points, in proximity to areas of nature conservation and large industrial developments. [21.07-1-04] [Relocated to 15.01-1L – landscape, merged with above]
- ~~Require the landscaping of sites as a condition of the approval of applications for all types of land uses and development~~
- ~~Encourage improvements to the nature and quality of the landscaping along VicRoads declared roads.~~ [Advocacy]
- ~~Give careful consideration to the landscaping of sites as a condition of the approval of applications for all types of land uses and development.~~

- ~~Reflect streetscape character through fencing, planting style and pavement types.~~
- ~~Consider views worthy of protection or through the use of screening in the design of landscaping of public areas. [21.07-1-04] [Rule 1 – lacks clarity]~~
- ~~Consider Require landscape design to respond to the adjacent land uses and building to ascertain how these should influence landscaping design. [21.07-1-04] [Rule 7 & 9 – Provision is unclear and ambiguous]~~
- ~~Encourage open, well landscaped industrial precincts that enhance the appearance and amenity of the site and public areas. [21.07-1-04] [Repeats 15.01-2L Industrial buildings]~~
- ~~Support improvements to the quality of landscaping along VicRoads declared roads. [21.07-1-04] [Does not require a permit]~~
- Choose plantings appropriate to the architectural era in heritage areas.
- Encourage private landscaping that enhances the streetscapes of the municipality and complements the landscaping of public areas.
- Encourage landscaping that provides shade but does not damage buildings and pavements and is designed to take into account public safety.
- Promote landscape design, particularly key focal points, in proximity to areas of nature conservation and large industrial developments.

Implementation [Moved to the end of the clause]

These objectives and strategies will be implemented by:

Policy Guidance (criteria for the exercise of discretion)

- ~~Use local policy at Clause 22.04 to ensure site responsive and well designed residential development that enhances and protects the strong neighbourhood character of the residential area of Altona Meadows bounded by Central Avenue, and Queen Street to the north, Victoria Street to the east, South Avenue Merton Street and the southern boundary of properties abutting Spicer Boulevard/May Avenue to the south, and Henry Drive and Skehan Boulevard to the west.~~
- ~~Use local policy at Clause 22.07 – Clause 22.10 to retain and enhance identified elements that contribute to the character of Hobsons Bay and ensure that new development responds appropriately to the character of the precinct in which it is located.~~
- ~~Use local policy at Clause 22.11 to ensure that signs respond to the character and amenity of sensitive areas and do not detract from the character of a locality, building or site.~~

Application of zones and overlays [Moved to the end of the clause]

- Apply the appropriate residential zone in established residential areas to protect and enhance existing neighbourhood character.
- Apply the Mixed Use Zone in the Altona Beach activity centres to facilitate a range of residential, commercial, office limited industrial and other uses which complement the mixed-use function of the locality.

Further Strategic Work [Moved to the end of the clause]

- Consider applying schedules to the residential zones to express local values.
- Review the Hobsons Bay Neighbourhood Character Study to ensure it is delivering Council and community objectives.

Reference documents [Moved to the end of the clause]

- ~~Hobsons Bay Neighbourhood Character Study, December 2002, including Neighbourhood Character Precinct Brochures~~
- Hobsons Bay Landscape Design Guidelines 1999
- Hobsons Bay Advertising Signs Guidelines 1999
- Hobsons Bay Industrial Land Management Strategy 2008
- Health and Wellbeing Plan. Hobsons Bay Municipal Public Health Plan 2007-2011
- Ageing Well Strategy 2007-2017
- Disability Action Plan 2008-2012

21.076-2 Heritage

Overview

~~Hobsons Bay has a rich and diverse cultural heritage which is reflected in the various heritage places and precincts located throughout the municipality. and precincts identified in the Hobsons Bay Heritage Study Amended 2014. It is a community where we value our The municipality is a place where heritage is valued, for both the and the important role it plays in helping the community us to understand the and interpret out past and for the contribution it will make towards a future sense of place enhance our future prosperity and way of life. [21.07-2] [Repeats 22.01 content // Covered in 02.03 Built env/heritage, C]~~

There is strong support for the protection and conservation of heritage places and precincts. All places of heritage significance including a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land are identified, protected and conserved.

Objective 1

To protect and conserve places and precincts of heritage significance. [21.07-2-01]
[Relocated to 02.03 Built env/heritage, SD]

Strategies

- ~~Avoid the demolition of buildings, or works that contribute to the value of a heritage place or precinct, particularly the incremental loss of contributory heritage places within heritage precincts which will erode heritage character and adversely affect the integrity of these places. [21.07-2-01] [Repeats 15.03-1S]~~
- Encourage the conservation of elements that contribute to the significance of a heritage place ~~or precinct [Place includes precinct] in accordance with the principles and procedures recommended by the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter). [21.07-2-01] [Relocated to 15.03-1L + deleted as already a policy doc under 15.03-1S]~~
- Ensure that new buildings or works do not visually dominate or cause detriment to the heritage significance of the broader heritage place. [21.07-2-01] [Relocated to 15.03-1L]
- ~~Support the replacement of non-contributory buildings and public infrastructure with new development that responds positively to the historic context provided by surrounding heritage places. [Repeats 22.01-1 O]~~
- Ensure that new development reflects the existing road layout and subdivision pattern that defines and characterises the broader heritage place. [21.07-2-01] [Relocated to 15.03-1L]

Objective 2

~~To ensure that new development responds positively and enhances the unique and valued character of heritage places and precincts within Hobsons Bay.~~ [21.07-2-02] [Repeats to 15.03-1S]

Strategies

- Discourage Avoid the demolition of heritage places unless it can be demonstrated that, as appropriate: [21.07-2-02] [Relocated to 15.03-1L]
 - ~~The fabric to be removed is not significant.~~ [Covered by bullet point below]
 - The fabric to be removed is not of primary significance and its removal will not adversely affect the significance of the place. [21.07-2-02] [Relocated to 15.03-1L]
 - The demolition ~~It~~ will assist in the long term conservation of the place. [21.07-2-02] [Relocated to 15.03-1L]
 - In the case of an industrial heritage place, demolition will facilitate the historic use of the place ~~and will not result in the loss of fabric considered to be of primary significance.~~ [21.07-2-02] [Relocated to 15.03-1L]
- Require the use of vegetation that is appropriate to the architectural era in heritage areas. [21.07-2-02] [Relocated to 15.03-1L]
- ~~Discourage inappropriately designed infill development~~ Assess the contribution of new development to the heritage place within the immediate context of the buildings or works, being the same street, across the road and on the next couple of allotments adjacent to the subject site. [Reworded in below strategy]
- ~~Ensure that~~ Avoid new buildings or works that ~~do not~~ visually dominate or cause detriment to the heritage values of heritage places ~~that are situated in the locality.~~ [21.07-2-02] [Relocated to 15.03-1L]
- ~~Give preference to~~ Support infill buildings development that is ~~are~~ visually recessive and compatible with the historic character of the heritage place or precinct in terms of scale, siting, design, form and materials ~~with the historic character of the heritage place or precinct in accordance with the Guidelines for Infill Development in Heritage Areas in Hobsons Bay 2006.~~ [21.07-2-02] [Relocated to 15.03-1L merged with below]
- ~~Discourage poorly designed additions and alterations to heritage places that are unrelated in terms of design, scale, form and materials.~~ [Reworded in below strategy]
- ~~Require preference to alterations or additions to existing buildings that are to be visually recessive and compatible with the historic character of the heritage place or precinct in terms of their scale, siting, design, form and materials with the historic character of the heritage place or precinct in accordance with the Guidelines for Alterations and Additions to Dwellings in Heritage Areas in Hobsons Bay 2006.~~ [Reworded in below strategy]
- Support additions and alterations to heritage places that respond to the historic character of the heritage place or precinct in terms of design, scale, siting, form and materials in accordance with the Guidelines for Alterations and Additions to Dwellings in Heritage Areas in Hobsons Bay 2006. [Combining the above two strategies] [21.07-2-02] [Relocated to 15.03-1L merged with above]
- ~~Ensure that new development does not distort the historic evidence provided by the heritage place by simply copying or reproducing historic styles or detailing.~~ [Repeats 22.11]

Objective 3

~~To improve awareness, understanding and appreciation of the value of heritage places and the significance of twentieth century heritage, including significant industrial places.~~
[21.07-2-03] [Rule 1 – Planning policy must be land use or development focused]

Strategies

- Ensure places of cultural heritage are conserved and, where appropriate, are interpreted.
[21.07-2-03] [Relocated to 15.03-1L]
- ~~Maintain appropriate settings for heritage places.~~ [21.07-2-03] [Repeats 15.03-1S]
- ~~Encourage and~~ Support adaptive reuse of redundant heritage buildings, such as former industrial and commercial buildings, to recognise and protect the physical and cultural heritage significance of the building and its contribution to development of Hobsons Bay. [21.07-2-03] [Relocated to 15.03-1L]

Implementation

These objectives and strategies will be implemented by:

Policy Guidance (criteria for the exercise of discretion)

- ~~Use local policy at Clause 22.01 when considering to use or develop heritage places to protect and enhance the heritage character of Hobsons Bay and in the assessment of applications to ensure new development responds positively to special features such as views, vistas, significant vegetation and landmarks and enhances the historic cultural landscape character found in a street or precinct.~~ [21.07-2] [Repeats 15.03-1L]
- ~~Use local policy at Clause 22.04 to ensure site responsive and well designed residential development that enhances and protects the strong neighbourhood character of the residential area of Altona Meadows bounded by Central Avenue, and Queen Street to the north, Victoria Street to the east, South Avenue Merton Street and the southern boundary of properties abutting Spicer Boulevard/May Avenue to the south, and Henry Drive and Skehan Boulevard to the west.~~ [21.07-2] [Repeats 15.03-1L]
- ~~Use local policy at Clause 22.07 – Clause 22.10 to retain and enhance identified elements that contribute to the character of Hobsons Bay and ensure that new development responds appropriately to the character of the precinct in which it is located.~~ [21.07-2] [Repeats 02.03 Built env / NC & 15.01-5L]
- ~~Use local policy at Clause 22.11 to ensure that signs respond to the character and amenity of sensitive areas and do not detract from the character of a locality, building or site.~~ [21.07-2] [Repeats 02.03 Built env / Signs & 15.01-1L signs]
- ~~Use local policy at Clause 22.11 in the consideration of signage applications to ensure that signs respect the period and style of the host building and do not dominate or obscure its architectural form or features and use relevant materials, fonts and colours.~~ [21.07-2] [Repeats 15.01-1L signs]
- ~~Use local policy at Clause 22.01 when considering to use or develop heritage places to protect and enhance the heritage character of Hobsons Bay and in the assessment of applications to ensure new development responds positively to special features such as views, vistas, significant vegetation and landmarks and enhances the historic cultural landscape character found in a street or precinct.~~
- ~~Use local policy at Clause 22.11 in the consideration of signage applications to ensure that signs respect the period and style of the host building and do not dominate or obscure its architectural form or features and use relevant materials, fonts and colours.~~

- ~~Require a photographic record of the building where approval has been granted for its demolition, where appropriate.~~ [21.07-2] [No application requirements in the new format – to Council's discretion]
- Assess applications for infill development in accordance with the *Guidelines for Infill Development in Heritage Areas in Hobsons Bay 2006*. [21.07-2] [Included as a policy document & background doc under s72.08]
- Assess applications for alterations and additions in accordance with the *Guidelines for Alterations and Additions to Dwellings in Heritage Areas in Hobsons Bay 2006*. [21.07-2] [Included as a policy document & background doc under s72.08]

Application of zones and overlays [Relocated to s74.01]

- Apply the Neighbourhood Residential Zone appropriate residential zone in established residential areas to protect and enhance existing neighbourhood character and heritage values, where justified. [21.07-2]
- ~~Apply the Mixed Use Zone in the Altona Beach activity centres to facilitate a range of residential, commercial, office limited industrial and other uses which complement the mixed-use function of the locality.~~
- Apply the Heritage Overlay to heritage places identified in the *Hobsons Bay Heritage Study Amended 2017*, by Heritage Victoria, or other relevant heritage studies. [21.07-2]

Further Strategic Work [Relocated to s74.02]

- ~~Consider applying schedules to the residential zones to express local values.~~ [New zones adopted]
- ~~Review the Hobsons Bay Neighbourhood Character Study to ensure it is delivering Council and community objectives.~~ [Completed]
- Finalise and adopt the comprehensive Heritage Conservation Study for coastal areas.
- Undertake a Significant Tree Study.
- ~~Undertake a Port of Williamstown Heritage Study in conjunction with other relevant statutory authorities.~~
- Undertake a Post-war Heritage Study.
- ~~Prepare Conservation Management Plans or management guidelines for other Council-owned or managed heritage assets as required, including:~~
 - ~~Historic public infrastructure and street trees.~~
 - ~~Historic sporting pavilions.~~
 - ~~Dennis Reserve, Williamstown and Logan Reserve, Altona.~~ [Matter for Council]
- Review and update the Hobsons Bay Heritage Study Amended 2017 as appropriate.

Reference Documents [Relocated to s72.08]

~~Hobsons Bay Neighbourhood Character Study, December 2002, including Neighbourhood Character Precinct Brochures~~

A Fair Hobsons Bay for All 2019-2023 [21.07-2-PD]

Hobsons Bay Neighbourhood Character Study 2019, including Neighbourhood Character Precinct Brochures [21.07-2-PD]

Hobsons Bay Landscape Design Guidelines 1999

Hobsons Bay Advertising Signs Guidelines 1999

Hobsons Bay Industrial Land Management Strategy 2008

~~Health and Wellbeing Plan, Hobsons Bay Municipal Public Health Plan 2007-2011~~

[Hobsons Bay 2030 Community Vision](#)

~~Disability Action Plan 2008-2012~~

Hobsons Bay Heritage Study Amended 2017

Guidelines for Alterations and Additions to Dwellings in Heritage Areas in Hobsons Bay 2006

Guidelines for Infill Development in Heritage Areas in Hobsons Bay 2006

~~The Burra Charter (The Australian ICOMOS Charter for Places of Cultural Significance)~~

21.087 HOUSING

~~This Clause provides local policy content to support Clause 16 (Housing) of the State Planning Policy Framework.~~

21.08-1 Housing Location

~~The majority of new housing in Hobsons Bay is being constructed outside of walkable catchments to train stations and key activity centres. [21.08-1] [Relocated to 02.03 transport, C] Future housing growth needs to be directed to areas which maximise access to existing community infrastructure and services. This means encouraging medium and higher density residential development within accessible areas, where appropriate. [21.08-1 new Housing Strategy 2019] [Relocated to 02.03 Housing integration, C & SDs]~~

~~For existing housing and housing expected to be accommodated in Strategic Redevelopment Areas that are not within walkable catchments to public transport, there is a need to ensure that transport options are improved and provided in these location to service residents. [21.08-1] [Relocated to 02.03 transport, C]~~

~~The location of future housing also needs to minimise potential conflicts with existing industrial uses including consideration of existing major hazard facilities and pipeline infrastructure. [21.08-1 new Housing Strategy 2019] [Relocated to 02.03 Amenity, SD]~~

Overview –

Objective 1

~~To provide opportunities for new residential development in designated locations which have the capacity for change and offer accessibility to public transport, shops and services. [21.08-1-O1 new Housing Strategy 2019] [Relocated to 02.03 Housing integration, SD]~~

Strategies

- ~~Support higher density residential development in appropriate locations where there is access to safe, efficient and reliable public transport. [21.08-1-O1] [Repeats 16.01-2S]~~
- ~~Encourage Support~~ higher density residential development within activity centres in a manner that does not detract from the concentration and to facilitate viability of retail and commercial areas activity in the centres. [21.08-1-O1] [Relocated to 11.03-1L & 16.01-2L]
- ~~Support higher and medium density residential development in Strategic Redevelopment Areas. [21.08-1-O1 new Housing Strategy 2019] [Relocated to 16.01-2L]~~
- Support medium and higher density residential development in areas identified for housing change in Council's future Housing Framework Plan with consideration of existing and preferred where the neighbourhood character and amenity of the neighbourhood is not prejudiced. [21.08-1-O1 new Housing Strategy 2019] [Relocated to 16.01-2L, split into strategies & policy application]
- ~~Encourage Support~~ shop top housing in neighbourhood activity centres. [21.08-1-O1] [Relocated to 11.03-1L]
- ~~Discourage non-residential land uses in or close to residential areas unless, the levels of activity and the traffic they generate, the times of operation and the amount of car parking provided are compatible with the protection and enhancement of the amenity of the residential area. [21.08-1-O1] [Unnecessary]~~

- ~~Support medium affordable housing in locations with convenient access to services density residential development where it can be accommodated within the capacity of existing infrastructure~~ [21.08-1-O1 new Housing Strategy 2019] [Repeats 16.01-4S]
- ~~Require new development to be designed to respond to the size and scale of existing development in its immediate context.~~ [21.08-1-O1] [Repeats 15.01-2S]
- Residential areas provide a distinctive neighbourhood focus and a coherent sense of community and association. Their separation by natural conservation areas reinforces the sense of neighbourhood and unique village feel.
- Residential areas will provide a choice of housing types to meet the needs of the diverse households in the municipality. They will contribute to housing affordability and sustainability and energy efficiency through urban consolidation, building design and public transport use.

21.08-2 Housing Diversity

The existing housing stock in Hobsons Bay is dominated by detached three bedroom houses. With declining household sizes there is demand for a greater diversity of housing types, particularly one and two bedroom dwellings, across all areas of the municipality. [21.08-2 new Housing Strategy 2019] [Relocated to 02.03 Housing diversity, C] ~~Future housing must provide a greater choice of housing types that meet the needs of the diverse households in the municipality.~~ [21.08-2 new Housing Strategy 2019] [Repeats 02 below]

In order to improve housing diversity and housing choice, a more diverse mix of housing densities is required. Higher density housing marks a significant departure from the historical pattern of development in Hobsons Bay. Whilst there will still be demand for larger family sized housing to accommodate couples with children, there is also a deficit in the number of three bedroom apartments that can also cater for larger household sizes. [21.08-2 new Housing Strategy 2019] [Relocated to 02.03 Housing diversity, C]

Objective 24

~~To encourage and facilitate the provision of a diverse range of dwelling types that suit the varying needs of the community in a high quality living environment.~~ [21.08-2 O2] [Repeats strategies below]

Strategies

- Provide a mix of housing types that better reflects the cross section of household sizes and the provision of housing for people with particular needs. [21.08-2 O2] [Relocated to 02.03 Housing diversity, SD]
- Encourage subdivision that provides a range of lot sizes to cater for a diversity of housing stock and a better matching of house size and type with varying community needs. [21.08-2 O2] [Relocated to 02.03 Housing diversity, SD]
- Facilitate affordable housing in the overall provision of housing across the municipality to ensure that a range of housing choices are available to the community. [21.08-2 O2 new Housing Strategy 2019] [Relocated to 02.03 Housing diversity, SD]
- ~~Encourage higher density residential development in activity centres where it can be accommodated within the capacity of existing infrastructure.~~ [Contradicts strategy 1 of objective 1 and Clause 21.03]
- Provide housing to meet the needs of current and future residents within their local areas by encouraging the incorporation of universal design principles. [21.08-2 O2] [Relocated to 02.03 Housing diversity, SD]

- ~~Promote innovative designs, which promote the concepts of environmentally sustainable development through energy efficient design.~~ [Covered in 22.13]

Implementation

~~These objectives and strategies will be implemented by:~~ [21.08-2]

Policy Guidance (criteria for the exercise of discretion)

- Use local policy at Clause 22.01 when considering to use or develop heritage places to enhance the heritage character and amenity of the city by contributing to the unique identity of each household.
- Use local policy at Clause 22.04 to ensure site responsive and well designed residential development that enhances and protects the strong neighbourhood character of the residential area of Altona Meadows bounded by Central Avenue, and Queen Street to the north, Victoria Street to the east, South Avenue Merton Street and the southern boundary of properties abutting Spicer Boulevard/May Avenue to the south, and Henry Drive and Skehan Boulevard to the west.
- Use local policies at Clause 22.07 – Clause 22.10 to retain and enhance identified elements that contribute to the character of Hobsons Bay and ensure that new development responds appropriately to the character of the precinct in which it is located.
- ~~Use local policy at Clause 22.11 to~~ ensure that signs respond to the character and amenity of sensitive areas and do not detract from the character of a locality, building or site. [21.08-2] [Relocated to 02.03 Built env/ UD]

Application of zones and overlays [Relocated to s74.01]

- Apply the appropriate residential zone in established residential areas to protect and enhance existing neighbourhood character.
- Apply the Mixed Use Zone in the Altona Beach activity centres to facilitate a range of residential, commercial, office, limited industrial and other uses which complement the mixed-use function of the locality.
- ~~Apply the Environmental Audit Overlay to contaminated sites.~~ [Moved to Clause 21.03]
- ~~Apply the Land Subject to Inundation Overlay and the Special Building Overlay to land identified as being flood prone.~~ [Moved to Clause 21.03]

Further Strategic Work

- ~~Undertake a Hobsons Bay Housing Strategy to guide future residential development.~~ [Completed – new Housing Strategy 2019]

Reference documents

[A Fair Hobsons Bay for All 2019-2023](#) [21.08-2-PD]

~~Hobsons Bay Neighbourhood Character Study, December 2002~~ [2019](#), including Neighbourhood Character Precinct Brochures [21.08-2-PD]

~~Hobsons Bay Landscape Design Guidelines 1999~~

~~Hobsons Bay Advertising Signs Guidelines 1999~~

~~Hobsons Bay Industrial Land Management Strategy 2008~~

[Hobsons Bay 2030 Community Vision](#) [21.08-2-PD]

~~Ageing Well Strategy 2007-2017~~

~~Disability Action Plan 2008-2012~~

[Hobsons Bay Affordable Housing Policy Statement, April 2016](#) [21.08-2-PD]

[Universal Design Policy Statement 2017](#) [21.08-2-PD]

~~Disability Access and Inclusion Strategy 2013-17~~

[Hobsons Bay Housing Strategy 2019](#) [21.08-2-PD]

21.098 ECONOMIC DEVELOPMENT

~~This Clause provides local policy content to support Clause 17 (Economic Development) of the State Planning Policy Framework.~~

Overview 21.09-1 Economic Diversity

~~Hobsons Bay continues to be at the forefront of Melbourne's industrial base and is currently the focal point of Victoria's petroleum, chemical and manufacturing industries, including some of the State's largest and most significant industrial enterprises. The classification system developed to indicate the future role and function of each of the City's industrial precincts consolidates and supports the continued operations of industry in the municipality. In turn, industry is encouraged to have a positive impact on the visual and environmental amenity and image of the municipality. It contributes to a vibrant economy and provides ongoing employment and prosperity. The municipality will continue to attract both large and small scale industries to the area further enhancing Hobsons Bay's commercial diversity and ingenuity. Attracting new, diverse and high-value business and investment to Hobsons Bay is critical to ensuring the continued growth and vitality of the municipality's economy. [21.09-1] [Relocated to 02.03 Eco dvp, C, trimmed] Council is committed to Hobsons Bay will be a vibrant and inclusive business community in which a diverse range of businesses share a commitment to innovation, collaboration and sustainability. Hobsons Bay will be recognised as a place where business outcomes align with community needs and Council and businesses work together to attract investment and facilitate new opportunities. [21.09-1 new Economic Development Strategy 2015] [Vision rather than context.]~~

Objective 1

~~To attract and retain industries that contribute towards a greater diversity of economic activity. [21.09-1 O1 new Economic Development Strategy 2015] [Relocated to 02.03 Eco dvp, SD]~~

Strategies

- ~~Encourage diversity of businesses in activity centres to minimise vacancy rates and increase overall economic sustainability. [21.09-1 O1 new Economic Development Strategy 2015] [Relocated to 02.03 Eco dvp, SD]~~
- ~~Support development which provides for new retail and commercial offerings that align with community needs. [21.09-1 O1 new Economic Development Strategy 2015] [Relocated to 02.03 Eco dvp, SD]~~

21.09-2 Commercial Development

~~Commercial land use in Hobsons Bay contributes to local employment and economic activity. Retail businesses in traditional strip shopping and shopping centres are an integral component of the municipality's activity centres. Larger format retailing in the form of bulky good retailing occur within specialised enterprise areas with frontage to arterial roads. [21.09-2 new Economic Development Strategy 2015 & Activity Centre Strategy 2019] [Relocated to 02.03 Eco dvp, SD]~~

Objective 2

To encourage appropriate commercial activity and employment opportunities that respond to the community's needs. [21.09-2-02 new Economic Development Strategy 2015]
[Relocated to 02.03 Eco dvp, SD, merged]

Strategies

- ~~Support commercial development within activity centres that contribute towards increased variety of services and retail offerings.~~ [21.09-2-02 new Economic Development Strategy 2015] [Repeats 02.03 Eco dvp, SD]
- Support commercial development with activity centres and strip shopping centres that reinforce the traditional building typology of shops within the immediate context. [21.09-2-02 new Activity Centre Strategy 2019] [Relocated to 11.03-1L]

21.03-2 Tourism

Tourism is important to Hobsons Bay, not only as a local economic driver but also through its contribution towards improving the vibrancy, liveability and prosperity of the city. The city's tourism profile is diverse and unique and includes vibrant retail and hospitality offerings and experiences focussed on the municipality's cultural, historic and environmental assets. [21.03-2 new Experience Hobsons Bay Tourism Strategy 2019]
[Relocated to 02.03 Eco dvp/Tourism, C, reworded]

Objective 3

To encourage tourism activity and employment opportunities that respond to the municipality's strengths as a tourism destination. [21.03-2-03 new Experience Hobsons Bay Tourism Strategy 2019] [Relocated to 02.03 Eco dvp/Tourism, SD]

Strategies

- Support sustainable tourism development that complements existing retail activity and significant venues. [21.03-2-03 new Experience Hobsons Bay Tourism Strategy 2019]
[Relocated to 17.04-1L]
- Require tourism development to adopt best practice measures which protect coastal areas, environmental assets, heritage places and reflect land use management concerns. [21.03-2-03 new Experience Hobsons Bay Tourism Strategy 2019]
[Relocated to 17.04-1L]

21.09-3 Industrial Development

~~Industrial uses in Hobsons Bay contribute to a vibrant economy and provide ongoing employment and prosperity. Hobsons Bay continues to be at the forefront of Melbourne's industrial base and is currently the focal point of Victoria's petroleum, chemical and manufacturing industries, including some of the State's largest and most significant industrial enterprises.~~ [21.09-3] [Repeats 21.02-1]

The classification system developed to ~~indicate~~ guide the future role and function of each of the City's industrial precincts ~~broadly consolidates and~~ supports the continued operations of industry in the municipality [Relocated to 02.03 Eco dvp/Industry, SD/intro to SD, split]. In turn, industry ~~is encouraged~~ needs to ~~have~~ achieve a positive impact on the visual and environmental amenity ~~and image~~ of the municipality. ~~It contributes to a vibrant economy and provides ongoing employment and prosperity.~~ [Relocated to 02.03

~~Eco dvp/Industry, SD, merged]~~ The municipality will continue to attract both large and small scale industries to the area further enhancing Hobsons Bay’s commercial diversity and ingenuity. [21.09-3] [Relocated to 02.03 Eco dvp/Industry, C]

Objective ~~4~~4

~~To stimulate and facilitate appropriate industrial development activity and employment opportunities.~~ [21.09-3-04] [Repeats 02.03 Eco dvp/Industry, SD]

Strategies

- ~~Support the growth and development of industrial development in Core and Secondary Industrial Areas shown in Map 5.~~ [21.09-3-04] [Repeats 17.03-1L]
- ~~Protect Core and Secondary Industrial Areas from the impacts of encroachment of residential and other sensitive land uses.~~ [21.09-3-04] [Repeats 17.03-2S]
- ~~Manage the successful transition of identified Strategic Redevelopment Areas through the development of Outline Development Plans, (i.e. a master plan), Development Plan Overlays and Design and Development Overlays, as appropriate.~~ [Covered under Implementation below]
- ~~Ensure that the growth in freight related industries does not diminish the residential amenity of non-industrial areas by way of traffic, noise, odour, dust, safety and visual impacts.~~ [Covered under 21.10-2 Traffic and Amenity]

Objective ~~5~~2

To achieve high quality amenity outcomes ~~in~~ to industrial land ~~and areas~~ throughout the municipality. [21.09-3-05] [Relocated to 02.03 Built env, SD, merged]

Strategies

- ~~Require Encourage high quality urban design and architecture in industrial areas.~~ [21.09-3-05] [Repeats 02.03 Built env, SD, reworded]
- Improve the amenity, appearance, safety and environmental performance of industrial areas. [21.09-3-05] [Relocated to 15.01-2L]
- Protect the amenity of people living and working in Hobsons Bay from the effects of noise, air, water and land pollution related to industrial land use. [21.09-3-05] [Relocated to 02.03 Eco dvp/Industry, SD]
- ~~Require Encourage existing industries to improve their sites and operating conditions to contribute positively to the image and amenity of the municipality.~~ [Rule 1 - not within the scope of the objectives and power of the Act]
- Require ~~Ensure~~ all external storage of goods and materials, refuse collection areas and garbage skips to be ~~are~~ fully screened from view. [21.09-3-05] [Relocated to 15.01-2L]
- Require ~~Ensure~~ that industries at the interface between industrial areas and residential areas to ~~preserve~~ the amenity of existing residential areas. [21.09-3-05] [Relocated to 15.01-2L]
- ~~Discourage~~ Avoid new industries that have significant off-site impacts from locating near residential areas, ~~or~~ activity centres or other sensitive uses. [21.09-3-05] [Relocated to 17.03-2L]

- ~~Encourage~~ Support mixed-use or light industrial development as buffer areas between residential and heavier industrial areas. [21.09-3-05] [Relocated to 17.03-2L]
- ~~Encourage~~ Support the relocation of industries that have amenity conflicts with existing residential areas (including industries in residential zones). [21.09-3-05] [Relocated to 17.03-2L]
- ~~Discourage~~ Avoid new industries or the expansion of industries that rely upon frequent visits by heavy vehicles locating in areas that would require using roads through residential areas or activity centres in the municipality. [21.09-3-05] [Delete as covered by 18.01-2L]
- ~~Ensure that~~ Protect significant environmental values are protected and that via adoption of best practice environmental standards are adopted by industry. [21.09-3-05] [Unnecessary]
- ~~Ensure~~ Require that industrial development to respects and enhances areas with significant the natural environmental assets, including Kororoit Creek, Cherry Creek, Cherry Lake, Laverton Creek and its tributaries, the coast, Truganina Swamp, Stony Creek and its backwash and other watercourses and low lying areas and native grasslands. [21.09-3-05] [Unnecessary – covered in 15.01-2L industrial areas]
- ~~Ensure that there is~~ Provide a soft transition between industrial development and adjoining the natural environment reserves and watercourses via with appropriate landscaping within development sites so that the final built environment is well integrated with the surrounds [21.09-3-05] [Repeats 21.04-1 & 22.02 (merged and relocated to 15.02-1L industrial area)]
- ~~Consider the impact of industries as appropriate, on air, noise, land, surface water and ground water quality in the assessment of planning applications.~~ [Captured second and third strategy]
- ~~Ensure~~ Support appropriate risk and amenity reverse buffers within for are planned for any new industrial development and that these buffer distances are maintained. [21.09-3-05] [Repeats 17.03-2S]
- ~~Support the adoption of~~ Encourage water sensitive and energy efficient urban design within industrial developments. [21.09-3-05] [Repeats 21.09-3-06 / relocated to 15.01-2L]
- ~~Ensure that future industrial development is connected to the City West Water/Melbourne Water sewerage reticulation system~~ [21.09-3-05] [Unnecessary]

Objective ~~6~~3

~~To promote and encourage best practice philosophy by industry.~~ [21.09-3-06] [Unnecessary]

Strategies

- ~~Ensure~~ Require that new industrial development meets high standards of site development, emission control, landscaping and motor vehicle parking and movement management. [21.09-3-06] [Rule 1 - Repeats 15.01-2L]
- ~~Encourage~~ Support existing industries to reduce their discharge of pollutants to improve air and water quality. [21.09-3-06] [Rule 1 – Repeats 13.06-01]
- ~~Consider the impact of relevant industries on air and groundwater quality in the assessment of planning applications.~~ [21.09-3-06] [Asks for the same as the last strategy below in a more ambiguous way]

- ~~Work with the Environment Protection Authority and the agencies responsible for the *Dangerous Goods Act* and the *Occupational Health and Safety Act* to ensure that industries do not threaten the health and safety of employees and residents or damage the local environment.~~ [Moved to Implementation section below]
- ~~Encourage industry to develop a water reuse program.~~ [Addressed in Implementation section below]
- Encourage [Support](#) industrial [development](#) that will investigate and implements, where possible, the potential benefits of cleaner production [techniques](#), [water reuse programs](#) and energy efficient design [principles](#). [21.09-3-06] [Relocated to 15.01-2L]

Implementation

~~These strategies will be implemented by:~~

Policy Guidance (criteria for the exercise of discretion)

- ~~Use local policy at Clause 22.02 to facilitate appropriate industrial activity and quality industrial development in Hobsons Bay.~~ [Redundant policy]
- ~~Manage change in Strategic Redevelopment Areas carefully, protect the existing and ongoing viable industrial uses, retain employment-generating uses where possible, and subject to further investigation, introduce new land uses.~~ [21.09-3] [Repeats 02.03 Sett / SRAs & 11.02-1L]
- ~~Support the growth and development of industrial development in Core and Secondary Industrial Areas.~~ [21.09-3] [Repeats 17.03-1L, S]
- ~~Improve the amenity, appearance and environmental performance of industrial areas.~~ [21.09-3] [Repeats 15.01-2L, O]
- ~~Use local policy at Clause 22.11 in the consideration of signage applications to ensure that signs add interest to and improve the streetscape and do not result in visual clutter.~~ [21.09-3] [Repeats 02.03 built env, SD]

Other

- ~~Encourage the Environmental Protection Authority to monitor groundwater contamination and work with industries to develop groundwater management plans.~~ [21.09-3] [Rule 1 – this is not implementable through the planning scheme]

Application of zones and overlays

- Apply the Special Use Zone 2 to provide for the operation and modernisation of the petroleum refining industry in a manner that does not affect the safety and amenity of nearby residential areas. [21.09-3] [Relocated to s74.01]
- Apply the Special Use Zone 3 to provide for the operation and expansion of the petrochemical industry in a manner that does not affect the safety and amenity of nearby areas and minimises exposure to risk of persons working or visiting the area. [21.09-3] [Relocated to s74.01]
- Apply the Special Use Zone 4 to provide for a range of industrial uses and services that do not prejudice the operation and expansion of the petrochemical industry and minimises exposure to risk of persons working in or visiting the area and provides for manufacturing industry, storage and distribution of goods and associated uses which does not affect the safety and amenity of local communities. [21.09-3] [Relocated to s74.01]
- Apply the Environmental Audit Overlay to contaminated sites. [21.09-3] [Relocated to s74.01]

- Apply the Development Plan Overlay or the Design and Development Overlay or other appropriate planning controls to Strategic Redevelopment Areas to facilitate the implementation the Hobsons Bay Industrial Land Management Strategy 2008. [21.09-3] [Relocated to s74.01]
- Apply the Development Plan Overlay or the Design and Development Overlay to ensure that new, refurbished and converted developments for new residential and other noise sensitive uses constructed in proximity to existing industry include appropriate acoustic measures to attenuate noise levels within the building and private open space areas. [21.09-3] [Relocated to s74.01]

Further Strategic Work

- ~~Ensure that Environmental Site Assessments are provided prior to land being considered for rezoning to ensure sites are capable of remediation. [A requirement under Ministerial Direction 1 – Potentially contaminated land]~~
- Implement the recommendations of [Update](#) the Industrial Land Management Strategy 2008. [21.09-3] [Relocated to s74.02]
- Update the Industrial Development Design Guidelines June 2008. [21.09-3] [Relocated to s74.02]
- 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. [21.09-3] [Relocated to s74.02]

Reference Documents [All relocated to s72.08]

[A Fair Hobsons Bay for All 2019-2023](#) [21.09-3-PD]

Hobsons Bay Industrial Land Management Strategy 2008 [21.09-3-PD]

Hobsons Bay Industrial Development Design Guidelines June 2008 [21.09-3-PD]

Hobsons Bay Advertising Signs Guidelines 1999 [21.09-3-PD]

Hobsons Bay Landscape Design Guidelines 1999 [21.09-3-PD]

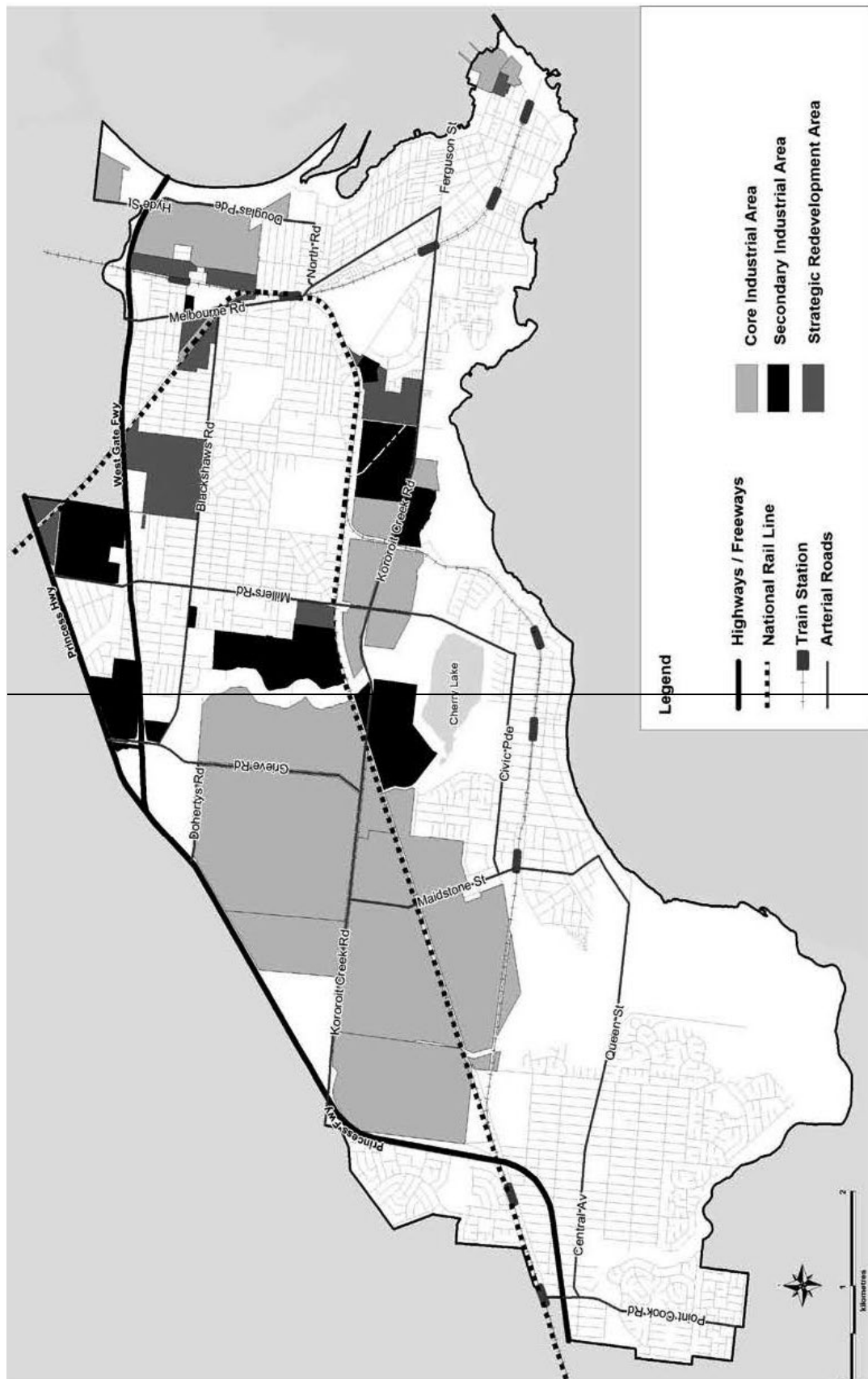
[Hobsons Bay Sustainable Tourism Strategy 2019-2024](#) [21.09-3-PD]

[Hobsons Bay Economic Development Strategy 2015–2020](#) [21.09-3-PD]

[Hobsons Bay Activity Centre Strategy 2019](#) [21.09-3-PD]

Map 5 Industrial Areas

Map 3 — Industrial Areas



21.109 TRANSPORT AND MOBILITY

~~This Clause provides local policy content to support Clause 18 (Transport) of the State Planning Policy Framework.~~

Overview

21.10-1 Integrated Transport

~~Council's five principles for its transport system is that it provides integrated, innovative, equitable, sustainable and efficient ways for people and goods to reach their destination.~~ [21.10-1 new Integrated Transport Plan 2017] [This is a vision, not context]

The municipality ~~seeks~~ needs an integrated transport system that provides a range of sustainable, efficient, accessible and safe ways for people ~~that connects walking and cycling routes to link people to places in their local neighbourhoods whilst providing convenient and sustainable connections to activity centres. enables residents, commercial and industrial operators and visitors to access their destination in a safe, equitable and efficient manner.~~ [21.10-1 new Integrated Transport Plan 2017] [Relocated to 02.03 Transport, C]

~~The transport network needs to balance good road access for industrial and residential land uses and carefully manage the impacts associated with a growth in freight to protect residential amenity.~~

At the regional level, ~~High quality integrated public~~ the transport, ~~cycle and pedestrian paths to enhance walkability and~~ system provides convenient, safety and sustainable connections between neighbourhoods and to regional destinations that will generate more efficient movement of people and goods, attracting and providing links to jobs, services, industry and recreational activities. [21.10-1 new Integrated Transport Plan 2017] [Relocated to 02.03 Transport, C] ~~promotes adequate parking in tourist precincts and activity centres is supported. Williamstown will continue to be an important water transport terminal and tourism node in Hobsons Bay.~~

Objective 1

To provide an integrated, safe, accessible and efficient network for walking and cycling which encourages active transport over private vehicle usage. [21.10-1-O1 new Integrated Transport Plan 2017] [Relocated to 02.03 Transport, SD]

Strategies

- ~~Have regard to the State transport strategies and opportunities for transport improvements, particularly through an integrated approach to land use and transport planning in the assessment of broader regional patterns of land use and transport movements.~~ [Moved to Objective 3 below]
- ~~Ensure that the cost of new road and transport infrastructure required to serve specific development is met by the developer.~~ [21.10-1-O1] [Relocated to 19.03-1L]
- ~~Support the provision of a safe, efficient and convenient network of cycling and walking paths that enhances sustainable transport outcomes and connects with the existing network.~~ [21.10-1-O1 new Integrated Transport Plan 2017] [Repeats 18.02-1S]
- Require that a continuous network of bicycle paths and pedestrian facilities be provided within ~~in~~ new residential subdivisions which connect with the existing network. [21.10-

1-01] ~~[Relocated to 15.01-3L]~~ that contributes to community health and well-being by encouraging walking and cycling.

- ~~Require the provision of on-site 'end-of-trip' facilities in new developments, where practicable.~~ ~~[Moved from activity centres cl.21.03]~~ ~~[21.10-1-01 new Integrated Transport Plan 2017]~~ ~~[Repeats 18.02-1S]~~
- ~~Require the provision of footpaths on both sides of a street to enhance accessibility for all abilities.~~ ~~[Moved from activity centres cl.21.03]~~ ~~[21.10-1-01 new Integrated Transport Plan 2017]~~ ~~[Relocated to 15.01-3L]~~
- ~~Ensure bicycle paths and pedestrian facilities interconnect with the existing transport network and form a safe, efficient and convenient network that promotes walkability.~~ ~~[Repeats a strategy above, also a Cycling Strategy is identified as further strategic work].~~
- ~~Liaise with surrounding municipalities and VicRoads to improve the connectivity of the bicycle network.~~ ~~[Advocacy]~~
- ~~Encourage the improvement of the arterial road system to service the industrial areas.~~ ~~[Moved to strategy under 21.10-2 below]~~
- ~~Support more direct connections to the Western Ring Road (from Grieve Parade industrial areas) and the upgrade of the arterial link road network.~~ ~~[Advocacy]~~
- ~~Encourage the development of new industrial access roads to service industrial areas.~~ ~~[Covered in strategies under 21.10-2 below].~~

Objective 2

~~To support increased use of public transport and an efficient public transport network.~~ ~~[21.10-1-02 new Integrated Transport Plan 2017]~~ ~~[Repeats 18.02-2L]~~

~~To protect residential and other sensitive land uses from the adverse effects of vehicular traffic.~~

Strategies

- Support upgrading public transport services within the municipality to reduce traffic congestion both within the municipality and ~~from Hobsons Bay to surrounding~~ areas ~~suburbs and the Central Business District.~~ ~~[21.10-1-02]~~ ~~[Relocated to 18.02-2L]~~
- ~~Encourage~~ ~~Support the provision of bus services that maximise convenience for the local community particularly in Seabrook and Altona Meadows.~~ ~~[21.10-1-02 new Integrated Transport Strategy 2017]~~ ~~[Rule 1 – Advocacy position]~~
- ~~Encourage~~ Facilitate the provision of bus interchanges at activity centres or where they interconnect with other modes of travel to maximise transport connectivity. ~~[21.10-1-02]~~ ~~[Relocated to 18.02-2L]~~
- ~~Facilitate an integrated local and sub-regional transport network that provides connectivity for residents, businesses and visitors through an integrated, efficient and frequent use safe, efficient and reliable infrastructure~~ ~~public transport service~~ ~~[21.10-1-02]~~ ~~[Repeats SPP 18.02-2S]~~
- ~~Discourage industrial land uses and developments that are dependent upon heavy transport or high volumes of vehicle trips in locations that require trucks to use roads through predominantly residential areas.~~ ~~[Moved to 21.10-2 below]~~
- ~~Conduct traffic management studies of the surrounding areas to avoid transferring traffic problems.~~ ~~[Application requirement]~~

- ~~Ensure that new land uses and developments provide adequate car parking and loading bay facilities that are safe, convenient and visually attractive. [PS requirement]~~

21.10-2 Traffic and Amenity

The transport network needs to balance good road access for industrial and residential land uses and [21.10-2 new Integrated Transport Plan 2017, split] [Relocated to 02.03 Transport, C] carefully manage the impacts associated with a growth in freight to protect residential amenity. [21.10-2 new Integrated Transport Plan 2017, split] [Relocated to 02.03 Transport, SD]

Objective 3

To protect residential and other sensitive land uses from the adverse effects of vehicular traffic. [21.10-2-03 new Integrated Transport Plan 2017] [Relocated to 18.01-2L]

To support increased use of public transport and an efficient network.

Strategies

- ~~Have regard to the State transport strategies and opportunities for transport improvements, particularly through an integrated approach to land use and transport planning in the assessment of broader regional patterns of land use and transport movements. [Required, no need to state in PS]~~
- ~~Ensure that Minimise the impact of traffic on the safety of other road users, particularly cyclists and pedestrians, generated by new land uses and development is minimised.~~ [21.10-2-03] [Rule 1 - Planning policy not to be used expressly for messaging purposes]
- ~~Discourage~~ Avoid industrial land uses and developments that are dependent upon heavy transport or high volumes of vehicle trips in locations that require trucks to use roads through predominantly residential areas. [21.10-2-03] [Relocated to 18.01-2L]
- ~~Conduct traffic management studies of the surrounding areas to~~ Avoid transferring traffic problems to neighbouring areas by managing traffic impacts in a holistic and strategic manner. [21.10-2-03] [Relocated to 18.01-2L]
- Support the upgrade of the arterial system to service industrial areas of the municipality, particularly more direct connections to the Western Ring Road (from the Grieve Parade industrial area.s) and the upgrade of the arterial link road network. [21.10-2-03 new] [Relocated to 18.01-2L]
- ~~Encourage the~~ Require the development of new industrial access roads to service industrial areas. [21.10-2-03] [Relocated to 18.01-2L]
- ~~Ensure that Require the new land uses and developments to provide adequate car parking and loading bay facilities that are safe, convenient and visually attractive car parking and loading bay facilities, where relevant required.~~ [21.10-2-03] [Repeats 18.02-4S]
- ~~Facilitate an integrated approach to car parking which is balanced through sharing road space with other uses and recognises that sustainable transport can support reduced demand for parking.~~ [Reworded and moved to future strategic work].
- Avoid development on the foreshore that will result in undesirable traffic and car parking impacts. [Moved from cl.21.05 The Coast] [21.10-2-03] [Relocated to 18.01-2L, reworded]

- [Avoid development for boating activities that will result in undesirable traffic and car parking impacts.](#) [Moved from cl.21.05 The Coast] [21.10-2-O3] [Relocated to 18.01-2L, reworded]
- ~~Support upgrading public transport within the municipality to reduce traffic congestion within and from Hobsons Bay to surrounding suburbs and the Central Business District.~~ [Advocacy].
- ~~Encourage the provision of bus services that maximise convenience for the local community.~~ [Advocacy]
- ~~Encourage the provision of bus interchanges at activity centres or where they interconnect with other modes of travel.~~ [Advocacy]
- ~~Facilitate an integrated local and sub-regional transport network that provides residents, businesses and visitors opportunities to use safe, efficient and reliable infrastructure.~~ [Advocacy]
- ~~Encourage and facilitate walking, cycling and other alternative transport modes to driving.~~ [Covered by Objective 1 above]

Implementation

These strategies will be implemented by: [21.10-2]

Policy Guidance (criteria for the exercise of discretion)

- ~~Encourage developers to consult with VicRoads prior to rezoning land.~~ [No need to state in PS]
- ~~Use local policy at Clause 22.04 in the consideration of planning permit applications to address the shortage of on street car parking in Altona Meadows.~~ [21.10-2] [Clause 22.04 doesn't exist in new PPF]
- ~~Use local policy at Clause 22.05 in the consideration of planning applications to address the shortage of available car parking in Williamstown.~~ [Redundant policy – 2018 Planning Scheme Review]

Application of zones and overlays

- Apply the Road Zone Category 1 over VicRoads declared main roads. [21.10-2] [Relocated to s74.01]

Further Strategic Work

- ~~Undertake a parking~~ [Parking Strategy for the municipality](#) ~~precinct plans for Newport/Spotswood, Altona Gate, Aviation Road, Millers Road activity spine and Altona Beach Activity Centre.~~ [21.10-2] [Relocated to s74.02]
- ~~Continue to identify opportunities and encourage the connections between existing and proposed bicycle trails.~~ [Complete a Cycling Strategy for the municipality.](#) [21.10-2] [Relocated to s74.02]
- ~~Continue to identify opportunities and encourage the connections between existing and proposed bicycle trails.~~
- [Explore the feasibility of using the Parking Overlay to achieve improved local car parking outcomes as identified in the municipal Parking Strategy.](#) [21.10-2] [Relocated to s74.02]

Reference Documents

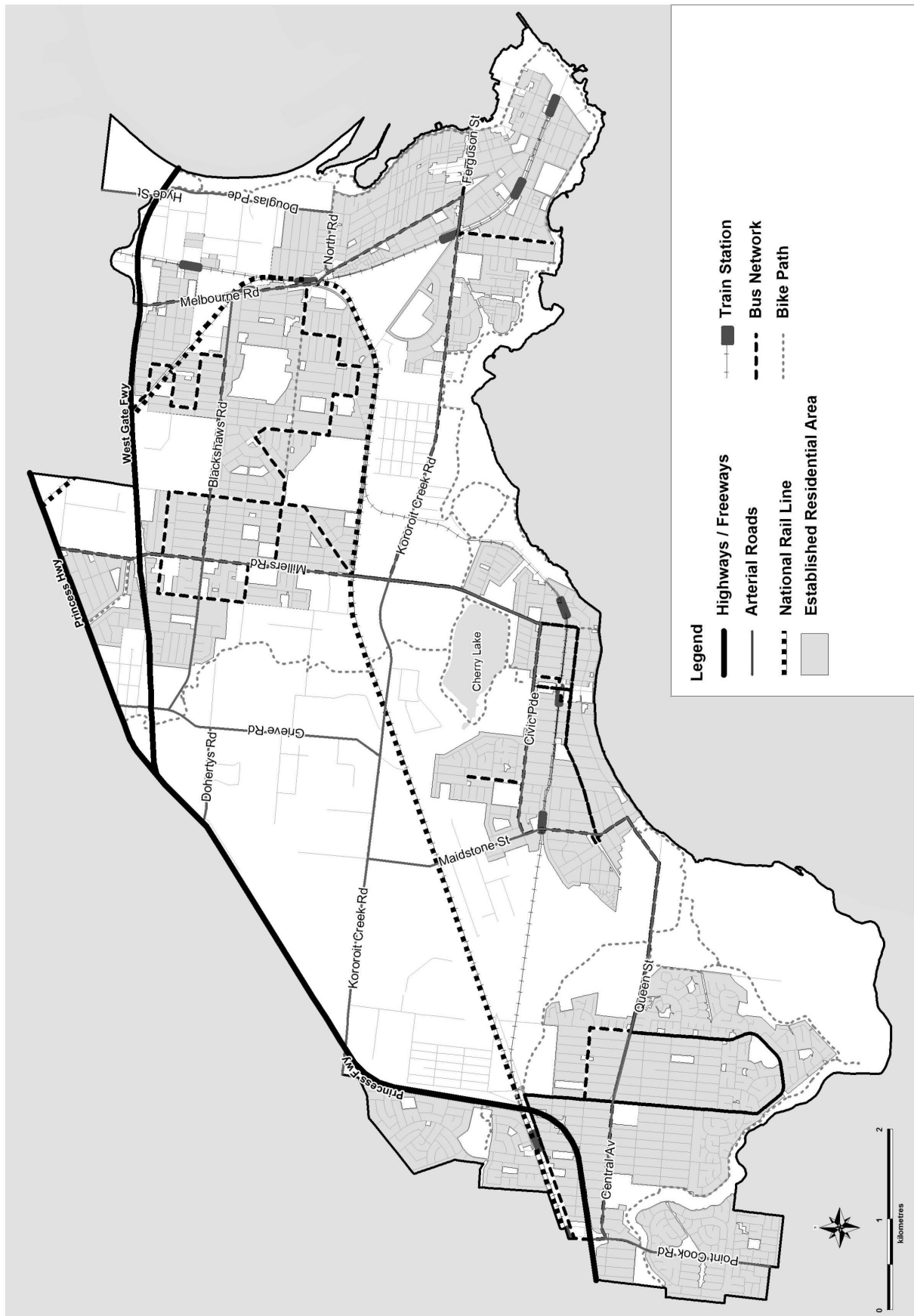
Hobsons Bay Integrated Transport Strategy ~~2006~~ [2017-2030](#) [21.10-2-PD] [Relocated to s72.08]

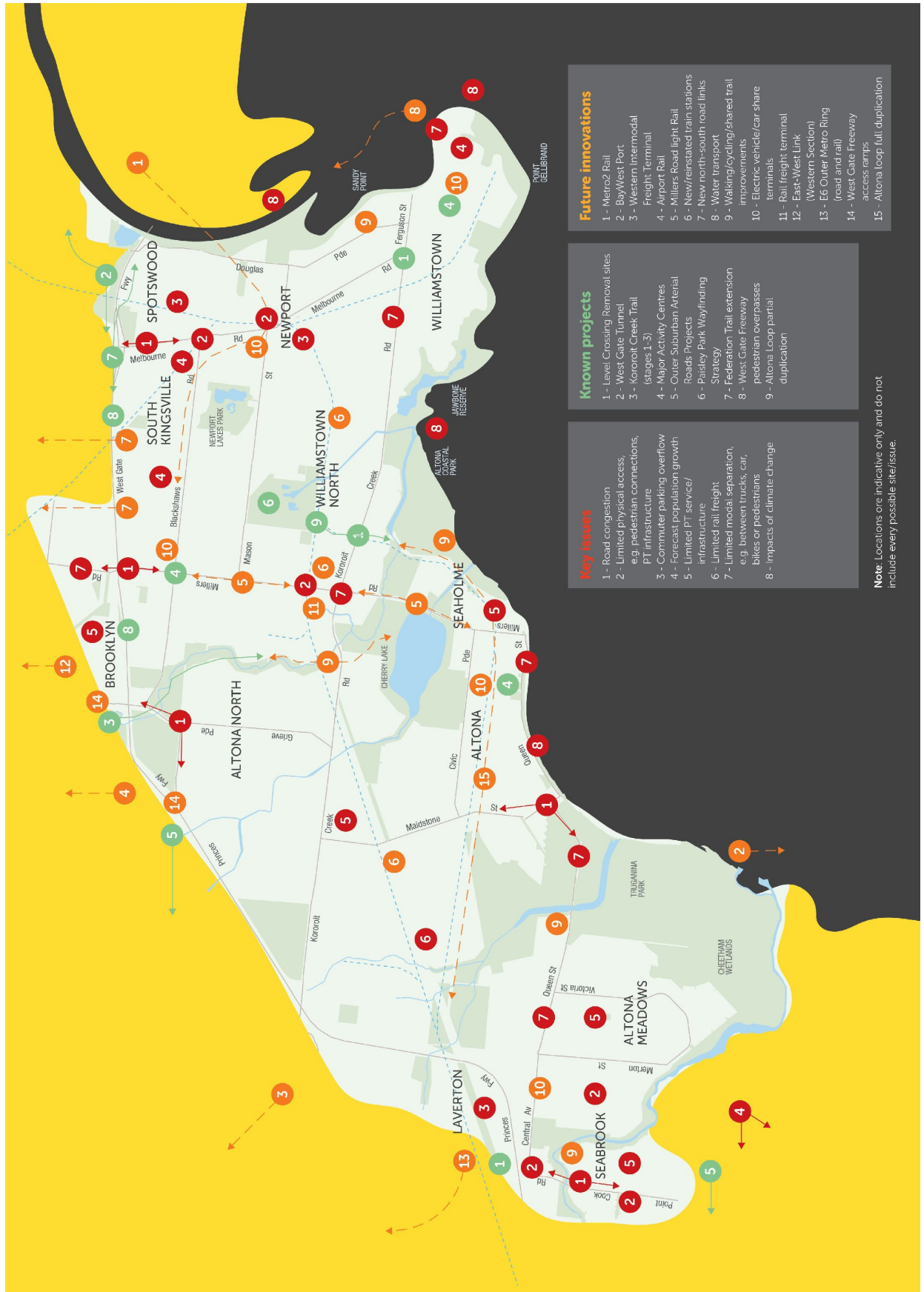
~~Williamstown Activity Centre Parking Study 2009~~ [21.10-2-PD] [Outdated]

Hobsons Bay Strategic Bicycle Plan 2003 [21.10-2-PD] [Relocated to s72.08]

~~Hobsons Bay Road Safety Strategy 2008-2010~~ [21.10-2-PD] [Outdated]

Map 64 Key Transport Routes





21.110 INFRASTRUCTURE

~~This clause provides local policy content to support Clause 19 (Infrastructure) of the State Planning Policy Framework.~~

21.11-1 Community Infrastructure

Overview

Community Infrastructure is defined as public and private, state, council and non-council facilities which accommodate community support services, programs and activities. A range of community facilities and services are required to meet the needs and lifestyles of both the existing and future community. [21.11-1 new Community Facility Planning Principles 2008] [Relocated to 02.03 Community Infra, C & SD] ~~the local community to assist in sustaining, supporting and promoting communities and provide a better quality of life for Hobsons Bay residents.~~

Objective 1

~~To deliver necessary community infrastructure that will to enhance the liveability of Hobsons Bay's liveability residents. [21.11-1 O1] [Repeats 21.11-1 new // See 02.03 Community Infra, SD]~~

Strategies

- ~~Provide appropriately located and well designed community facilities and services in response to demands generated by development and in accordance with identified community needs. [21.11-1 -O1] [Repeats 21.02-4, 21.11-1 -O1 & 21.11-1 new // See 02.03 Comm Infra, SD]~~
- Require developers to meet the cost of new community infrastructure serving their specific development. [21.11-1 -O1] [Relocated to 19.03-1L]
- ~~Require new and renovated public buildings to incorporate universal design principles and environmentally sustainable design measures. [21.11-1 O1 new Universal Design Policy Statement 2017] [Rule 3 (Building code matter) + most public buildings would not require a permit]~~
- ~~Facilitate the provision of a range of well designed community facilities and services which meets the needs and lifestyles of the community to provide for a better quality of life. [Covered by first strategy above].~~
- ~~Ensure that the cost of new road and transport infrastructure required to serve specific development is met by the developer. [Moved to Clause 21.10, Transport]~~
- ~~Ensure that developers provide a continuous network of bicycle paths and pedestrian facilities in new residential subdivisions that contributes to community health and well being by encouraging walking and cycling. [Moved to Clause 21.10, Transport]~~

21.11-2 Development Infrastructure

New urban development requires the provision of infrastructure to ensure future liveability for residents and to minimise potential costs to the community. Council, the Government and developers must partner to ensure that development infrastructure is adequately

provided in a timely manner to support population growth. [21.11-2] [Relocated to 02.03 Dvp Infra, C]

Objective 2

- Require walking and cycling infrastructure, including end-of-trip facilities, to be incorporated into the design and development of all strategic redevelopment sites and strategic redevelopment areas. [21.11-2-02] [Relocated to 11.02-1L, merged with 21.03-2-08]
- Require that development contributions be provided to support the upgrading of existing infrastructure where a capacity shortfall has been identified. [21.11-2-02] [Relocated to 02.03 Dvp Infra, SD]

21.11-3 Cultural Infrastructure

The development of public art and arts and cultural facilities contributes to a more vibrant public realm and community for the benefit of the broader social and economic wellbeing of the municipality. [21.11-3] [Relocated to 02.03 Community Infra, C, reworded] Studio spaces and galleries are needed by artists and their development is encouraged in locations where their presence will enhance the urban realm and activate street frontages. [21.11-3] [Relocated to 19.02-4L, merged with 21.11-3-03]

Objective 3

To enhance the contribution of art and culture within the city. [21.11-3-03] [Relocated to 19.02-4L, merged with 21.11-3]

Strategies

- Support the development of studio spaces and galleries in activity centres and in other locations with good access to public transport. [21.11-3-03] [Relocated to 19.02-4L]
- Support the retention and re-use of former industrial buildings. [21.11-3-03 new Public Art Strategy 2016] [Relocated to 19.02-4L]
- ~~Provide and facilitate the provision of public art in appropriate public open space areas to enhance environmental, cultural and heritage values.~~ [Moved from cl.21.04 terrestrial environments]
- Support public places and spaces that contribute to a sense of belonging, including for people from culturally and linguistically diverse backgrounds. [21.11-3-03] [Relocated to 19.02-4L]

Implementation

These strategies will be implemented by:

Policy Guidance (criteria for the exercise of discretion) [Outdated. These clauses have been rewritten by Council under 02.03 & 15.01-5L]

- ~~Use local policy at Clause 22.02 in the consideration of planning applications to ensure that new infrastructure conserves the characteristics that contribute to the identity of heritage places and precincts and does not diminish their cultural significance.~~ [21.11-3]
- ~~Use local policy at Clause 22.04 in the consideration of planning applications to address the lack of public transport, parking and traffic issues associated with narrow roads and the lack of open space in Altona Meadows.~~ [21.11-3]

- ~~Use local policy at Clause 22.05 in the consideration of planning applications to recognise the particular parking requirements of Douglas Parade /Ferguson Street and Nelson Place commercial precincts. [Redundant policy – 2018 Planning Scheme Review]~~
- ~~Use local policy at Clause 22.06 in the consideration of planning applications to encourage a centre with a positive identity for the Altona Beach Activity Centre. [21.11-3]~~

Application of zones and overlays

- Apply the Public Use Zone to recognise land for community facilities and services. [21.11-3] [Relocated to s74.01]
- Apply the Special Use Zone 1 to provide for areas in private ownership to be used as private sports grounds and/ or religious and educational establishments, as appropriate. [21.11-3] [Relocated to s74.01]
- Apply the Road Zone to identify land to identify significant existing and proposed roads. [21.11-3] [Relocated to s74.01]
- Apply the Development Contributions Overlay to Strategic Redevelopment Areas and Sites to coordinate contributions to providing infrastructure. [21.11-3] [Relocated to s74.01]

Further Strategic Work

- Review the level of existing facilities and services to meet the needs of the community [Covered below]
- Facilitate the completion of the Council's ~~Undertake a Community Services and Infrastructure Plan.~~ [21.11-3] [Completed]
- ~~Undertake a Development Contributions Plan for the municipality.~~ [21.11-3] [Not within next Planning Scheme review cycle]

Reference Documents [Relocated to s72.08]

~~Health and Wellbeing Plan – Hobsons Bay Municipal Public Health Plan 2007-2011~~ [The Hobsons Bay 2030 Community Vision](#) [21.11-3-PD]

[A Fair Hobsons Bay for All 2019-2023](#) [21.11-3-PD]

Kororoit Creek Regional Strategy 2005-2030 [21.11-3-PD]

~~Hobsons Bay City Council Kororoit Creek Masterplan 2006~~

Point Gellibrand Park Coastal Heritage Park Master Plan (Revised 2003) [21.11-3-PD]

Williamstown Foreshore Strategic Plan 2010 [21.11-3-PD]

[Experience Hobsons Bay Tourism Strategy 2019-2024](#) [21.11-3-PD]

~~Rehabilitation and Management Plan Sandy Point and Greenwich Bay Foreshore Newport 1998~~

Hobsons Bay Heritage Study Amended 2014 [21.11-3-PD]

Guidelines for Alterations and Additions to Dwellings in Heritage Areas in Hobsons Bay 2006 [21.11-3-PD]

Guidelines for Infill Development in Heritage Areas in Hobsons Bay 2006 [21.11-3-PD]

~~The Burra Charter (The Australian ICOMOS Charter for Places of Cultural Significance)~~

Hobsons Bay Advertising Signs Guidelines 1999 [21.11-3-PD]

Hobsons Bay Landscape Design Guidelines 1999 [21.11-3-PD]

Hobsons Bay Integrated Transport Strategy ~~2006~~[2017-2030](#) [21.11-3-PD]

~~Williamstown Activity Centre Parking Study 2009~~

Hobsons Bay Strategic Bicycle Plan 2003 [21.11-3-PD]

~~Hobsons Bay Road Safety Strategy 2008-2010~~

[Community Facility Planning Principles 2008](#) [21.11-3-PD]

[Public Art Strategy 2016-2020](#) [21.11-3-PD]

22.01 HERITAGE POLICY

18/04/2019
C125hbay

~~This Local Planning Policy affects areas included in the Heritage Overlay and comprises the following:~~ [22.01 P]

- ~~22.01-1: General Heritage Policy~~ [22.01 P]
- ~~22.01-2: Government Survey Heritage Precinct Policy~~ [22.01 P]
- ~~22.01-3: Private Survey Heritage Precinct Policy~~ [22.01 P]
- ~~22.01-4: Hannan's Farm (Ramsgate Estate) and Williamstown Beach Heritage Precincts Policy~~ [22.01 P]
- ~~22.01-5: Ferguson Street Civic and Commercial Heritage Precinct Policy~~ [22.01 P]
- ~~22.01-6: Nelson Place Heritage Precinct Policy~~ [22.01 P]
- ~~22.01-7: Cox's Garden Heritage Precinct Policy~~ [22.01 P]
- ~~22.01-8: Housing Commission of Victoria Estates Heritage Precincts Policy~~ [22.01 P]
- ~~22.01-9: Newport and Spotswood Residential Heritage Precincts Policy~~ [22.01 P]
- ~~22.01-10: Newport Civic and Commercial Heritage Precinct Policy~~ [22.01 P]
- ~~22.01-11: Industrial Heritage Places Policy~~ [22.01 P]

Using this Policy

~~This policy comprises an overall heritage policy, which applies to all heritage precincts and places within the City of Hobsons Bay. There are also additional sub-policies for specific heritage precincts and places within the municipality and a sub-policy on Industrial Heritage Places. Each individual sub-policy has its own policy basis, objectives, and policy statements that should be considered in conjunction with the overall policy.~~ [22.01 P]

~~The Hobsons Bay Heritage Study Amended 2017 informs this policy and should be referred to in identifying the significance of the heritage precincts.~~ [22.01 P] [Relocated to 15.03-1L Policy Document & s72.08]

A 'heritage precinct' is a group of heritage places identified by the *Hobsons Bay Heritage Study Amended 2017*. [22.01 P] [Relocated to 15.03-1L Policy Document & s72.08]

~~The term 'heritage place' refers to:~~ [Unnecessary]

- ~~A place that is individually cited in the Hobsons Bay Heritage Study Amended 2017.~~ [22.01 P]
- ~~A place that is contributory to the significance of a heritage precinct.~~ [22.01 P]

Application requirements

Where a permit is required for development in a Heritage Overlay, an application must be accompanied by information that adequately responds to the relevant sections of the *Hobsons Bay Heritage Study Amended 2017*, the *Guidelines for Infill Development in Heritage Areas in Hobsons Bay 2006* and the *Guidelines for Alterations and Additions to Dwellings in Heritage Areas in Hobsons Bay 2006*. [22.01 Ar] [s43.10 Application requirement]

22.01-1 General Heritage Policy

18/04/2019
C125hbay

This policy applies to all land included within a Heritage Overlay. [22.01-1] [Relocated to 15.03-1L Policy application]

Policy basis

~~The Hobsons Bay Municipal Strategic Statement identifies the need for a local policy to ensure that the cultural heritage of Hobsons Bay is conserved and enhanced. [22.01-1] [Relocated to 02.03 Built env & heritage, SD]~~

The communities of Hobsons Bay have played an important role in the historic development of Victoria and the unique history of Hobsons Bay is illustrated by a wide variety of heritage places that include buildings, neighbourhood precincts, trees and landscapes, and urban forms. The heritage places of Hobsons Bay reflect the key themes that have shaped the development of the city since the establishment of Williamstown in the 1840s as the first port of Melbourne, through the development of Newport and Spotswood during the Federation and Interwar periods associated with the growth of railways and related industries, to the post-war industrial and residential expansion that transformed Altona and Laverton. [22.01-1] [Relocated to 02.03 Built env & heritage, C]

~~These heritage places are important for the reasons described in the Hobsons Bay Heritage Study Amended 2017, as well as the broader social, cultural and economic benefits they bring by: [22.01-1]~~

- Providing historic continuity, which enables the complex layering of the history of Hobsons Bay to be understood and interpreted. [22.01-1] [Relocated to 02.03 Built env & heritage, C]
- Enhancing the character and amenity of the city by contributing to the unique identity of each neighbourhood. [22.01-1] [Relocated to 02.03 Built env & heritage, C]
- The heritage of Hobsons Bay is highly valued by the community ~~and there is strong support for controls and policy to protect and conserve places of identified heritage significance.~~ [22.01-1] [Relocated to 02.03 Built env & heritage, C]
- ~~This policy implements the recommendations of the Hobsons Bay Heritage Study Amended 2017.~~ [22.01-1] [Unnecessary. Listed at s72.08 & as policy document at 15.03-1L]

Objectives

To conserve characteristics that contribute to the individual identity of heritage places ~~and precincts~~ within Hobsons Bay and ensure that their cultural significance is not diminished by: [22.01-1 Ob] [Relocated to 02.03 Built env & heritage, SD]

- The loss of any fabric which contributes to the significance of the heritage place or precinct; [22.01-1 Ob] [Relocated to 02.03 Built env & heritage, SD]
- Inappropriate new development; [22.01-1 Ob] [Relocated to 02.03 Built env & heritage, SD]

~~To conserve heritage places in accordance with the principles and procedures recommended by the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter).~~ [22.01-1 Ob] [Repeats 15.03-1S, PG]

To ensure new development is of a high quality design that creatively interprets and responds positively to the historic context provided by the heritage place or precinct. [22.01-1 Ob] [Relocated to 15.03-1L, reworded as strategy]

To support the replacement of non-contributory buildings with new development that responds positively to the historic context provided by surrounding heritage places. [22.01-1 Ob] [Relocated to 15.03-1L, reworded as strategy]

To ensure new development becomes a valued addition, which complements the aesthetic qualities of a heritage place or precinct. [22.01-1 Ob] [Relocated to 15.03-1L, reworded as strategy]

To ensure new development does not distort historic evidence of heritage places by copying or reproducing historic styles or detailing. [22.01-1 Ob] [Relocated to 15.03-1L, reworded as strategy]

~~To encourage the viable use of buildings as part of their conservation.~~ [22.01-1 Ob] [Repeats 21.07-2 // 15.03-1L]

~~To ensure a consistent approach to the conservation of heritage places.~~ [22.01-1 Ob] [Unnecessary]

~~To conserve heritage places and precincts based on the statement of significance for the place or precinct.~~ [22.01-1 Ob] [Covered by the HO]

~~To improve community awareness of the importance and value of heritage places and precincts.~~ [22.01-1 Ob] [Rule 1 – Not a planning matter]

To ensure new development responds positively to special features such as views, vistas, significant vegetation and landmarks. [22.01-1 Ob] [Relocated to 15.03-1L]

~~To ensure landscaping enhances the historic cultural landscape character found in a street or precinct.~~ [22.01-1 Ob] [Repeats 21.07-2 // 15.03-1L]

To ensure new development does not visually dominate a heritage place or precinct. [22.01-1 Ob] [Relocated to 15.03-1L, merged]

Policy

Exercising discretion

~~It is policy to conserve heritage places and precincts by:~~

- ~~Ensuring the maintenance and preservation of heritage places;~~ [22.01-1] [Repeats 21.07-2 & 22.01 // 02.03 Built env / heritage SD]
- Ensuring the restoration or reconstruction of fabric where opportunities arise. [22.01-1] [Relocated to 15.03-1L]
- ~~Discouraging the demolition of heritage places unless the demolition is only part of the heritage place and it can be demonstrated to the satisfaction of the Responsible Authority that, as appropriate;~~ [22.01-1] [Repeats 22.01.1 // 15.03-1L]
- ~~Ensuring the fabric to be removed is not significant;~~ [22.01-1] [Repeats 21.07-2 // 15.03-1L]
- ~~Ensure the fabric to be removed will not adversely affect the significance of the heritage place;~~ [22.01-1] [Repeats 21.07-2 // 15.03-1L]
- ~~Ensuring development will assist in the long term conservation of the heritage place;~~ [22.01-1] [Repeats 21.07-2 // 15.03-1L]
- ~~In the case of an industrial heritage place, ensuring development will facilitate the historic use of the heritage place~~ [Repeats 21.07-2 // 15.03-1L] and will not result in the loss of fabric of primary significance; [22.01-1] [Relocated to 15.03-1L, merged with 21.07-2]
- Discouraging the demolition of heritage places unless it can be demonstrated to the satisfaction of the Responsible Authority that the structural integrity of the heritage place has been lost; [22.01-1] [Relocated to 15.03-1L]
- ~~Generally not accepting the poor condition or low integrity of a heritage place as justification for its demolition, particularly if in the opinion of the Responsible Authority the condition of the heritage place has deliberately been allowed to deteriorate;~~ [22.01-1] [Relocated to 15.03-1L reworded]
- Maintaining and enhancing the setting of heritage places and precincts by the removal of non-significant fabric and by ensuring that infill buildings or additions to existing buildings are visually recessive. This includes views and vistas to a heritage place from public places; [22.01-1] [Repeats 21.07-2 & 22.01 // 15.03-1L]

- Encourage the removal of alterations and additions except where they contribute to the significance of the heritage place; [22.01-1] [Relocated to 15.03-1L]
- ~~Ensure new infill buildings, alterations and additions to existing buildings are visually recessive and compatible in scale, siting, design, form and materials with the character of the heritage place or precinct;~~ [22.01-1] [Repeats 21.07-2 // 15.03-1L general]
- ~~Ensure new infill buildings have regard to the~~ Guidelines for Infill Development in Heritage Areas in Hobsons Bay 2006; [22.01-1] [Relocated to policy doc 15.03-1L + s72.08]
- ~~Ensure alterations and additions to contributory dwellings have regard to the~~ Guidelines for Alterations and Additions to Dwellings in Heritage Areas in Hobsons Bay 2006; [22.01-1] [Relocated to policy doc 15.03-1L + s72.08]
- ~~Ensure alterations and additions to non-contributory dwellings have regard to the~~ Guidelines for Alterations and Additions to Dwellings in Heritage Areas in Hobsons Bay 2006; [22.01-1] [Relocated to policy doc 15.03-1L + s72.08]
- Conserve early public realm infrastructure such as basalt gutters, unmade roadside verges, bluestone and concrete kerbs, channels, footpaths and laneways are conserved and reconstructed as appropriate; [22.01-1] [Relocated to 15.03-1L]
- Discourage vehicle crossovers and off-street parking provision at the front of heritage places, unless it can be demonstrated to the satisfaction of the Responsible Authority that these features were historically found in the street where the property is located and that no suitable alternative exists; [22.01-1] [Relocated to 15.03-1L]
- Significant street trees should not be removed unless they die or in the opinion of the Responsible Authority become a safety risk. If a significant street tree is removed, it should be replaced with a semi-advanced species to the satisfaction of the Responsible Authority; [22.01-1] [Relocated to 15.03-1L, split]
- Original front fences and related features such as lynch gates and pergolas should be retained; [22.01-1] [Relocated to 15.03-1L]
- If a front fence is not significant, low timber picket fencing or other styles that are historically appropriate for the stylistic period of the dwelling should be provided; ~~unless historic evidence to the satisfaction of the Responsible Authority can be provided for an alternative design;~~ [22.01-1] [Relocated to 15.03-1L]
- Ensure subdivision is compatible with the original subdivision layout and character of the heritage place or precinct; [22.01-1] [Repeats 21.07-2 // 15.03-1L]
- ~~Ensure advertising signs have regard to the~~ *Hobsons Bay Advertising Sign Guidelines 1999* and are traditional in form and location; [22.01-1] [Policy doc 15.03-1L + s72.08]
- ~~Encourage historical research of heritage places and precincts and promote their physical link with history.~~ [22.01-1] [Rule 1 - Not a planning matter]

Decision Guidelines

~~It is policy that before deciding on an application the Responsible Authority must consider, as appropriate:~~ [22.01-1 DG]

- ~~The significance of the heritage place or precinct as described in the Hobsons Bay Heritage Study Amended 2017 and whether the proposed buildings or works will adversely affect the cultural significance of the heritage place or precinct;~~ [22.01-1 DG] [Rule 3 – Covered in decision guidelines in the overlay]
- ~~Whether the application has responded appropriately to the relevant design guidelines in the Guidelines for Infill Development in Heritage Areas in Hobsons Bay 2006 or the Guidelines for Alterations and Additions to Dwellings in Heritage~~

~~Areas in Hobsons Bay 2006. [22.01-1 DG] [Rule 3 – Covered in decision guidelines in the overlay]~~

~~Whether the proposed buildings or works will assist in the conservation of the place by:~~

- Maintaining, protecting, restoring, repairing or stabilising significant fabric; [22.01-1 DG] ~~[Relocated to 15.03-1L, merged with 22.01-1 & reworded as strategy]~~
- Supporting the continued original use of the building by enabling it to be upgraded to meet present day requirements and standards; [22.01-1 DG] ~~[Relocated to 15.03-1L, reworded as strategy]~~
- ~~Implementing works in accordance with a Conservation Management Plan that has been prepared to the satisfaction of the Responsible Authority; [22.01-1 DG] [Rule 3 – Covered in permit conditions]~~
- ~~Allowing an alternative use (where this is permitted by the Planning Scheme) when the original use of the building is no longer viable, or in accordance with a Conservation Management Plan; [22.01-1 DG] [Covered in 15.03-1S&L]~~
- ~~Whether the proposed buildings or works will have an adverse effect on a significant tree identified by the Hobsons Bay Heritage Study Amended 2017, or any tree that contributes to the setting of a heritage place or precinct. [22.01-1 DG] [Covered in 15.03-1L]~~

Policy references [15.03-1L Policy Document & s72.08]

- Hobsons Bay Heritage Study Amended 2017. [22.01-1 PR]
- Guidelines for Alterations and Additions to Dwellings in Heritage Areas in Hobsons Bay 2006 [22.01-1 PR]
- Guidelines for Infill Development in Heritage Areas in Hobsons Bay 2006 [22.01-1 PR]
- ~~Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter). [22.01-1 PR]~~
- Hobsons Bay Advertising Sign Guidelines 1999 (or any subsequent version). [22.01-1 PR]

22.01-2

24/05/2018
C107

Government Survey Heritage Precinct Policy [Content translated into an incorporated heritage design guideline & unless otherwise indicated]

This policy applies to all land and heritage places within the Government Survey Heritage Precinct, (HO8), the Cecil Street Heritage Precinct, (HO1), Electra Street Heritage Precinct (HO4), Esplanade Residential Heritage Precinct (HO6), Hanmer Street Heritage Precinct (HO12), Pasco Street Heritage Precinct (HO24), part of the Railway Crescent Heritage Precinct east of Giffard Street (HO28), Verdon Street Heritage Precinct (HO32), and places individually listed in the Schedule to the Heritage Overlay in the area generally bounded by Ferguson Street, Nelson Place, Kanowna Street, Morris Street, Esplanade, Giffard Street, and Railway Place in Williamstown. [22.01-2]

Policy basis

~~The Government Survey Heritage Precinct comprises the parts of “Williams Town” originally surveyed by Robert Hoddle and later extended by the Victorian Colonial Government between 1837 and 1855. Historically, the precinct demonstrates the most important and prosperous phases in the development of Williamstown, from the mid-nineteenth to early twentieth centuries associated with the development of the port and later influenced by the development of railways and related industries. The early settlement of Williamstown and its importance as a port and defence facility, also contributes to a broader understanding of the history of Victoria. [22.01-2]~~

~~This policy implements the recommendations of the *Hobsons Bay Heritage Study Amended 2017* relating to this precinct. [22.01-2] [Repeats relevant statement of significance]~~

Objectives

To retain the distinctive cultural heritage significance of this precinct which is derived from:

- The strong associations with the maritime and railway industries that were key influences in the early historic development of Williamstown; [22.01-2]
- ~~The strong associations with the formative civic, public and commercial development that occurred in Williamstown during the nineteenth century; [22.01-2] [Reflected in the below point]~~
- The setting and visual prominence of the civic, public and commercial buildings on key sites throughout the precinct, and in particular the grouping of related basalt public buildings in Cecil Street and public buildings in Electra Street; [22.01-2]
- The strong and distinctive urban form created by the regular grid subdivisions, separated by areas of open space, which exemplifies nineteenth century town planning; [22.01-2]
- The pre-1860 buildings, which demonstrate the very early origins of this precinct and comprise one of the most significant collections of buildings from this period within Victoria; [22.01-2]
- The Williamstown railway line corridor; [22.01-2]
- The generally uniform scale (predominantly single storey), siting (generally detached, parallel to frontage), construction (predominantly horizontal weatherboard with pitched hipped or gable roof) and subdivision pattern (single dwellings on rectangular regular shaped allotments) of residential buildings, which provide a unifying element throughout the precinct. Typically, car parking is not provided on site; [22.01-2]
- Regular shaped lots with frontages predominantly between 6-9 metres, which create a distinctive pattern of development; [22.01-2]
- The rare surviving examples of early housing construction such as pre-fabricated timber dwellings, basalt houses, and attached row houses with undivided roofs; [22.01-2]
- The unique nineteenth century road layout in key streets, and other historic public infrastructure; [22.01-2]
- Significant trees on public and private land, which contribute to the cultural landscape character. [22.01-2]

Policy

It is policy to encourage infill development that has:

- Respect for the single storey scale of the precinct generally with detached siting; [22.01-2]
- Simple single or double fronted building forms; [22.01-2]
- Horizontal weatherboard cladding for walls visible from the street. Alternatively, smooth render brick or masonry or a combination of these may be provided; [22.01-2]
- Simple hipped corrugated iron or slate roof forms; [22.01-2]
- Windows visible from the street that are rectangular, timber-framed and vertically orientated if single, or in a horizontal bank if grouped; [22.01-2]
- Eaves and verandahs in street elevations. [22.01-2]

It is policy that alterations and additions to existing dwellings should:

- Be single storey scale when viewed from a street (not including a right-of-way); [22.01-2]
- Be sited to the rear of the existing building; [22.01-2]
- Be setback from side boundaries to reflect the existing pattern of development; [22.01-2]
- Be the same, or a contemporary interpretation of the wall cladding of the existing dwelling for walls visible from the street; [22.01-2]
- Be compatible with the heritage place's roof form and material as visible from the street; [22.01-2]
- Be the same as the significant fabric of the facade or profile of the main roofline as viewed from the street; [22.01-2]
- Retain contributory features such as chimneys and bluestone foundations; [22.01-2]
- Avoid windows in upper floor elevations facing the street; [22.01-2]
- Be ground floor windows visible from the street that are rectangular, timber-framed and vertically orientated if single, or in a horizontal bank, if grouped. [22.01-2]

22.01-3

24/05/2018
C107

Private Survey Heritage Precinct Policy [Content translated into a heritage design guideline & incorporated unless otherwise indicated]

This policy applies to all land and heritage places within the Private Survey Heritage Precinct (HO27), the Power Street Heritage Precinct (HO26), Lenore Crescent Heritage Precinct (HO18), Macquarie Street Heritage Precinct (HO19), James Street Heritage Precinct (HO17), The Strand Heritage Precinct (HO31), Dover Road and John Street Heritage Precinct (HO3), and places individually listed in the Schedule to the Heritage Overlay in the area generally bounded by North Road, The Strand, Ferguson Street, Power Street, and Melbourne Road in Williamston and Newport. [22.01-3]

Policy basis

~~Historically, the Private Survey Heritage Precinct is significant for its ability to illustrate the two main development phases of the city during the Victorian (port rise and decline) and Edwardian to Interwar periods (railway and manufacturing industry). This has created a distinctive layering of history, which illustrates how this part of Williamstown and Newport developed quite differently to the Government Survey Heritage Precinct to the south of Ferguson Street. Compared to other precincts in Hobsons Bay, it is more heterogeneous in character and is aesthetically significant for the groups of predominantly late nineteenth and early twentieth century houses that range from predominantly Victorian era precincts such as James and Macquarie Streets, to almost exclusively Interwar enclaves such as Federal Street, Chandler Street and Lenore Crescent. Housing in other streets, although stylistically different, share common elements of scale, siting, materials and roof forms, which create cohesive groups. Some streets retain early street detailing such as basalt kerb and channel and mature street trees, which enhance and reinforce the historic character. Another notable element is the Victorian and Interwar commercial buildings and hotels, which are typically located on prominent corner sites and sited on the frontage throughout the precinct. [22.01-3]~~

~~This policy implements the recommendations of the *Hobsons Bay Heritage Study Amended 2017* relating to this precinct. [22.01-3] [Repeats relevant statement of significance]~~

Objectives

To retain the distinctive cultural heritage significance of this precinct which is derived from: [22.01-3]

- The extent of speculative subdivision within Williamstown during the nineteenth century, which created a less regular street pattern compared to other parts of Williamstown and Newport; [22.01-3]
- The ability to illustrate, often within the same street, two key periods in the development of Williamstown from maritime to railway and other industries; [22.01-3]
- The commercial development scattered throughout the precinct that illustrates how self-contained communities developed in the era before the use of cars became widespread; [22.01-3]
- The pre-1860 buildings, which demonstrate the early origins of parts of this precinct closer to Ferguson Street. The contrast between streets that are relatively homogeneous in character with streets that are more heterogeneous in character; [22.01-3]
- The architectural diversity of the residential buildings comprising villas and bungalows from the Victorian to Interwar periods of generally uniform scale (predominantly single storey), siting (detached), construction (predominantly horizontal weatherboard with pitched hip or gable roof), and a regular subdivision pattern (single dwellings on regular allotments), which provide a unifying element throughout the precinct. Typically, car parking was not provided on site until later in the Interwar period; [22.01-3]
- Regular shaped lots with wide frontages predominantly between 10-15 metres, which create a distinctive pattern of development; [22.01-3]
- Landmark hotels and commercial buildings which are typically sited on prominent street corners. [22.01-3]

Policy

It is policy to encourage infill development that has:

- Respect for the single storey scale of the precinct with double storey elements setback to minimise visibility from the street; [22.01-3]
- Detached siting parallel to the frontage, unless angled siting is a characteristic of the street or group of houses where a property is located; [22.01-3]
- Simple single or double fronted building forms with symmetrical plans in streets or groups of houses that have predominantly Victorian character, or asymmetrically designed plans in streets or groups of houses with predominantly Edwardian or Interwar character; [22.01-3]
- Horizontal timber weatherboard cladding for walls visible from the street. Alternatively, smooth render brick or masonry or a combination of these may be provided; [22.01-3]
- Hipped corrugated iron or slate roof forms, except in streets or groups of houses, which have predominantly Edwardian or Interwar character, where terracotta tiles may be provided; [22.01-3]
- Windows visible from the street that are rectangular, timber-framed and vertically orientated if single, or in a horizontal bank if grouped; [22.01-3]
- Eaves and verandahs in street elevations. [22.01-3]

It is policy that alterations and additions to existing dwellings should:

- Be single storey scale when viewed from the street, (not including a right-of-way); [22.01-3]
- Be sited to the rear of the existing building; [22.01-3]
- Include side setbacks that reflect the existing street pattern; [22.01-3]
- Be the same, or a contemporary interpretation of the wall cladding of the existing dwelling for walls visible from the street; [22.01-3]

- Be compatible with the roof form and material of the heritage place when visible from the street; [22.01-3]
- Not significantly alter the fabric of the facade or profile of the main roofline as viewed from the street; [22.01-3]
- Retain contributory features such as chimneys and bluestone foundations; [22.01-3]
- Avoid windows in upper floor elevations facing the street; [22.01-3]
- Promote ground floor windows visible from the street that are rectangular, timber-framed and vertically orientated if single, or in a horizontal bank if grouped. [22.01-3]

22.01-424/05/2018
C107

Hannan's Farm (Ramsgate Estate) And Williamstown Beach Heritage Precincts Policy [Content translated into a heritage design guideline & incorporated unless otherwise indicated]

This policy applies to all land and heritage places within Hannan's Farm Heritage Precinct (HO13), Victoria Street Heritage Precinct (HO33), Williamstown Beach Heritage Precinct (HO34), part of Railway Crescent Heritage Precinct west of Giffard Street (HO28), including places individually listed in the Schedule to the Heritage Overlay with frontage to Castle Street, Collins Street, Esplanade (part), Forster Street, Garden Street, Giffard Street (part), Gellibrand Street, Hannan Street, Knight Street, Langford Street, Laverton Street, Osborne Street (part), Railway Crescent (part), Stewart Street, Vera Street, Victoria Street and Winifred Street in Williamstown. [22.01-4]

Policy basis

~~This precinct includes those parts of South Williamstown generally to the west of the Giffard Street that were subdivided during the late nineteenth century. It includes Victoria and Hannan Streets which were part of the Ramsgate Estate created in the late 1880's by the subdivision of Hannan's Farm by two well known Williamstown figures, AT Clark and John Morgan. This precinct is significant as an intact late nineteenth and early twentieth century residential area comprising predominantly Victorian and Edwardian era houses with common or similar characteristics of design, siting and scale that create cohesive and relatively homogeneous streetscapes. Many are externally intact and others, although altered, still retain their distinctive form and siting and hence contribute to the precinct. Many also have mature gardens that complement the mature street trees in Victoria and Osborne Streets. Victoria Street is particularly notable for its many fine examples of Edwardian and interwar villas and bungalows.~~ [22.01-4]

~~This policy implements the recommendations of the *Hobsons Bay Heritage Study Amended 2017* relating to this precinct.~~ [22.01-4] [Repeats relevant statement of significance]

Objectives

To retain the distinctive cultural heritage significance of this precinct which is derived from: [22.01-4]

- ~~The strong associations with individuals who were prominent in civic and social life in Williamstown in the late nineteenth and early twentieth century;~~ [22.01-4]
[Delete – Rule 7 & 9 – ambiguous + strategies below explain how this is to be achieved]
- The Victorian-era dwellings, which illustrate the late nineteenth century origins of this area, and include some of the best examples of Italianate architecture in Williamstown; [22.01-4]
- The generally uniform scale (predominantly single storey), siting (detached), construction (predominantly horizontal weatherboard with pitched hipped or gable roof) and subdivision pattern (single dwellings on regular shaped allotments) of

dwellings, which create cohesive streetscapes. Typically, there is no provision for on-site car parking; [22.01-4]

- Regular shaped lots with wide frontages of predominantly 10-15 metres, which create a distinctive street pattern; [22.01-4]
- The fine collection of Edwardian and interwar ‘picturesque’ villas and bungalows in Victoria Street; [22.01-4]
- Mature trees on public and private land that provides an appropriate cultural landscape, which is related to the main period of development; [22.01-4]
- The Rifle Club Hotel and the Williamstown Croquet Club pavilion, which are notable landmarks at the northern entrance to Victoria Street; [22.01-4]
- The original street layout in Osborne Street, which includes unmade road verges and street trees; [22.01-4]
- Views along Victoria and Hannan Streets to the Bay; [22.01-4]
- The Williamstown Botanic Gardens. [22.01-4]

Policy

It is policy to encourage infill development that has:

- Respect for the single storey scale of the precinct with detached siting parallel to the frontage; [22.01-4]
- Simple single or double fronted building forms, except in Victoria Street where more complex asymmetrically designed forms may be appropriate; [22.01-4]
- Horizontal timber weatherboard cladding for walls visible from the street. Alternatively, smooth render brick or masonry or a combination of these may be provided; [22.01-4]
- Hipped corrugated iron or slate roof forms, except in Victoria Street where more complex hipped and gable roof forms in terracotta tiles may be provided; [22.01-4]
- Rectangular, timber-framed and vertically orientated window style if single, or in a horizontal bank if grouped windows are visible from the street; [22.01-4]
- Eaves and verandahs or porches in street elevations. [22.01-4]

It is policy that alterations and additions to existing dwellings should:

- Be single storey in scale when viewed from a street, not including a right-of-way; [22.01-4]
- Be sited to the rear of the existing dwelling; [22.01-4]
- Promote side setbacks, which reflect the rhythm of the existing spacing between dwellings; [22.01-4]
- Be the same, or a contemporary interpretation of the wall cladding of the existing dwelling for walls visible from the street; [22.01-4]
- Be compatible with the roof form and material of the heritage place when visible from the street; [22.01-4]
- Avoid alterations to significant fabric of the facade or profile of the main roofline as viewed from the street; [22.01-4]
- Retain contributory features such as chimneys and bluestone foundations; [22.01-4]
- Avoid windows in upper floor elevations facing the street; [22.01-4]
- Promote ground floor windows visible from the street that are rectangular, timber-framed and vertically orientated if single, or in a horizontal bank if grouped. [22.01-4]

22.01-5**Ferguson Street Civic and Commercial Heritage Precinct Policy** [Content translated into a heritage design guideline & incorporated unless otherwise indicated]24/05/2018
C107

This policy applies to all land and heritage places within the Ferguson Street Civic and Commercial precinct (HO7) including places individually listed in the Schedule to the Heritage Overlay in Ferguson Street in Williamstown.

Policy basis

~~Historically, Ferguson Street formed the northern boundary of Williamstown as originally surveyed by Hoddle in 1837 and is significant for its ability to illustrate key phases in its development as a city from the mid-nineteenth to the mid-twentieth century. [22.01-5]~~

~~This policy implements the recommendations of the *Hobsons Bay Heritage Study Amended 2017* relating to this precinct. [22.01-5] [Repeats relevant statement of significance]~~

Objectives

~~To conserve and enhance the historic character and amenity of Ferguson Street that is an important part of its identity and enhances its appeal as a retail centre. [22.01-5] [Delete – Rule 7 & 9 – ambiguous + covered in strategies below]~~

To retain the distinctive cultural heritage significance of this precinct, which distinguishes it from other precincts in Hobsons Bay and is derived from: [22.01-5]

- The commercial buildings that demonstrate the later development of Ferguson Street, which replaced Nelson Place as the main commercial and civic centre of Williamstown between the late nineteenth and mid-twentieth century; [22.01-5]
- The setting and visual prominence of landmark civic and commercial buildings on key sites throughout the precinct such as the former Williamstown Town Hall and Municipal Offices and the former Punshon's Federal Stores; [22.01-5]
- The strong associations with the maritime industries and professions that were key influences in the early historic development of Williamstown; [22.01-5]
- The predominant two storey scale, siting (attached and constructed to the property line), construction (face or rendered brick), roofs concealed behind parapets, and subdivision pattern (narrow frontages) of surviving commercial heritage places, which provide a consistent element throughout the precinct; [22.01-5]
- The rare surviving original shopfronts, awnings and other early detailing on some buildings. [22.01-5]

Policy

It is policy to encourage infill development that has: [22.01-5]

- Respect for the double storey scale of the precinct with vertical proportions. Development above two storeys may be appropriate if the upper level is setback to minimise visibility from Ferguson Street; [22.01-5]
- Attached siting with no front setback; [22.01-5]
- Face pressed brick, smooth rendered brick or masonry style for walls that are visible from Ferguson Street or from streets and lanes that intersect Ferguson Street; [22.01-5]
- Hipped roof form concealed behind parapets; [22.01-5]
- Timber framed rectangular windows in upper elevations with vertical proportions if single or a horizontal bank if grouped. Large unbroken expanses of glass on upper facades are generally not supported; [22.01-5]

It is policy that alterations and additions to existing dwellings should:

- Be single storey scale or not exceeding the height of the existing building on the site; [22.01-5]
- Be sited to the rear of the existing building; [22.01-5]
- Be the same, or a contemporary interpretation of the wall cladding of the existing building on the site, for walls visible from the street; [22.01-5]
- Be compatible with the roof form and material visible of the heritage place from the street; [22.01-5]
- Avoid alterations to significant fabric of the principal façade, or the profile of the main roofline as viewed from the street; [22.01-5]
- Retain contributory features such as chimneys and bluestone foundations; [22.01-5]
- Avoid windows in upper floor elevations facing the street; [22.01-5]
- Promote ground floor windows that are rectangular, timber-framed and vertically orientated if single, or in a horizontal bank if grouped when visible from the street. [22.01-5]

It is policy that:

- Early examples of painted or other types of advertising signage are conserved. [22.01-5]

22.01-6

24/05/2018
C107

Nelson Place Heritage Precinct Policy [Content translated into a heritage design guideline & incorporated unless otherwise indicated]

This policy applies to all land and heritage places within the Nelson Place Heritage Precinct (HO21) including places individually listed in the Schedule to the Heritage Overlay in Nelson Place (part) and Cole Street (part) and 1 Parker Street in Williamstown. [22.01-6]

Policy basis

~~The Nelson Place Heritage Precinct is historically significant as it was the major commercial centre of Williamstown in the nineteenth century, and is the area that perhaps best demonstrates the strong relationship between the development of the city and the development of the port. It includes some of the earliest commercial development in Williamstown and is important for its strong and long standing associations with maritime activities that defines the essential character of Williamstown and distinguishes it within the metropolitan area. It also illustrates how self-sufficient close-knit communities were established during the nineteenth century.~~ [22.01-6]

~~The Nelson Place Heritage Precinct is also significant as a remarkably intact and cohesive nineteenth century commercial precinct, which is distinguished by its intact and fine examples of nineteenth century commercial architecture from the mid-to-late Victorian period, which illustrate the prosperity of the port at that time. It is also notable for its direct visual relationship with the port and the related cultural landscape provided by the Commonwealth Reserve.~~ [22.01-6]

~~This policy implements the recommendations of the *Hobsons Bay Heritage Study Amended 2017* relating to this precinct.~~ [22.01-6] [Repeats relevant statement of significance]

Objectives

~~To conserve and enhance the historic character and amenity of Nelson Place that is an integral part of its identity and enhances its appeal as a cultural tourism precinct in a metropolitan context.~~ [22.01-6] [Delete – Rule 7 & 9 – ambiguous + covered in strategies below]

To retain the cultural heritage significance of this precinct which is derived from:

- The pre-1860 buildings, which comprise one of the most significant collections of commercial buildings from this period within Victoria; [22.01-6]
- The strong associations with the maritime industry and development of the Port of Williamstown during the nineteenth century; [22.01-6]
- The almost continuous and intact group of two-storey Victorian buildings which are harmonious in scale and siting and display a variety of architectural detail typical of late nineteenth century commercial development; [22.01-6]
- The presence of a number of substantial nineteenth century commercial buildings, especially banks, designed by noted Melbourne architects; [22.01-6]
- The unique visual and landscape relationship between the two-storey commercial development in Nelson Place, Commonwealth Reserve and Hobsons Bay, which is not found elsewhere in Melbourne; [22.01-6]
- The unusual geometry of the intersection between Parker and Cole Streets with Nelson Place, which is emphasised by the placement of the former Williamstown Post Office on the apex of Parker and Cole Streets, and framed by the banks on either corner; [22.01-6]
- Sections of the roadway that retain basic early century layouts which highlight the period of the precinct, including asphalt and some stone footpaths and basalt kerb and channel with verandah fixings evident in the kerb; [22.01-6]
- Rare wrought-iron balustrades to open drain inlets and stone paved carriageways at the rear of some sites; [22.01-6]
- Regular shaped lots with frontages typically between 7-11 metres, which create a distinctive pattern of development; [22.01-6]
- The mature planting, rotunda, and trees in the Commonwealth Reserve, and the mature street trees in Nelson Place that provide a related cultural landscape setting for the architecture; [22.01-6]

Policy

It is policy to encourage infill development that has:

- Respect for the double storey scale of the precinct. [22.01-6]
- Attached siting with no front setbacks. [22.01-6]
- Face or rendered brick for walls visible from Nelson Place, Cole Street, Parker Street or Thompson Street. [22.01-6]
- Hipped roof forms concealed behind parapets. [22.01-6]
- Upper floor elevations in windows visible from the street should be rectangular with vertical proportions if single. Large unbroken expanses of glass on upper facades are not permitted. [22.01-6]

It is policy that alterations and additions to existing dwellings should:

- Avoid alterations to significant fabric of the facade or profile of the main roofline as viewed from the street. [22.01-6]
- Promote the use external colours and materials that compatible with the original colours and materials of the heritage place. [22.01-6]
- Promote roof forms visible from the street that relate to that of the heritage place. [22.01-6]
- Promote windows and other building openings visible from the street that relate to those of the heritage place. [22.01-6]

It is policy that:

- Early examples of painted or other types of advertising signage are conserved.

- Reconstruction of verandahs should be in accordance with the Nelson Place Verandahs Guidelines, Helen Lardner Conservation & Design, 2002. [22.01-6]

22.01-7

18/04/2019
C125hbay

Cox's Garden Heritage Precinct Policy [Content translated into a heritage design guideline & incorporated unless otherwise indicated]

This policy applies to all land and heritage places within the Cox's Garden Heritage Precinct (HO2) including places individually listed in the Schedule to the Heritage Overlay in Cox's Garden.

Policy basis

~~The Cox's Garden Heritage Precinct was one of the first private subdivisions created just north of the original government subdivision of Williamstown and illustrates the optimistic early speculative subdivision that occurred in anticipation of the future development of the port and the township. It contains at least two rare examples of small pre-1860 timber houses, which are amongst the oldest group of houses in Williamstown and the oldest group of timber houses in the metropolitan area. It is also important for the historical associations of early residents of Cox's Garden with the early maritime pursuits that distinguish Williamstown in the metropolitan area. [22.01-7]~~

~~The Cox's Garden Heritage Precinct is now a rare surviving example of the small private subdivisions that were created in the area to the north of Ferguson Street with their distinctive "cheek by jowl" character of modest, cheaply constructed and often prefabricated housing erected for working class people during the earliest period of settlement. [22.01-7]~~

~~The historic character of this precinct, so different to the spacious streets in the Government Survey to the south of Ferguson Street, may still be understood and interpreted despite the loss of all but one house on the west side and the development of a public car park. Few other streets, either in Williamstown or the metropolitan area, have retained this distinctive early character. [22.01-7]~~

~~This policy implements the recommendations of the *Hobsons Bay Heritage Study Amended 2017* relating to this precinct. [22.01-7] [Repeats relevant statement of significance]~~

Objectives

To support the reconstruction of buildings on the west-side of the street. [22.01-7]

To retain the distinctive cultural heritage significance of this precinct which is derived from: [22.01-7]

- The rare pre-1860 timber cottages, which illustrate the early development of Cox's Garden and are part of one of the most significant collections of buildings from this period within any municipality in Victoria; [22.01-7]
- The strong association with maritime industries that is an integral part of the character of Williamstown; [22.01-7]
- The uniform single storey scale, siting (detached, parallel and close to the frontage), construction (predominantly horizontal weatherboard with simple hip roof) and subdivision pattern (single dwellings on narrow rectangular allotments) of the heritage places. Typically, there is no provision for car parking on site; [22.01-7]
- Regular shaped lots with average frontages of 10 metres, which creates a distinctive pattern of development. [22.01-7]

Policy

It is policy to encourage infill development that has:

- Respect for the single storey scale of the precinct with detached siting parallel to the frontage; [22.01-7]
- Minimal frontage setbacks and small side setbacks; [22.01-7]
- Horizontal weatherboards of walls visible from Cox's Garden; [22.01-7]
- Simple hipped roof forms of corrugated iron; [22.01-7]
- Symmetrical facade composition with centrally located doorways flanked by rectangular double hung timber-framed windows that are vertically orientated; [22.01-7]
- Narrow eaves and verandahs in street elevation. [22.01-7]

It is policy that alterations and additions to existing dwellings should:

- Be single storey in scale when viewed from a street; [22.01-7]
- Be sited to the rear of the existing building; [22.01-7]
- Promote side setbacks, which reflect the rhythm of the existing spacing between dwellings; [22.01-7]
- Promote the conservation of original or significant fabric, and missing fabric reconstructed where opportunities arise; [22.01-7]
- Promote horizontal weatherboard cladding for walls visible from Cox's Garden; [22.01-7]
- Promote roof forms and material visible from the street that is compatible with that of the heritage place; [22.01-7]
- Avoid alterations to significant fabric of the facade or profile of the main roofline as viewed from the street; [22.01-7]
- Avoid windows in upper floor elevations facing the street; [22.01-7]
- Promote ground floor windows visible from the street that are rectangular, timber-framed and vertically orientated if single, or in a horizontal bank, if grouped. [22.01-7]

It is policy to:

- Encourage construction of the original street detailing including basalt kerb and channel and asphalt footpaths; [22.01-7]
- Discourage vehicle crossovers at the frontage of sites; [22.01-7]
- Encourage low timber picket fencing or other styles that are historically appropriate for the stylistic period of the dwelling, unless historic evidence to the satisfaction of the Responsible Authority can be given for an alternative design. [22.01-7]

22.01-8

18/04/2019
C125hbay

Housing Commission of Victoria Estates Heritage Precincts Policy [Content translated into a heritage design guideline & incorporated unless otherwise indicated]

This policy applies to all land and heritage places within Housing Commission of Victoria - Champion Road Estate Heritage Precinct (HO15) and Housing Commission of Victoria - West Newport Estate Heritage Precinct (HO16) including places individually listed in the Schedule to the Heritage Overlay. [22.01-8]

Policy basis

~~The Housing Commission of Victoria (HCV) developed the Champion Road and West Newport estates during the mid to late 1940s. These estates represented a new approach to housing provision to address criticism of the poor quality of earlier HCV estates and respond to criticism of the HCV's policy of slum reclamation in the Interwar period. Each estate comprises semi-detached, gabled houses arranged in mirror-image pairs with near identical siting, orientation and setbacks. Some retain original low front fencing, typically wire and steel posts. Houses in the Champion Road Estate were constructed of red or~~

~~clinker brick or stuccoed concrete walls. The West Newport Estate was the first to use the “Fowler” method of prefabricated concrete construction using panels made at the HCV’s plant at Holmesglen. [22.01-8]~~

~~The homogeneous Interwar character of both precincts is enhanced by original concrete roads and footpaths, mature trees in some streets, and centrally located areas of open space to which some of the houses are orientated. These features demonstrate the efforts made by the HCV to promote these areas as model housing estates. [22.01-8]~~

~~This policy implements the recommendations of the *Hobsons Bay Heritage Study Amended 2017 relating to this precinct.* [22.01-8] [Repeats relevant statement of significance]~~

Objectives

To support the upgrading of these dwellings to meet modern lifestyles in a manner that is compatible with their significance. [22.01-8]

To retain the distinctive cultural heritage significance of these precincts which is derived from: [22.01-8]

- The homogeneous Interwar character that is demonstrated by uniform single storey scale, semi-detached siting with identical front and side setbacks, brick (Champion Road) or concrete (West Newport) construction, tiled gable roofs, and regular subdivision pattern single dwellings) of the contributory heritage places; [22.01-8]
- The strong associations with the Housing Commission of Victoria as early examples of new responses to public housing in the post-war period; [22.01-8]
- The original public realm elements including the concrete streets and footpaths, parkland, which enhance the Interwar character of the estates; [22.01-8]
- Regular shaped lots with average frontages of 12 metres, which create a distinctive pattern of development. [22.01-8]

Policy

It is policy to encourage infill development that has:

- Respect for the single storey scale of the precinct; [22.01-8]
- Identical building footprints that mirror the adjoining attached dwelling for the parts of the dwelling visible from the street; [22.01-8]
- Red or clinker style brick in Gem Street or Cerberus Crescent, or smooth rendered brick or masonry construction in other streets for walls visible from the street; [22.01-8]
- Simple gable roof forms of corrugated iron or terracotta tiles that mirror the adjoining attached dwellings; [22.01-8]
- Similar regular fenestration to the original houses in walls visible from the street; [22.01-8]
- The provision of eaves. [22.01-8]

It is policy that alterations and additions to existing dwellings should:

- Be single storey in scale however, double storey scale may be permitted if it is setback behind the main ridgeline of the dwelling to minimise visibility from the street; [22.01-8]
- Be sited at the rear of the existing building; [22.01-8]
- Smooth rendered brick or masonry construction for walls visible from the street; [22.01-8]
- Promote roof forms and material visible from the street that is compatible with the heritage place; [22.01-8]

- Avoid alterations to significant fabric of the facade or profile of the main roofline as viewed from the street; [22.01-8]
- Avoid windows in upper floor elevations facing the street; [22.01-8]
- Promote ground floor windows visible from the street that are timber framed with the same proportions as original windows. [22.01-8]

22.01-9

24/05/2018
C107

Newport And Spotswood Residential Heritage Precincts Policy [Content translated into a heritage design guideline & incorporated unless otherwise indicated]

This policy applies to all land and heritage places within the Spotswood Residential Heritage Precinct (HO30), Halls Farm Heritage Estate (HO11) Newport Estate Heritage Precinct (HO23), and Grindlay's Estate Heritage Precinct (HO10) including places individually listed in the Schedule to the Heritage Overlay. [22.01-9]

Policy basis

~~Speculators subdivided large areas of Newport and Spotswood in the late nineteenth century. In contrast to the haphazard small-scale subdivision that occurred in North Williamstown, the subdivisions in Newport and Spotswood were orderly grid subdivisions. However, like many other speculative subdivisions of the time, they were not developed until industrial expansion in the late nineteenth and early twentieth centuries transformed farmland in the area and created a demand for housing for its workforce. The historic pattern of development demonstrates the influence of the stations at Spotswood and Newport with earlier development generally located in close proximity to the stations.~~ [22.01-9]

~~The streets include groups of late nineteenth and early twentieth century houses that range from predominantly Victorian era precincts such as Hope, Robert and George Streets in Spotswood, to more predominantly Edwardian and Interwar enclaves in Newport. The houses share common elements of scale, siting, materials and roof forms, which create cohesive groups that are an important part of the historic character of this precinct. Some streets retain early street detailing such as basalt kerb and channel and mature street trees, which enhance and reinforce the historic character.~~ [22.01-9]

~~This policy implements the recommendations of the *Hobsons Bay Heritage Study Amended 2017* relating to this precinct.~~ [22.01-9] [Repeats relevant statement of significance]

Objectives

To retain the distinctive cultural heritage significance of these precincts, which is derived from:

- The traditional grid street layout, Victorian-era dwellings, and other elements such as basalt kerb and channels and rear laneways that illustrate the nineteenth century origins of these precincts; [22.01-9]
- The strong associations of many early residents with the major industries in this area that were key influences in the historic development of Newport and Spotswood during the early twentieth century; [22.01-9]
- The architectural diversity, which comprises villas and bungalows from the Victorian to Interwar periods of generally uniform scale (predominantly single storey), siting (detached), construction (predominantly horizontal weatherboard with pitched hipped or gable roof) and subdivision pattern (single dwellings on regularly shaped similar sized allotments) of residential buildings, which provide a unifying element throughout the precincts; [22.01-9]
- Regular shaped lots with frontages predominantly between 12-15 metres interspersed with some narrower lots, which creates a distinctive pattern of development. [22.01-9]

Policy

It is policy to encourage infill development that has:

- Respect for the single storey scale of the precinct. Double storeys may be appropriate if it is setback to minimise visibility from the street; [22.01-9]
- Detached siting parallel to the frontage; [22.01-9]
- Symmetrical or asymmetrically designed double fronted forms; [22.01-9]
- Contemporary interpretation of the wall materials found on heritage places in the same street for walls visible from the street; [22.01-9]
- Simple hipped corrugated iron roof form, except in streets with predominantly Edwardian or Interwar character where more complex hipped and gable roof forms are appropriate. Alternative roof materials may include slate in predominantly Victorian streets or terracotta in predominantly Edwardian or Interwar streets; [22.01-9]
- Rectangular, timber-framed and vertically orientated if single, or in a horizontal bank if grouped, windows when visible from the street; [22.01-9]
- Eaves and verandahs or porches in street elevations. [22.01-9]

It is policy that alterations and additions to existing dwellings should:

- Be single storey scale when viewed from the street; [22.01-9]
- Be sited to the rear of the existing building; [22.01-9]
- Promote side setbacks that reflect the existing spacing between dwellings; [22.01-9]
- Be the same, or a contemporary interpretation of the wall cladding of the existing dwelling for walls visible from the street; [22.01-9]
- Promote roof forms and materials compatible with the heritage place; [22.01-9]
- Avoid alterations to significant fabric of the facade or profile of the main roofline as viewed from the street; [22.01-9]
- Retain contributory features such as chimneys; [22.01-9]
- Avoid windows in upper floor elevations facing the street; [22.01-9]
- Promote ground floor windows visible from the street that are rectangular, timber framed and vertically orientated if single, or in a horizontal bank if grouped. [22.01-9]

22.01-10

24/05/2018
C107

Newport Civic and Commercial Heritage Precinct Policy [Content translated into a heritage design guideline & incorporated unless otherwise indicated]

This policy applies to all land included within Newport Civic & Commercial Heritage Precinct (HO22) and Melbourne Road Commercial Heritage Precinct (HO20) including places individually listed in the Schedule to the Heritage Overlay in the Melbourne Road Commercial Heritage Precinct (HO20). [22.01-10]

Policy basis

~~Newport shopping centre developed because of its proximity to the railway station, originally known variously as 'Geelong Junction', 'Greenwich' or 'Newport Junction'. The 1880's was an era of speculative development and grand Victorian buildings including the former Newport Hotel erected in 1887, the former Commercial Bank erected in 1888 and the two storey Italianate shop at 15-17 Mason Street, erected in 1891 illustrate the optimism for the future development of this area. [22.01-10]~~

~~The recession of the 1890's meant that development temporarily ceased, until expansion of industries in the early part of the twentieth century led to increased residential development and consequently, expansion of this shopping centre. Most of the development of the centre~~

~~therefore occurred within the Edwardian and Interwar period, which included the construction of the Edwardian brick station complex in 1912 to cater for the growing population.~~ [22.01-10]

~~The Newport Civic and Commercial precinct today comprises a number of individually notable Victorian era buildings interspersed amongst groups of Edwardian and Interwar era shops, which share common siting, scale, and use of materials, which create cohesive groupings that contribute to the character and identity of this centre.~~ [22.01-10]

~~This policy implements the recommendations of the *Hobsons Bay Heritage Study Amended 2017* relating to this precinct.~~ [22.01-10] [Repeats relevant statement of significance]

Objectives

~~To conserve and enhance the historic character and amenity of Newport that is an integral part of its identity and enhances its appeal as an important local retail centre.~~ [22.01-10]
[Delete – Rule 7 & 9 – ambiguous + is covered in strategies below]

To retain the distinctive cultural heritage significance of this precinct which is derived from: [22.01-10]

- The strong associations between the historic development of this precinct and the development of the railway, and later, the expansion of major industries in the area during the early twentieth century; [22.01-10]
- The uniform Interwar era shops of single storey scale, attached siting with roofs concealed behind parapets in Melbourne Road (north of Mason Street); [22.01-10]
- The fine examples of predominantly Edwardian and Interwar commercial buildings of similar scale, face brick or rendered masonry construction, attached siting, and roofs concealed behind decorative parapets that give this centre its unique historic character and identity; [22.01-10]
- The rare surviving examples of early shopfronts and other detailing such as early or original signage; [22.01-10]
- The visual prominence and setting of historic landmark buildings such as the Former Masonic Temple, Newport Station complex, Newport Hotel, and the former Bank of Australasia. Significant vistas along Melbourne Road to the Masonic Temple and the Newport Hotel remain. [22.01-10]

Policy

It is policy to encourage infill development that has:

- Respect for the double storey scale fronting Hall Street and Melbourne Road (south of North Road). Development above two storeys should be setback from the main facade to minimise visibility from Hall Street; [22.01-10]
- Respect for the single storey scale fronting Melbourne Road (north of Mason Street). Upper storeys should be setback to minimise visibility from Melbourne Road and protect the vista to the Masonic Temple; [22.01-10]
- Attached siting with zero frontage setbacks; [22.01-10]
- Face or rendered brick to the facade facing Hall Street or Melbourne Road, and a contemporary interpretation of traditional building materials and forms at the rear of properties; [22.01-10]
- Hipped roof forms concealed behind parapets, with hipped or skillion roofs at the rear; [22.01-10]
- Upper floor windows in facades facing Hall Street or Melbourne Road should be rectangular with vertical proportions if single or a horizontal bank, if grouped; [22.01-10]

- Upper floor facade articulation should incorporate contemporary interpretations of traditional building forms in the precinct such as projecting window bays, or recessed balconies; [22.01-10]

It is policy that alterations and additions to existing dwellings should:

- Incorporate contemporary interpretations of building styles and forms found in the precinct in facades facing Hall Street or Melbourne Road; [22.01-10]
- Promote upper floor additions that are setback to minimise the visual impact upon Hall Street and Melbourne Road; [22.01-10]
- Avoid separations between buildings at the front; [22.01-10]
- Incorporate the traditional use of buildings as retail or commercial at the street frontage and residential above or behind. [22.01-10]

It is policy that:

- Early examples of painted or other types of advertising signage are conserved. [22.01-10]

22.01-11

18/04/2019
C125hbay

Industrial Heritage Places Policy [Content relocated to 15.03-1L - Ind unless indicated]

This policy applies to all land zoned Industrial 1, Industrial 3 or Special Use that is included within the Heritage Overlay. [22.01-11] [Relocated to 15.03-1L]

Policy basis

Since the mid-nineteenth century, a dominant theme in the development of Hobsons Bay has been the growth of industry. Some of Victoria's most significant industrial heritage is now found within the city. [22.01-11] [Relocated to 02.03 Built env / heritage] Industries associated with meat and meat processing, engineering and fuels including coal, gas, electricity and petroleum have been dominant in Hobsons Bay over a long period of time. Many industries have been important not only locally, but also to the Victorian and national economy. Significantly, early industries such as the railway workshop and shipyard provided plentiful and steady employment for local residents. While many large industries have disappeared, industry in Altona, particularly at the petro-chemical complex, continues to employ a significant proportion of the labour force resident in the area. [22.01-11] [Unnecessary – see Built env / heritage context]

~~The Hobsons Bay Heritage Study Amended 2017 [Relocated to 15.03-1L Industrial & s72.08] has identified a wealth of industrial heritage in the area, including places such as the former Commonwealth Oil Refinery complex in Altona North, that are no longer used for their original purpose and have been redeveloped, to complexes such as the former Melbourne Glass Bottle works (now ACI) that continue processes commenced more than a century ago. [22.01-11] [Unnecessary – see 02.03 Built env / heritage context]~~

The conservation of industrial heritage places presents specific management issues, as it is often the use of the site that is of primary historical significance. While fabric such as buildings or plant contributes to the significance of industrial heritage places by illustrating development over time, the on-going replacement and upgrading of this fabric is often an integral part of the operation of the use. 'Conservation by use' is an important heritage principle and on this basis, there may be circumstances where it may be appropriate to permit the removal or alteration of fabric if it will facilitate the historic use of a site and ensure its future viability. [22.01-11] [Relocated to 02.03 Built env / heritage]

~~This policy implements the recommendations of the Hobsons Bay Heritage Study Amended 2017 relating to this precinct. [22.01-11] [Repeats relevant statement of significance]~~

Objectives

To ensure the continued viability of industrial heritage places for the uses and processes historically carried out on the site as an essential part of their significance and conservation. [22.01-11] [Relocated to 02.03 Built env / heritage, SD]

~~To increase awareness about the importance of industrial heritage in the municipality.~~ [22.01-11] [Rule 1 - Not a planning matter]

~~To ensure that heritage issues are given appropriate consideration at an early stage when making decisions about the future use and development of industrial sites.~~ [22.01-11] [Unnecessary]

~~To retain the distinctive cultural heritage significance of industrial heritage places which is derived from:~~ [22.01-11]

- ~~The traditional and on-going use of industrial heritage places over a long period;~~ [22.01-11] [Unnecessary]
- The important influence of the industrial heritage places on the economic and social development of the city; [22.01-11] [Relocated to 02.03 Built env / heritage, C, blended]
- The sheer size and extent of nineteenth century industries in Newport and Spotswood, which demonstrates not only their local economic importance, but also their importance to the economy of Victoria; [22.01-11] [Relocated to 02.03 Built env / heritage, C, blended]
- ~~The probable national significance of the Newport, Spotswood and North Altona region as one of the most historically important centres in relation to the development of the petroleum and petrochemical industries in Australia;~~ [22.01-11] [Additional content]
- ~~The surviving examples of early industrial building types, plant and equipment;~~ [22.01-11] [Unnecessary]
- ~~The associated infrastructure such as railways, pipe lines, roads and wharves that are essential in understanding the complex historical interrelationships that occurred in the development of industries (particularly the petroleum and petrochemical industries) in the area.~~ [22.01-11] [Unnecessary]

Policy

~~Where a permit is required by the Heritage Overlay, it is policy that applications for development should have regard to:~~ [22.01-11]

- ~~The continued viability of the historic use of the site;~~ [22.01-11]
- The balance between achievement of conservation objectives and economic viability, and occupational health and safety; [22.01-11] [Relocated to 15.03-1L ind, merged]
- The conservation of fabric of primary significance unless the fabric has been made redundant and is to be replaced by new buildings, plant or equipment; [22.01-11] [Relocated to 15.03-1L ind, reworded]
- The retention of fabric of primary significance that is longer used in-situ if there is not an immediate need to remove or relocate it; [22.01-11] [Relocated to 15.03-1L ind, merged]
- Keeping an appropriate record of any significant fabric that is removed or demolished and is made to the satisfaction of the Responsible Authority. [22.01-11] [Relocated to 15.03-1L]

When a use is discontinued and a site is redeveloped, new development including subdivision should have regard to:

- The retention of as much significant fabric as possible; [22.01-11] [Relocated to 15.03-1L ind, reworded]
- The creative interpretation of the history of the heritage place through the design or layout of new development including buildings, subdivision, landscaping, movement systems and public art; [22.01-11] [Relocated to 15.03-1L ind, reworded]
- The incorporation of a publicly visible historic marker, which provides the history of the site and may include text, images or maps to the satisfaction of the Responsible Authority. [22.01-11] [Relocated to 15.03-1L ind, reworded]

Decision Guidelines

~~It is policy that before deciding on an application the Responsible Authority consider, as appropriate:~~ [22.01-11]

- Whether the proposed buildings, works or demolition will support the viability of the historic industrial use carried out on the site; [22.01-11] [Relocated to 15.03-1L ind, reworded]
- Whether there is an opportunity for redundant equipment to remain in-situ as historic evidence or for interpretation; [22.01-11] [Relocated to 15.03-1L ind, reworded]
- ~~Whether the proposed interpretation will provide adequate information about the historic use and development of the site.~~ [22.01-11] [Unnecessary]

22.0223/12/2008
C33**INDUSTRY**

This policy applies to all land in the Industrial 1 Zone, Industrial 3 Zone, Mixed Use Zone and Special Use Zone Schedules 2, 3, 4 and 5. [22.02] [Relocated to 15.01-2L – industrial buildings AND 15.03-1L industrial heritage]

Policy basis

~~Hobsons Bay contains extensive areas of industrial land. This land is of vital economic importance to the municipality and the State of Victoria. The use and development of this industrial land is also of great importance in determining the physical and environmental character of the municipality. [22.02]~~

~~The Council has a responsibility to the State and the region to help ensure the continuing viability of major industries within its borders. Major industries are substantial employers and are vital elements in Victoria's economic prosperity. These industries also attract further investment within the area and substantially contribute to the rate base of the municipality. [22.02]~~

~~These extensive reserves of industrial land are well located to attract new investment to Hobsons Bay and contribute to the economic base of the municipality. Much of this land, particularly in the north western sector of the municipality, is well suited to large scale manufacturing, transport and storage industries. [22.02] [Content covered in 02.03 Industry, C]~~

Many kinds of industries have the potential for substantial negative off-site impacts that, if not properly managed, can depress the livability and environmental quality of the municipality. [Relocated to 02.03 Industry, C] All industries and service businesses can mitigate any potential negative amenity impacts by ensuring that their sites are properly landscaped and maintained, environmental assets of the area are protected and enhanced, and rubbish and unsightly materials removed. [Split and merged with 21.03-3 strategies at 15.01-2L] ~~Given the topography and sparse vegetation of the industrial areas, it is particularly important that large industries play a major role in ensuring that their locality is visually attractive.~~ Well maintained and attractive industrial and mixed use precincts will play a role in attracting modern industries that want to locate in landscaped settings to project a positive image. [22.02] [Relocated to 02.03 Industry, C]

~~The Hobsons Bay Industrial Land Management Strategy June 2008 and the Hobsons Bay Industrial Development Design Guidelines June 2008 establish a framework to provide clear direction on the appropriate use and development of each of Hobson Bay's Industrial Precincts. Through consistent application of the guidelines Council is able to provide industry, greater certainty about how industrial areas will be managed and developed. [22.02] [Relocated to s72.08] – note these two can also be included as policy documents in Industry clauses.~~

Objectives

- ~~To facilitate appropriate industrial activity and employment opportunities within the municipality. [22.02] [Repeats 02.03 Industry, SD]~~
- To encourage quality landscaping and site design within industrial areas. [22.02] [Relocated to 15.01-2L]
- ~~To protect sensitive environmental areas from encroachment of inappropriate industrial activities. [22.02] [Delete]~~
- To encourage water sensitive and energy efficient urban design within industrial developments. [22.02] [Repeats strategy at 15.01-2L]

- To ensure that land use and development in the vicinity of core and secondary industrial areas does not adversely affect the viability of established industry within the area. [22.02] [Relocated to 17.03-1L]

Policy

It is policy to:

- have regard to the *Hobsons Bay Industrial Land Management Strategy June 2008* and the *Hobsons Bay Industrial Development Design Guidelines June 2008* when considering any applications for subdivision, use and/or development in any of the zones to which this policy applies. [22.02] [72.08 & 17s Policy documents]
- require applications to be accompanied by an analysis of the use of the site, including the likely type and frequency of heavy vehicles, the proposed routes to access the site and the anticipated level of car parking that will be generated by the use of the site. [22.02] [Unnecessary application requirement. These things will need to be provided to show compliance with strategies]
- ensure that the orientation of the site, landscaping and layout of new development is designed to enhance the amenity of the area, reduce energy use and optimises natural ventilation, daylight and solar access. [22.02] [Relocated to 15.01-2L]
- ensure landscaping is provided within frontage and side setbacks to the street, to outdoor car parking areas and where appropriate, along rear and side boundaries to the satisfaction of the responsible authority. [22.02] [Relocated to 15.01-2L]
- ~~encourage quality architectural design within new industrial developments to enhance the character and visual amenity of Hobsons Bay.~~ [22.02] [Repeats 15.01-2L]

Policy references [Relocated to s72.08]

- Hobsons Bay Industrial Land Management Strategy June 2008 [22.02]
- Hobsons Bay Industrial Development Design Guidelines June 2008 [22.02]
- Burns Road Industrial Estate Structure Plan, 1997 [22.02]
- ~~Freightway Melbourne, Department of Transport, 1995~~ [22.02] [Outdated]
- ~~Transporting Melbourne, Department of Infrastructure, 1996~~ [22.02] [Outdated]

22.04

ALTONA MEADOWS URBAN DESIGN POLICY

[Neighbourhood Character Study 2019 supersedes this policy]

19/01/2006VC37

This policy applies to land in the Altona Meadows area. The area is bounded by Central Avenue and Queen Street to the north, Victoria Street to the east, South Avenue Merton Street and the southern boundary of properties abutting Spicer Boulevard/May Avenue to the south, and Henry Drive and Skehan Boulevard to the west. Refer to the attached map.

Policy basis

The area was originally subdivided in the 1890s in a formal grid pattern and was revised by the former City of Werribee into the current pattern. These changes involved blocking streets, turning them into a series of courts and culs-de-sac to prevent through traffic, the inclusion of speed humps and the winding road pavements in the western half.

The built form is characterised by buildings, which have generous street setbacks and are generally single-storey brick dwellings with tile roofs, sitting within landscaped front yards (garden beds, bushes and lawn). Only a few of the lots have fences that are small and the material used is generally timber or cast iron.

The area has poor access to public transport as well as narrow roads, lack of public open space that raises issues with regard to residential design, the need for private open spaces and on-site car parking.

The policy implements the strategic directions of the Municipal Strategic Statement, Council's Neighbourhood Character Study (1997) and Population and Housing Strategy 'Our Changing Neighbourhoods—1999'.

This policy enables site responsive and well designed residential development that will enhance and protect the strong neighbourhood character of the City's residential areas.

Specific Design Objectives

New residential and infill development must have regard to the following specific design objectives:

- To reflect the distinctive qualities of Hobsons Bay.
- To reinforce the distinctive qualities and local identity of the area.
- To respect any strongly established neighbourhood character.
- To use materials and colours commonly used in the neighbourhood.
- To ensure design contributes to a safer environment.
- To use innovative designs that makes a positive contribution to the streetscape.
- To encourage the location of higher density development around Central Square Shopping Centre.
- To promote the concept of self-sustaining communities where living, working, recreating and shopping can all occur within walking distance.
- To recognise a portion of the Altona Meadows West precinct as an area of minimal change.

Policy**Context and Setting**

The following additional matters should be noted in the surrounding area for preparation of the neighbourhood and site description and design response in accordance with the requirements of Clause 54 and Clause 55.

- The style and era of housing (eg. single-storey);
- Materials used in the walls and roof of buildings; and
- Any other features of the area that are consistent or distinctive.

Assessment of the Design Response will include consideration of the following issues, which should be addressed in the Response:

- Whether the proposed development is in keeping with surrounding houses, including setbacks and built form;
- The relationship of landscaping with the streetscape; and
- Whether the proposal is an innovative design which contributes to the character of the area.

Position on the site – frontage setback and width

Much of the character of the neighbourhood is dependent on the width of frontages and the setback of buildings. If these are uniform, this rhythm should be maintained. Side setbacks are also strong contributor to the character of the area. Infill development should maintain the consistency of these elements by:

- Matching the frontage setback to the predominant street pattern;
- Maintaining the apparent frontage width pattern; and
- Providing generous setback on at least one side.

Facade patterns and articulation

Infill development should respect the dominant facade pattern of the streetscape in a contemporary way to retain and enhance the neighbourhood character. This facade pattern can be reflected by:

- Using similarly proportioned roof forms, windows, doors and verandahs; and
- Maintaining the proportion of wall space to windows and door openings.

Colours and materials

Use of appropriate building materials helps to reinforce neighbourhood character. Infill development can fit with the neighbourhood character in this way.

Trees and Landscaping

- Encourage landscape edge between property boundaries and driveways generally in accordance with Hobsons Bay City Council Landscape Design Guidelines (1999).
- Council to seek capital works funding or external funding for street planting/road improvements within the area.
- Maintain and encourage the links between local parks and courts and collector roads.
- Retaining any existing mature trees and incorporating them into the design.
- Planting at least one substantial tree to each average lot.
- Planting trees that are common to and perform well in the area.
- Providing a front garden that contributes to the character of the street.
- The maintenance of the open character of the area by requiring buildings at the front to be set back from at least one side boundary.
-

Retention of landscape setbacks and increasing those setbacks where necessary to overcome other site layout deficiencies.

Front boundary treatment

Front fences and gardens contribute strongly to the streetscape. A building that meets all of the preceding design principles may still detract from the character of the area if boundary treatment is significantly different. This will be avoided by:

- Front fences and gardens, which complement the dominant street pattern.

Community Safety

Many of the preceding design principles are also concerned with the design of a safer living environment. In the interests of providing safer streets and houses, new development should:

- Maximise the number of windows that overlook the street.
- Use transparent fences to the frontage.
- Avoid medium height shrubby plant material along the frontage.
- Provide for the safety and security of residents and property.
- Light communal space with high mounted sensor lights.

Traffic and Car Parking

- Where possible, car parking should not be visible from the street, and should be contained within a building.
- Outdoor car parking should be landscaped to the satisfaction of the Responsible Authority.
- Single driveways should be encouraged on allotments less than 14m wide.
- 1.5 car spaces per unit where car parking is provided on a communal basis.
- 2 car spaces per unit where car parking is provided for the exclusive use of individual dwellings.
- Lots less than 13m wide will require special attention to the width of garages and car spaces to ensure adequate manoeuvring space is available.

Open Space

- Provide for adequate secluded private open space that will receive sunlight and is well integrated with living areas.
- Provide for 40 square metres of open space that is located at the side or rear of a dwelling and has a minimum width of 3 metres.

Policy references [Relocated to s72.08]

- Living in Hobsons Bay: Population & Housing Beyond 2000.
- Population and Housing Strategy: Our Changing Neighbourhoods 1999.
- Hobsons Bay Neighbourhood Character Study 1997.
- Hobsons Bay Landscape Guidelines 1999.

HOBSONS BAY PLANNING SCHEME



22.05 WILLIAMSTOWN COMMERCIAL AREA – CAR PARKING POLICY19/01/2006
VC37

[Delete all – 2018 Planning Scheme Review identified as redundant policy]

~~This policy applies to the Williamstown Commercial Area comprising the Douglas Parade/ Ferguson Street and Nelson Place commercial precincts as shown on the MAP– WILLIAMSTOWN COMMERCIAL AREA. It will be applied to all applications for planning permits for a change of use or new development.~~

Policy basis

~~The section entitled ‘Activity Centres’ in the Municipal Strategic Statement (MSS) outlines the objectives and strategies for the various activity centres in the City of Hobsons Bay. A specific objective in the MSS relating to the Williamstown precinct activity centre is ‘to maintain and enhance the role of the existing Williamstown precinct activity centre’. The strategies identified to achieve the above objective include:~~

- ~~▪ Improve local area traffic and car parking management within and around the Williamstown centre.~~
- ~~▪ Require the provision of car parking in accordance with “Parking in Williamstown: A Car Parking Strategy for the Commercial Centre, March 2000”.~~

~~The availability of adequate car parking has a critical influence on the ability of a business centre to remain competitive. Parking in Williamstown: A Car Parking Strategy for the Commercial Centre, March 2000 has been prepared as part of Williamstown: A Vision for the Commercial Centre to address car parking needs of traders, shoppers, residents and visitors as well as strengthen the Williamstown business centre.~~

~~The above study has identified, among other things, that there is an immediate need for additional car parking; that there are differing sources of demand/supply and usage conditions in the two commercial precincts of Douglas Parade/Ferguson Street and Nelson Place; and that there are opportunities for the provision of off site parking by collection of cash-in-lieu contributions.~~

~~This policy sets the context and basis for the implementation of the Williamstown parking strategy in terms of:~~

- ~~▪ The amount of car parking required in association with a change of use or a new development in the two commercial precincts of Douglas Parade/Ferguson Street and Nelson Place.~~
- ~~▪ Precinct Plans for the provision of additional off site car spaces in the two precincts.~~

Objectives

- ~~▪ To recognise the particular parking requirements of Douglas Parade/Ferguson Street and Nelson Place commercial precincts.~~
- ~~▪ To ensure that each change of use or new development provides adequate parking to meet its own demand.~~
- ~~▪ To indicate how a cash-in-lieu scheme will operate.~~
- ~~▪ To ensure fair and equitable treatment of all land owners and users.~~

Policy

~~It is policy to:~~

- ~~▪ Encourage activities that have greater customer interaction to be located at ground floor level.~~

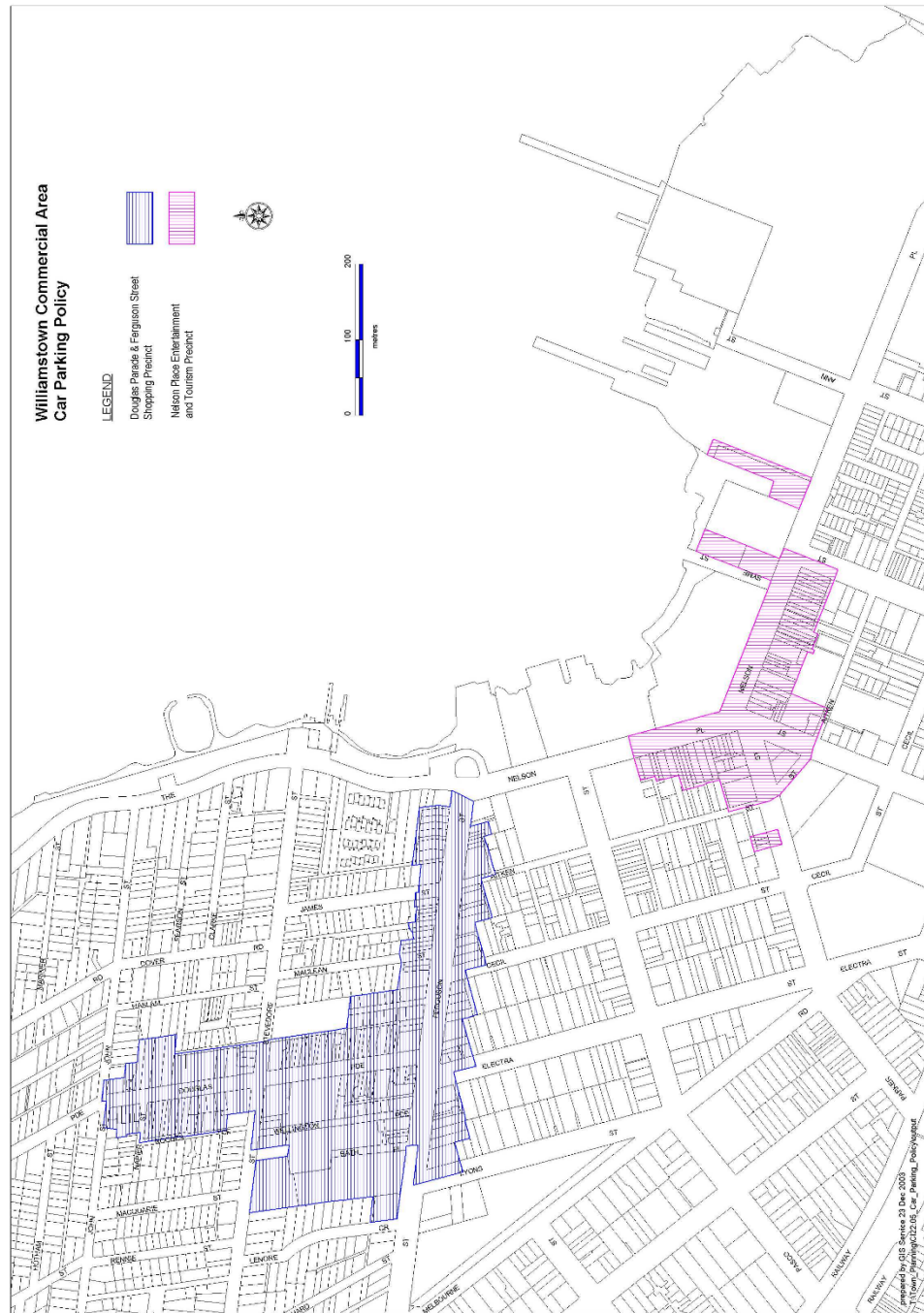
- Require provision of on-site car parking in accordance with the Car Parking Rates identified in the Table 1.
- Consider collection of cash-in-lieu for physical provision of off-site parking, in situations where:
 - The subject site is too small or irregular in shape to enable suitable parking provision on-site.
 - Council has a strategy for provision of off-street public parking in the vicinity including the precinct plans identified in the report *Parking in Williamstown: A Car Parking Strategy for the Commercial Centre, March 2000*.
- Apply cash-in-lieu payments to Douglas Parade/Ferguson Street and Nelson Place commercial precincts in accordance with *Parking in Williamstown: A Car Parking Strategy for the Commercial Centre, March 2000*. The cash-in-lieu levy will be reviewed annually.
- Provide for the purchase/lease of land identified, from time to time, for off-site public parking (but not in Council's ownership) by Council, within five years of identification of land.

Policy reference

Parking in Williamstown: A Car Parking Strategy for the Commercial Centre, March 2000.

Car Parking Rates – Table 1

Use	Car Space Measure And Rate
Shop—ground floor space	6 car spaces per 100 sqm
Office—ground floor space	
Shop—first floor and above space	3.5 car spaces per 100 sqm
Office—first floor and above space	
Restaurant (including café)	0.6 car spaces per seat available to the public



22.06 — MIXED USE POLICY — ALTONA ACTIVITY CENTRE19/01/2006
VC37

[Delete all – 2018 Planning Scheme Review identified as redundant policy]

~~This policy applies to the land contained within the Mixed Use Zone (MUZ) in Pier Street Altona on the north side of the railway line and in Blyth and Sargeood Streets, Altona as shown on the attached MAP — ALTONA ACTIVITY CENTRE.~~

Policy basis

~~The Pier Street activity centre is one of the largest traditional strip centres in the municipality. In the Municipal Strategic Statement (MSS) such centres are recognised as a focus for ‘vibrant villages’ and places for community ‘interaction’ that meet everyday needs.~~

~~The shopping centre provides a compact and diverse neighbourhood activity centre for commercial activity with a range of facilities including, retail outlets, specialised food retailing, services, offices, light industry and other mixed uses. The centre benefits from a number of community facilities including the public library, parklands and several churches. The surrounding streets comprise an older established residential area. In the MSS the specific objective relating to the Pier Street activity centre is ‘to maintain and enhance the role of the existing Pier Street precinct activity centre’. The strategies identified to achieve this objective include~~

- ~~▪ Encourage a centre with a positive identity and strong sense of place, defined retail/commercial precincts and a focus for community activity.~~
- ~~▪ Utilise the Pier Street, Altona Shopping Centre Outline Development Plan to guide the use and development of land in and around Altona shopping centre.~~
- ~~▪ Enhance and reinforce the visual amenity of the Pier Street centre via urban design, landscape and built form guidelines.~~
- ~~▪ Protect the amenity of adjacent residential areas.~~

~~Future development and planning decisions are in part to be guided by the Pier Street Altona Shopping Centre Outline Development Plan (ODP). The ODP ‘seeks to create a vibrant village with a sustainable future. It encourages a centre with a positive identity and strong sense of place, defined retail/commercial precincts, a focus for community activity, a well defined residential area with a variety of housing types, and strong integration of the Centre with the foreshore and Cherry Lake’.~~

~~The ‘Urban Village’ concept has been adopted as a key thread of the ‘hobsons bay strategy: charting our future’ and is incorporated into the MSS. Pier Street Shopping Precinct as a designated ‘urban village’ is seen as mixed-use centre, with a mix of housing, community facilities and activities.~~

- ~~▪ Pier Street Altona, Northern Precinct~~

~~The Outline Development Plan (ODP) prepared for the Pier Street shopping centre has identified that the retail/commercial activity along Pier Street ‘is sharply divided by the railway line into two distinct areas, the northern precinct and the southern precinct.~~

~~While the southern precinct which contains the core retail activities including offices, services and the Coles supermarket has an attractive streetscape, the northern precinct suffers from poor visual amenity. This impedes its ability to attract new investment.~~

~~The northern precinct which lies between Railway Street North and Civic Parade comprises mixed uses, including light industrial, service industry, community hall and other commercial activities. This stretch of land on both sides of Pier Street is zoned Mixed Use Zone (MUZ) in the Planning Scheme.~~

~~This policy is intended to achieve the vision articulated in the MSS and to implement the strategic principles of the ODP particularly for the land zoned Mixed Use on the north side of the railway line.~~

Blyth Street, Altona

The subject area that is zoned MUZ along Blyth and Sargood Streets, Altona contains a mix of uses—dwellings, a medical centre, telephone exchange and a church and acts as a transition zone between the western core retail area of the shopping centre and residential area. It is flanked by the Council car park on the north and the Council library and the Logan Reserve on the south.

The MUZ belongs to the suite of residential zones. While one of the purposes of a MUZ is to encourage the development of a range of commercial, retail, industrial and other uses which complement the existing mixed use function of the area, it is important that the type and nature of activities that are permitted to be established at this location, because of its interface with the residential area to the west, have minimal impact on the residential amenity. This MUZ should act as a buffer between the core retail area and the residential area. Care must be taken in selecting and siting uses to minimise loss of privacy, amenity and convenience to residents living nearby.

This policy sets the context and basis for the implementation of the ‘Pier Street, Altona Shopping Centre, Outline Development Plan’ and is intended to encourage appropriate mix of uses that would provide a transition between the commercial area and the residential areas and be compatible with residential amenity. In the Schedule to the MUZ, restrictions placed on floor area for shops would complement in achieving the above objective.

Objectives

- To develop a positive image for the Mixed Use Precinct which provides strong links to other precincts and which will positively contribute to the development of Pier Street activity centre as a vibrant village with a sustainable future.
- To facilitate a range of residential, commercial, office, limited industrial and other uses which complement the existing mixed use function of the precinct.
- To ensure that non-residential activity is compatible with dwellings in the zone and in adjacent residential zones.
- To develop a more consistent built form and streetscape to successfully integrate this area with other precincts within the Pier Street activity centre.

Policy

It is policy to:

- Take into consideration the intent and recommendations contained in the document Pier St, Altona Shopping Centre—Outline Development Plan 1999, when assessing an application for the use and development land in the Mixed Use Zone Precinct.
- Encourage only service type industries that are complementary to the existing industries in the Pier Street, Northern Precinct.
- Encourage consolidation of sites to permit larger scale commercial/office developments.
- Encourage uses that are compatible with adjacent residential and retail activities.
- Ensure each site provides for sufficient parking, loading and unloading and vehicle maneuvering
- Encourage the provision of on-site staff parking at the rear of mixed use developments.
- Discourage uses or new developments, which will be incompatible with continued residential presence through off-site environmental or amenity impacts.

- Ensure street planting and urban design treatments complement those in the retail core area.

Policy references

- ~~Pier Street, Altona Shopping Centre Outline Development Plan, 1999.~~
- ~~Hobsons Bay City Council Landscape Design Guidelines, 1999.~~



22.07 — HOBSONS BAY WEST NEIGHBOURHOOD CHARACTER POLICY

03/12/2015
C102(Part 1)

[Delete – Replaced by Neighbourhood Character Study 2019, mostly translated into 15.01-5L, and the schedules to the New Residential Zones and new Neighbourhood Character Overlays].

This policy applies to development (including subdivision) in the General Residential Zone in the Hobsons Bay West neighbourhood character area, as shown on Map 1 forming part of this Clause.

22.07-1 — Policy basis

19/01/2006
VC37

The Hobsons Bay West neighbourhood character area comprises 10 precincts in the suburbs of Laverton, Altona Meadows and Seabrook. The Laverton precincts vary in character, but are generally comprised of open and spacious streetscapes, with low, horizontal dwellings. The proximity to Laverton Creek and stands of large native trees in some areas results in a distinctive bushland feel, which has the potential to be strengthened. Some precincts in Altona Meadows also display spacious and informal qualities due to wide road reservations, generous setbacks and the curvilinear street pattern. Other streetscapes in Altona Meadows are more uniform and compact due to the smaller lot sizes and formal street pattern. The Seabrook area contains a number of recently developed residential precincts, with gardens and street trees still establishing. Some streets in Seabrook are influenced by their proximity to Skeleton Creek, both in terms of their layout and abundance of native vegetation.

This policy assists in achieving the objectives of the State Planning Policy Framework, particularly in relation to responding to neighbourhood character and urban design principles. The policy implements the objectives and strategies contained in Clause 21.06 by ensuring that new development respects and enhances the preferred neighbourhood character of the residential areas of Hobsons Bay.

The policy implements the findings of the Hobsons Bay Neighbourhood Character Study December 2002 which identifies the key existing characteristics and preferred neighbourhood character of the residential areas of Hobsons Bay West. Development in residential areas should respond to the particular natural and built form elements which contribute to the preferred neighbourhood character of the area in which it is located. These elements include building form, scale, siting, materials, frontage treatment and vegetation density. The Hobsons Bay Neighbourhood Character Study defines character precincts based on the delineation of areas with similar character elements. These character precincts are shown on Map 1 forming part of this Clause.

22.07-2 — Objectives

19/01/2006
VC37

- To ensure that development responds to the preferred neighbourhood character of the precinct in which it is located.
- To retain and enhance the identified elements that contribute to the character of the precincts in Hobsons Bay West.

22.07-3 — Policy

03/12/2015
C102(Part 1)

It is policy that the following Character Descriptions, Statements of Preferred Neighbourhood Character, Objectives and Design Responses are taken into account when considering any application to develop or subdivide land. Proposals that meet the Design Responses are also considered to meet the related Objectives.

Precinct 1, Laverton

Character Description:

This precinct has a distinctive bushland feel due to the stands of large native trees, both in private gardens and the street space and the proximity to Laverton Creek. The informal, bushland qualities of the precinct are strengthened by the generous front and side boundary setbacks and the predominantly low and transparent front fencing. Dwelling materials and heights are consistent, with a low level horizontality to the built form.

Statement of Preferred Neighbourhood Character:

The sense of spaciousness and informal bushland quality of the precinct should be retained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes native trees and shrubs. Retain large, established trees and provide for the planting of new trees wherever possible. Front setbacks may be angled to the street.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.

Precinct 2, Laverton

Character Description:

The streetscapes in this precinct have an open, spacious feel due to the large and consistent front setbacks, minimal front gardens and low or no front fences. Building stock is quite uniform being low scale, modest dwellings, with tiled roofs. The northern area of this precinct has a bushland quality due to the informal use of natives as street trees and the proximity to Laverton Creek.

Statement of Preferred Neighbourhood Character:

The spaciousness of the streetscapes and garden settings of the dwellings should be maintained and enhanced.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise the number of vehicular crossovers and the dominance of driveways and car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers.
To ensure that buildings and extensions do not dominate the streetscape.	Recess two storey elements from front façade. Use low pitched roof forms.

Precinct 3, Laverton

Character Description:

Building styles and materials are mixed and inconsistent, adding variety and interest to the streetscapes in this precinct. Most dwellings are single storey, and combined with generous front setbacks, which results in a low and horizontal built form. The informality of the street layout is emphasised by the lack of footpaths and front fences and the existence of grassy verges.

Statement of Preferred Neighbourhood Character:

The informal variety of the streetscapes in this precinct, and the low and horizontal built form should be maintained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.
To ensure that buildings and extensions do not dominate the streetscape.	Recess two storey elements from the front façade. Use low pitched roof forms.

Precinct 4, Altona Meadows

Character Description:

Though the road reservations are wide, the streetscapes in this precinct have a compact feel due to the small to medium lot sizes, and small to moderate setbacks of the buildings. Wide grassy nature strips and minimal planting within the front setbacks give the streetscapes a bare, unfinished quality which will soften over time provided appropriate planting is encouraged. The winding road pavement, within the grid street pattern, is a distinctive feature of this precinct.

Statement of Preferred Neighbourhood Character:

The uniformity of the building siting, openness of the streetscapes and the garden settings of dwellings should be maintained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the consistency of front boundary setbacks.	The front setback should be no less than the average setback of the adjoining two dwellings.
To maintain the pattern of spacing between buildings.	Buildings should be set back from at least one side boundary by a minimum of 1 metre.
To minimise the dominance of car parking structures.	Locate car parking structures behind the line of the dwelling.

Objectives	Design Responses
To maintain the sense of openness in backyards and the tree canopy backdrop to the streetscapes.	If two or more dwellings are proposed, the dwelling(s) at the rear should be a single storey form.

Precinct 5, Altona Meadows

Character Description:

Despite the formal grid layout, the streetscapes in this precinct have an informal and open quality due to the predominantly generous front setbacks and wide, grassy nature strips with no footpaths. Though architectural styles and heights of dwellings vary, materials used are consistently brick and tile. The recently constructed dwellings tend to be larger than the original 1970s and 1980s houses in the precinct, with some introducing hard surface treatments into the front setbacks as opposed to the traditional lawns or low level gardens.

Statement of Preferred Neighbourhood Character:

The informal and open qualities of this precinct should be strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers.

Precinct 6, Altona Meadows

Character Description:

This precinct has openness due to the generous front setbacks of the dwellings and lack of front fencing. Houses are a mixture of single and double storey, with the double storey dwellings taking advantage of views to the Bay or Skeleton Creek. The curvilinear street pattern reflects the 1970s and 1980s era of the subdivision and the majority of the housing stock.

Statement of Preferred Neighbourhood Character:

The openness of the streetscape and the garden settings of the dwellings should be retained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.

Objectives	Design Responses
To provide for the reasonable sharing of views to Skeleton Creek or the coast.	Buildings should be sited to take into account the view corridors to Skeleton Creek or the coast from nearby properties and public spaces.

Precinct 7, Seabrook

Character Description:

This precinct demonstrates a consistency in building styles and materials and contains a number of large, native canopy trees in both private gardens and the street space. The existence of tall trees and the curvilinear street pattern in the northern area of the precinct strengthens the native bushland feel and reflects the presence of the creek nearby. Despite the rectilinear street pattern in the southern part of this precinct, the sense of informality is continued due to the planted, wide nature strips and the existence of footpaths only in collector roads.

Statement of Preferred Neighbourhood Character:

Strengthen the open and informal bushland qualities of the precinct.

Objectives	Design Responses
To maintain and strengthen the native garden settings of the dwellings.	Retain large, established trees and provide for the planting of new native trees and shrubs wherever possible. (Locate footings outside root zone).
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Use of permeable driveway materials.
To provide for the reasonable sharing of views to Skeleton Creek.	Buildings should be sited to take into account the view corridors to Skeleton Creek from nearby properties and public spaces.

Precinct 8, Seabrook

Character Description:

The streetscapes in this precinct have a spacious quality due to the generous front setbacks of dwellings and lack of front fences. Wide, grassy nature strips add to this quality. Dwelling styles and materials give the built form a cohesive quality, broken up by large canopy trees both in the public and private domain. The curvilinear street layout is reminiscent of Skeleton Creek, located to the north of the precinct.

Statement of Preferred Neighbourhood Character:

The spacious quality of the streetscapes and the cohesiveness of the built form should be retained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new native trees and shrubs. Retain existing native and indigenous trees and understorey wherever possible. (Locate footings outside root zone).

Objectives	Design Responses
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers.
To provide for the reasonable sharing of views to Skeleton Creek.	Buildings should be sited to take into account the view corridors to Skeleton Creek from nearby properties and public spaces.

Precinct 9, Seabrook

Character Description:

~~This precinct is uniform and well maintained with large, decorative dwellings and regular, moderate front setbacks. The streetscapes have an open and manicured appearance due to the lack of front fencing, groomed nature strips and lack of overhead power lines. This formality is reinforced with consistent avenues of native street trees.~~

Statement of Preferred Neighbourhood Character:

~~The uniformity and openness of the precinct should be maintained and strengthened.~~

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers.

Precinct 10, Altona Meadows

Character Description:

~~This precinct has a cohesive quality due to the consistently generous front setbacks, space between buildings and low scale building form. The siting of the buildings has also allowed for reasonably sized gardens despite the relatively small housing lots. The street space has a sense of being open and well maintained due to the large, groomed nature strips and the predominantly low or non-existent front fencing.~~

Statement of Preferred Neighbourhood Character:

~~The cohesive and spacious qualities of this precinct should be retained and strengthened.~~

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Buildings should be sited and designed to incorporate space for the planting of vegetation.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers.

Objectives	Design Responses
To ensure that buildings and extensions do not dominate the streetscape.	Recess two-storey elements from the front façade. Use low pitched roof forms.
To maintain the sense of openness in backyards and the tree canopy backdrop to the streetscapes.	If two or more dwellings are proposed, the dwelling(s) at the rear should be a single storey form.

Policy reference

~~Hobsons Bay Neighbourhood Character Study December 2002, Hobsons Bay City Council, Planisphere and John Curtis Pty Ltd, December 2002, including Neighbourhood Character Precinct Brochures: Hobsons Bay West Precincts 1-10.~~

Map 1—The Hobsons Bay West Neighbourhood Character Precincts



22.08 — HOBSONS BAY NORTH NEIGHBOURHOOD CHARACTER POLICY

03/12/2015
C102(Part 1)

[Delete – Replaced by Neighbourhood Character Study 2019, mostly translated into 15.01-5L, and the schedules to the New Residential Zones and new Neighbourhood Character Overlays]

This policy applies to development (including subdivision) in the General Residential Zone in the Hobsons Bay North neighbourhood character area, as shown on Map 1 forming part of this Clause.

22.08-1 — Policy basis

19/01/2006
VC37

The Hobsons Bay North neighbourhood character area comprises 13 precincts in the suburbs of Brooklyn, Altona North, South Kingsville, Spotswood and Newport. Brooklyn is characterised by consistent dwelling forms and established gardens, qualities that are also evident in many areas of Altona North and South Kingsville, where single-storey brick and tile dwellings from the 1950s and 1960s are a dominant feature. Much of Altona North is also characterised by a formal street layout with the transecting wide diagonal streets being particularly unique. Many streets in Newport contain an architectural mix of housing, with many examples of Pre-war and Inter-war building stock which are highly valued by the local community. Similarly, Spotswood contains pockets of older homes, with the sense of history in some streets being strengthened by established avenues of street trees.

This policy assists in achieving the objectives of the State Planning Policy Framework, particularly in relation to responding to neighbourhood character and urban design principles. The policy implements the objectives and strategies contained in Clause 21.06 by ensuring that new development respects and enhances the preferred neighbourhood character of the residential areas of Hobsons Bay.

The policy implements the findings of the *Hobsons Bay Neighbourhood Character Study December 2002* which identifies the key existing characteristics and preferred neighbourhood character of the residential areas of Hobsons Bay North. Development in residential areas should respond to the particular natural and built form elements which contribute to the preferred neighbourhood character of the area in which it is located. These elements include building form, scale, siting, materials, frontage treatment and vegetation density. The *Hobsons Bay Neighbourhood Character Study* defines character precincts based on the delineation of areas with similar character elements. These character precincts are shown on Map 1 forming part of this Clause.

22.08-2 — Objectives

19/01/2006
VC37

- To ensure that development responds to the preferred neighbourhood character of the precinct in which it is located.
- To retain and enhance the identified elements that contribute to the character of the precincts in Hobsons Bay North.

22.08-3 — Policy

19/01/2006
VC37

It is policy that the following Character Descriptions, Statements of Preferred Neighbourhood Character, Objectives and Design Responses are taken into account when considering any application to develop or subdivide land. Proposals that meet the Design Responses are considered to meet the related Objectives.

Precinct 1, Brooklyn

Character Description: This area demonstrates a consistency in building form and setbacks, being modest dwellings located in garden settings. The open space around the houses contributes to a sense of spaciousness in the streetscapes, strengthened by the mostly low front fences affording views into front gardens. The sense of spaciousness is less evident in streets that contain established, large street trees.

Statement of Preferred Neighbourhood Character: The consistent building form and garden settings of the dwellings should be maintained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.
To ensure that buildings and extensions do not dominate the streetscape.	Recess two storey elements from the front façade. Use low pitched roof forms.
To maintain the sense of openness in backyards and the tree canopy backdrop to the streetscapes.	If two or more dwellings are proposed, the dwelling(s) at the rear should be a single storey form.

Precinct 2, Altona North

Character Description: The architectural style of this precinct is predominantly single storey, brick and tile 1960s dwellings. However, there is evidence of some two storey development and weatherboard dwellings scattered throughout the area. Despite this mix in built form and materials, the unifying element in this precinct are the established gardens, including canopy trees, and the areas of consistent street tree planting. These elements combine to give the streetscapes a sense of 'green enclosure', strengthened by the presence of generous nature strips.

Statement of Preferred Neighbourhood Character: The dominance of front gardens and canopy trees throughout the precinct should be maintained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers.
To ensure that buildings and extensions do not dominate the streetscape.	Recess two storey elements from the front façade. Use low pitched roof forms.
To maintain the sense of openness in backyards and the tree canopy backdrop to the streetscapes.	If two or more dwellings are proposed, the dwelling(s) at the rear should be a single storey form.
To reflect the building materials in locations where there is particular consistency.	Where consistent brick colours are used on surrounding buildings, use similar toning in the colours of new buildings.

Precinct 3, Altona North

Character Description: This area, developed through the 1950s and 1960s, is one in which the horizontal emphasis of the dwelling form is important, resulting from the low elevations of the buildings in relation to their height. Most have similar, moderate front setbacks and are set back from both side boundaries, giving an open, garden setting to the streetscapes. In some areas of the precinct, established avenues of Paperbarks give the streets a more enclosed feel. The ‘Walter Burley Griffin-esque’ street layout in the eastern area of the precinct is another unique characteristic of this area.

Statement of Preferred Neighbourhood Character: The horizontality of the dwellings and the garden settings of the dwellings should be retained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.
To ensure that buildings and extensions do not dominate the streetscape.	Recess two-storey elements from the front façade. Use low pitched roof forms.
To maintain the sense of openness in backyards and the tree canopy backdrop to the streetscapes.	If two or more dwellings are proposed, the dwelling(s) at the rear should be a single storey form.

Precinct 4, South Kingsville

Character Description: This precinct is a relatively intact 1950s and 1960s neighbourhood with a low scale, modest feel. There is a strong sense of cohesiveness due to the similar building forms, both in plan and elevation, and the consistency in front and side setbacks. Views into established front gardens are available due to the low scale front fences, with the streetscapes being further enhanced by the established street trees and nature strips.

Statement of Preferred Neighbourhood Character: The cohesiveness of the built form and garden settings of the dwellings should be retained and enhanced.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new trees wherever possible. Buildings should be sited and designed to incorporate space for the planting of substantial vegetation.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.
To ensure that buildings and extensions do not dominate the streetscape.	Use low pitched roof forms.
To maintain the sense of openness in backyards and the tree canopy backdrop to the streetscapes.	If two or more dwellings are proposed, the dwelling(s) at the rear should be a single storey form.

Precinct 5, Newport

Character Description: Large allotments and low scale 1950s and 1960s dwellings characterise this precinct and give the streetscapes a sense of spaciousness. This is strengthened by the moderate to generous front and side setbacks, and the use of low front fences. Private gardens are well established and tall gums in some streets are a feature.

Statement of Preferred Neighbourhood Character: The spaciousness of the streetscapes, consistency of built form and street tree planting should be retained and further enhanced.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Provide vehicular access from a rear laneway if available.
To ensure that buildings and extensions do not dominate the streetscape.	Use low pitched roof forms.

Precinct 6, Newport

Character Description: The presence of former Railway housing, with vertical timber cladding rarely found elsewhere, distinguishes this precinct from others. This sense of uniqueness is exacerbated by the isolated nature of this precinct due to its separation from housing to the north by a wide road, and lack of housing to the south, east and west. Bluestone kerbs and channels are a consistent feature of streets in the precinct, but street tree planting and presence of nature strips is very inconsistent, resulting in a sense of openness in many streets.

Statement of Preferred Neighbourhood Character: The garden settings and unique dwelling style and form should be retained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new trees as well as low level vegetation wherever possible.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures and access.	Locate garages and carports behind the line of the dwelling.
To ensure that buildings and extensions do not dominate the streetscape.	Use low pitched roof forms.
To use lighter looking building materials and finishes that complement the use of timber where it is particularly consistent.	Use timber or other non-masonry materials where appropriate, or incorporate lighter colours and materials into the design.

Precinct 7, Newport

Character Description: The streetscapes in this precinct have an intimate feel due to the small allotments and front boundary setbacks, and compact built form. Building styles vary from the older, northern areas of the precinct where pre-war architecture predominates to the southern and western areas of the precinct where 1950s and 1960s homes are located. Inter-war housing dominates through the central area of the precinct. Low and transparent

front fences throughout afford views into the small front gardens, and this is combined with the presence of street trees and grassy nature strips in some areas.

Statement of Preferred Neighbourhood Character: The intimate streetscapes and mixed, but compact built form should be retained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures and accessways.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers.
To encourage innovative and contemporary architectural responses to surrounding dominant building styles.	Use simple building details. Adopt or adapt existing building forms (eg. Façade plan forms, envelopes) without copying design details.
	Front fence style should be appropriate to the building era.

Precinct 8, Newport

Character Description: This precinct is older than those to the north and west, as evidenced by the large proportion of Victorian, Edwardian and inter-war housing stock. This is also evident from the smaller front setbacks of some of the dwellings and the presence of rear laneways. Building materials are also mixed, though the use of similar roof tiles is consistent in sections. The streets in this area are dominated by greenery, including established gardens, wide nature strips and areas of avenue planting.

Statement of Preferred Neighbourhood Character: The mix of architectural styles and garden settings of the dwellings should be enhanced and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Provide vehicular access from a rear laneway if available.
To encourage innovative and contemporary architectural responses to surrounding dominant building styles.	Use simple building details. Adopt or adapt existing building forms (eg. Façade plan forms, envelopes) without copying design details.
	Front fence style should be appropriate to the building era.

Precinct 9, Spotswood

Character Description: The streetscapes in this precinct have a low scale, compact feel due to the predominance of 1950s and 1960s architecture. The use of small pink leafed prunus in some streets enhances this horizontality as well as the use of orange/pink

brickwork, which is also often used in matching front fences. The smaller housing lots and side setbacks in the majority of this precinct further enhances the compactness and uniformity.

Statement of Preferred Neighbourhood Character: The uniformity, low scale nature and compactness of the streetscapes should be retained and enhanced.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new canopy trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.
To ensure that buildings and extensions do not dominate the streetscape.	Recess two-storey elements from the front façade. Use low pitched roof forms.

Precinct 10, Spotswood

Character Description: There is a sense of spaciousness in many streets in this precinct due to the large housing lots and generous front setbacks. In other streets, this spaciousness is countered by large, spreading street trees, which form a canopy over the street space. There is cohesiveness to the built form due to the low scale nature of the housing and the consistent use of weatherboard. The established garden settings of the dwellings give this precinct a green, leafy feel.

Statement of Preferred Neighbourhood Character: The cohesive built form and garden settings of the dwellings should be maintained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new canopy trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.
To encourage innovative and contemporary architectural responses to surrounding dominant building styles.	Use simple building details. Adopt or adapt existing building forms (eg. Façade plan forms, envelopes) without copying design details.
To use lighter looking building materials and finishes that complement the use of timber where it is particularly consistent.	Incorporate timber or other non-masonry materials where appropriate.
	Front fence style should be appropriate to the building era.

Precinct 11, Spotswood

Character Description: Despite the inconsistent street tree planting, the streetscapes in this precinct are green and leafy due to the established garden settings and existence of many significant canopy trees. The built form is distinctive due to a predominance of relatively intact pre and inter war timber housing and this, combined with the small

~~allotments and front setbacks, gives the streets a sense of compactness. Generous, grassy nature strips and unmade laneways are another feature of this precinct.~~

~~**Statement of Preferred Neighbourhood Character:** The green, leafy streets, sense of compactness and older, historic homes should be maintained and strengthened.~~

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new wide-spreading canopy trees, wherever possible.
To maintain the existing dwelling pattern.	
To minimise the number of vehicular crossovers and the dominance of driveways and car parking structures.	Provide vehicular access from a rear laneway if available.
To encourage innovative and contemporary architectural responses to surrounding dominant building styles.	Use simple building details. Adopt or adapt existing building forms (eg. Façade plan forms, envelopes) without copying design details.
To use lighter looking building materials and finishes that complement the use of timber where it is particularly consistent.	Incorporate timber or other non-masonry materials where appropriate.

Precinct 12, Spotswood

~~**Character Description:** This precinct has an isolated feel being surrounded by mixed use and industry. This brings cohesiveness to the area despite the mix in architectural styles and materials, and inconsistent street tree planting. Due to the small to moderate lot sizes and small front setbacks in the majority of the precinct, the streetscapes have an intimate feel. This is further enhanced by low front fences affording views into front gardens.~~

~~**Statement of Preferred Neighbourhood Character:** The intimate streetscapes and older dwellings of the precinct will be maintained and strengthened.~~

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise the number of vehicular crossovers and the dominance of driveways and car parking structures.	Provide vehicular access from a rear laneway if available.
To ensure that buildings and extensions do not dominate the streetscape.	Recess two-storey elements from the front façade.
To encourage innovative and contemporary architectural responses to surrounding dominant building styles.	Use simple building details. Adopt or adapt existing building forms (eg. Façade plan forms, envelopes) without copying design details.
	Front fence style should be appropriate to the building era.

Precinct 13, Newport

~~**Character Description:** The streets in this precinct are distinctive due to the existence of notably tall street trees and the retention of bluestone kerbing in most areas. The consistent lot sizes, front setbacks and single storey nature of the built form strengthen this~~

cohesiveness. The allotment and street pattern within this precinct is also unique as allotments do not face the east west streets.

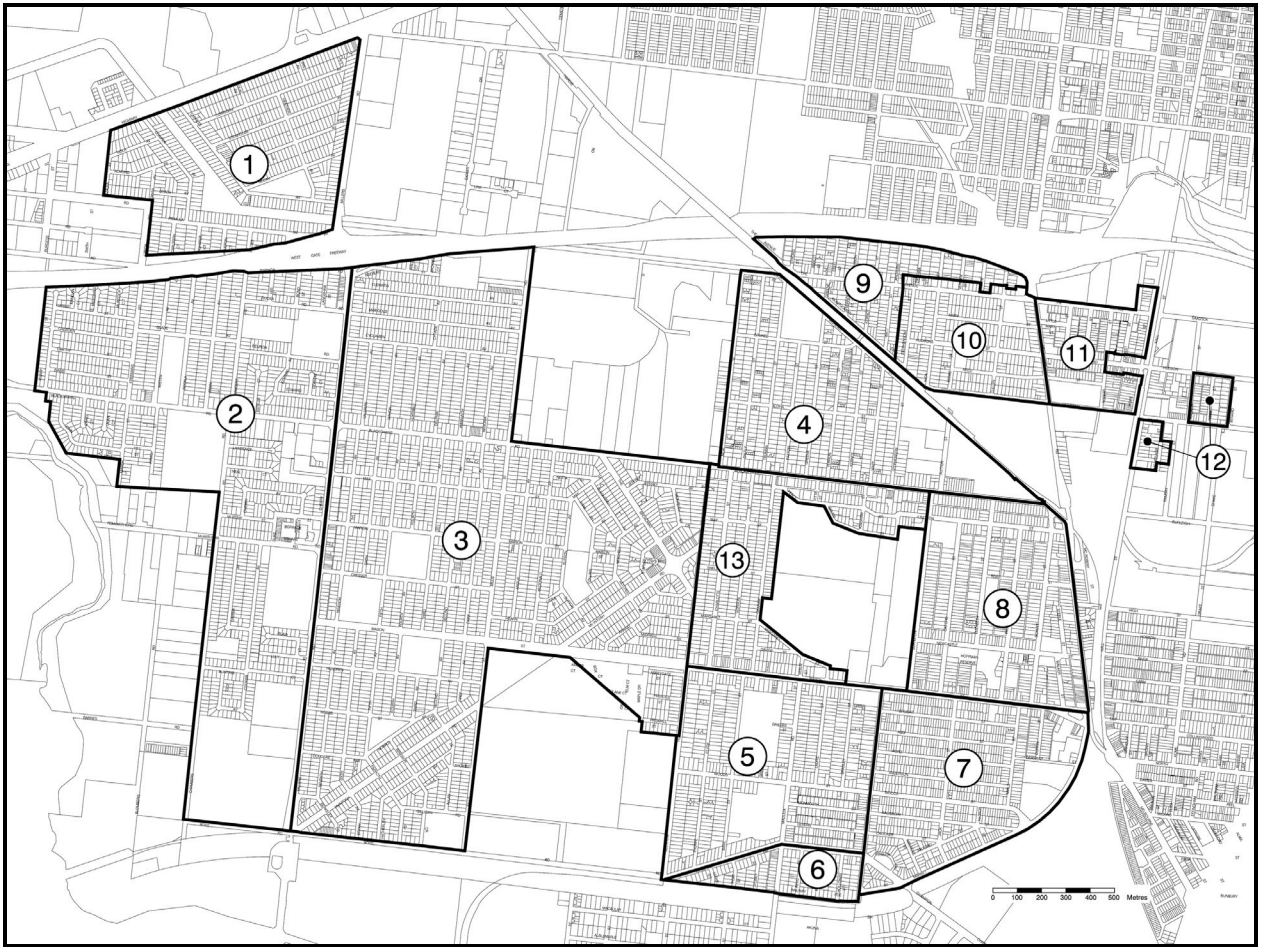
Statement of Preferred Neighbourhood Character: The distinctiveness of the streets in this precinct and the cohesive, low scale nature of the built form should be maintained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new trees wherever possible. Buildings should be sited and designed to incorporate space for the planting of substantial vegetation.
To maintain the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.
To provide for the reasonable sharing of views to Newport Lakes recreation reserve.	Buildings should be sited to take into account the view corridors to Newport Lakes from nearby properties and public spaces.

Policy reference

Hobsons Bay Neighbourhood Character Study December 2002, Hobsons Bay City Council, Planisphere and John Curtis Pty Ltd, December 2002, including Neighbourhood Character Precinct Brochures: Hobsons Bay North Precincts 1 – 13.

Map 1.—The Hobsons Bay North Neighbourhood Character Precincts



22.09 — HOBSONS BAY SOUTH NEIGHBOURHOOD CHARACTER POLICY

03/12/2015
C102(Part 1)

[Delete – Replaced by Neighbourhood Character Study 2019, mostly translated into 15.01-5L, and the schedules to the New Residential Zones and new Neighbourhood Character Overlays]

~~This policy applies to development (including subdivision) in the General Residential Zone in the Hobsons Bay South neighbourhood character area, as shown on Map 1 forming part of this Clause.~~

22.09-1 — Policy basis

19/01/2006
VC37

~~The Hobsons Bay South neighbourhood character area comprises 8 precincts in the suburbs of Altona and Seaholme. The character precincts in this area that are located close to the coast display informal beach qualities, with original bungalow styled housing remaining in some streets. Open views to the bay further strengthen the beachside character of many precincts in this area. Inland, the precincts were developed from the 1960s onwards and are more cohesive and uniform in building style, materials and setbacks. Many streets on the western edge of the Hobsons Bay South character area display an informal, ‘out of town’ feel due to proximity to large areas of open space and the stands of tall native trees, both in private gardens and the road reserve.~~

~~This policy assists in achieving the objectives of the State Planning Policy Framework, particularly in relation to responding to neighbourhood character and urban design principles. The policy implements the objectives and strategies contained in Clause 21.06 by ensuring that new development respects and enhances the preferred neighbourhood character of the residential areas of Hobsons Bay.~~

The policy implements the findings of the Hobsons Bay Neighbourhood Character Study December 2002 which identifies the key existing characteristics and preferred neighbourhood character of the residential areas of Hobsons Bay South. Development in residential areas should respond to the particular natural and built form elements which contribute to the preferred neighbourhood character of the area in which it is located. These elements include building form, scale, siting, materials, frontage treatment and vegetation density. The Hobsons Bay Neighbourhood Character Study defines character precincts based on the delineation of areas with similar character elements. These character precincts are shown on Map 1 forming part of this Clause.

22.09-2 — Objectives

19/01/2006
VC37

- ~~• To ensure that development responds to the preferred neighbourhood character of the precinct in which it is located.~~
- ~~• To retain and enhance the identified elements that contribute to the character of the precincts in Hobsons Bay South.~~

22.09-3 — Policy

03/12/2015
C102(Part 1)

~~It is policy that the following Character Descriptions, Statements of Preferred Neighbourhood Character, Objectives and Design Responses are taken into account when considering any application to develop or subdivide land. Proposals that meet the Design Responses are considered to meet the related Objectives.~~

Precinct 1, Altona

Character Description: This precinct is distinctive for its cohesiveness and uniformity in building period, materials, form and setbacks. This is further enhanced by the consistent

planting of street trees, which are also low-level and reinforce the single storey, horizontal nature of the precinct. There is a sense of openness to the intact 1960s streetscapes, brought about by wide road reservations and nature strips, and low or no front fences.

Statement of Preferred Neighbourhood Character: The intact nature of this precinct, distinctive for its consistent low scale building style, should be maintained and enhanced.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs.
To maintain the existing dwelling pattern.	
To minimise loss of front garden space and dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers.
To ensure that buildings and extensions do not dominate the streetscape.	Recess two storey elements from the front façade. Use low pitched roof forms.
To maintain the sense of openness in backyards and the tree canopy backdrop to the streetscapes.	If two or more dwellings are proposed, the dwelling(s) at the rear should be a single storey form.
	Front fence style should be appropriate to the building era.

Precinct 2, Seaholme

Character Description: This precinct is a 1970s 'oasis', surrounded by open space. Housing styles and materials, allotment sizes, setbacks and lack of front fencing are all very consistent and suggest a planned approach, which results in very uniform streetscapes. This uniformity and spaciousness are important qualities of this precinct, and could be further enhanced with consistent street tree planting.

Statement of Preferred Neighbourhood Character: The uniformity of the built form and spaciousness of the streets should be retained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise loss of front garden space and dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.
To ensure that buildings and extensions do not dominate the streetscape.	Use low pitched roof forms.
To maintain the sense of openness in backyards and the tree canopy backdrop to the streetscapes.	If two or more dwellings are proposed, the dwelling(s) at the rear should be a single storey form.

Precinct 3, Seaholme and Altona

Character Description: There is a sense of spaciousness in the streetscapes in this precinct, due to the large lot sizes and generous front setbacks and nature strips. This is

strengthened by the low or no front fences, allowing views into the front gardens of the dwellings. Despite the diversity in building stock and street tree planting, the precinct has a sense of cohesiveness due to the regular grid layout of the streets and the coastal feel.

Statement of Preferred Neighbourhood Character: The spaciousness of the streetscapes and the garden settings of the dwellings should be retained and enhanced.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise loss of front garden space and dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.
To maintain the sense of openness in backyards and the tree canopy backdrop to the streetscapes.	If two or more dwellings are proposed, the dwelling(s) at the rear should be a single storey form.

Precinct 4, Altona

Character Description: This precinct demonstrates a diversity of architectural styles and dwelling types, and an eclectic use of building materials and colours. Front fences in a variety of heights and materials add to this mix. The redevelopment of this precinct is a result of the large lot sizes, proximity to Altona Village and desirable coastal location. Retention of the traditional, generous front setbacks and further use of canopy trees in private gardens and the public domain would give the precinct a unifying element.

Statement of Preferred Neighbourhood Character: The diversity of dwelling stock and garden settings should be retained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise loss of front garden space and dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.
To encourage innovative architecture.	New buildings should be individually designed to respond to the characteristics of the site and dominant building forms in the area.
To minimise the impact of buildings over two storeys on the streetscape.	Parts of buildings over two storeys should be recessed from the façade of lower levels.
To use a mix of materials that adds interest and vitality to the streetscape.	Use a mix of materials, including timber and non-masonry materials in building design where appropriate.

Precinct 5, Altona

Character Description: The streets in this precinct have a sense of openness due to the large allotments, generous setbacks and wide, grassy nature strips. The proximity to the coast is another unifying element, as are the views over low front fences into the mixed

exotic and native front gardens. Built form is mixed in style, but generally low level and provides views behind rooftops of established canopy trees.

Statement of Preferred Neighbourhood Character: The spaciousness of the streetscapes and the garden settings of the dwellings should be retained and enhanced.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise loss of front garden space and dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers.
To maintain the sense of openness in backyards and the tree canopy backdrop to the streetscapes.	If two or more dwellings are proposed, the dwelling(s) at the rear should be a single storey form.

Precinct 6, Altona

Character Description: This area differs quite markedly from the adjacent precinct, being a more recent subdivision with 1980s and 1990s housing stock, much of which is two storeys. The streetscapes have a very open quality, although dominated by the buildings, due to the lack of vegetation and front fencing. This sense of openness is assisted by the lack of power lines and generous nature strips.

Statement of Preferred Neighbourhood Character: The openness of the streetscapes should be retained and strengthened.

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. Retain large, established trees and provide for the planting of new trees wherever possible.
To maintain the existing dwelling pattern.	
To minimise loss of front garden space and dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Provide only one vehicular crossover per frontage.
To maintain the sense of openness in backyards and the tree canopy backdrop to the streetscapes.	If two or more dwellings are proposed, the dwelling(s) at the rear should be a single storey form.

Precinct 7, Altona

Character Description: The proximity to the golf course and wetlands gives this precinct an informal 'edge of town' feel. There is also cohesiveness to the streetscapes due to the predominance of 1960s and 1970s housing, and established gardens. This is strengthened in some streets by the regular planting of tall, native trees, and wide, grassy nature strips.

Statement of Preferred Neighbourhood Character: The well treed, 'edge of town' feel should be maintained and strengthened.

Objectives	Design Responses
To maintain and strengthen the bushland garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. Retain large, established trees and provide for planting of new native trees, where possible. Buildings should be sited and designed to incorporate space for the retention and planting of substantial vegetation.
To maintain the existing dwelling pattern.	
To minimise loss of front garden space and dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers.
To ensure that buildings do not dominate the streetscape and the wider landscape setting.	Buildings should not protrude above the predominant tree canopy height.
To maintain the sense of openness in backyards and the tree canopy backdrop to the streetscapes.	If two or more dwellings are proposed, the dwelling(s) at the rear should be a single storey form.

Precinct 8, Foreshore

Character Description: This precinct was originally home to modest, low scale 1950s and 1960s dwellings; however, this area has been transformed through the redevelopment of many sites with larger, contemporary styled dwellings. Despite the architectural mix, there is a consistency to the streetscape due to uniformly large front setbacks, low front fencing and sparse garden planting. Open, bay views and a row of Norfolk Island Pines reflect the unique beachside location of the precinct.

Statement of Preferred Neighbourhood Character: The open frontages and unique coastal setting of the precinct should be retained and strengthened.

Objectives	Design Responses
To strengthen the coastal character of the area through the planting of appropriate coastal species.	Prepare a landscape plan to accompany all applications for new dwellings that utilise appropriate coastal species.
To maintain the existing dwelling pattern.	
To minimise loss of front garden space and dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.
To provide for the reasonable sharing of views to the ocean or coast.	Buildings should be sited to take into account the view corridors to the ocean or coast from nearby properties and public spaces.
To encourage innovative architecture that reflects the coastal setting.	New buildings should be individually designed to respond to the characteristics of the coastal location and the site. Incorporate building elements and details that contribute to a lightness of structure including balconies, verandahs, light transparent ballustrading etc.
To maintain the sense of openness in backyards and the tree canopy backdrop to the streetscapes.	If two or more dwellings are proposed, the dwelling(s) at the rear should be a single storey form.
To use lighter looking building materials	Incorporate timber or other non masonry

Objectives	Design Responses
and finishes that complements the vegetation and coastal setting.	materials where appropriate.

Policy reference

~~Hobsons Bay Neighbourhood Character Study December 2002, Hobsons Bay City Council, Planisphere and John Curtis Pty Ltd, December 2002, including Neighbourhood Character Precinct Brochures: Hobsons Bay South Precincts 1-8.~~

Map 1.—The Hobsons Bay South Neighbourhood Character Precincts



22.10 — HOBSONS BAY EAST NEIGHBOURHOOD CHARACTER POLICY

03/12/2015
C102(Part 1)

[Delete – Replaced by Neighbourhood Character Study 2019, mostly translated into 15.01-5L, and the schedules to the New Residential Zones and new Neighbourhood Character Overlays]

This policy applies to development (including subdivision) in the General Residential Zone in the Hobsons Bay East neighbourhood character area, as shown on Map 1 forming part of this Clause.

22.10-1 — Policy basis

19/01/2006
VC37

~~The Hobsons Bay East neighbourhood character area comprises 11 precincts in Williamstown and part of Newport. There are subtle differences between all precincts in this area but many are influenced by their location close to the bay. The unmade gravel shoulders and grassy verges in many of the older streets in Williamstown results in an informal quality, which is strengthened by the predominant use of weatherboard. Avenues of wide spreading exotics in some streets contrast with this informality. Precincts in the northern part of the character area display more inner urban characteristics due to the close knit network of narrow streets, laneways and small allotments. The majority of dwellings in these areas are low scale and lightweight, with restricted setbacks. Though many precincts in Williamstown and Newport contain older dwellings, there are also some recently developed areas such as the ‘Range’ and ‘Junction’ estates. Streets in these precincts tend to have an enclosed feel due to the narrow road pavements and vertical emphasis of the contemporary two storey, sometimes terraced houses.~~

~~This policy assists in achieving the objectives of the State Planning Policy Framework, particularly in relation to responding to neighbourhood character and urban design principles. The policy implements the objectives and strategies contained in Clause 21.06 by ensuring that new development respects and enhances the preferred neighbourhood character of the residential areas of Hobsons Bay.~~

~~The policy implements the findings of the *Hobsons Bay Neighbourhood Character Study December 2002* which identifies the key existing characteristics and preferred neighbourhood character of the residential areas of Hobsons Bay East. Development in residential areas should respond to the particular natural and built form elements which contribute to the preferred neighbourhood character of the area in which it is located. These elements include building form, scale, siting, materials, frontage treatment and vegetation density. The *Hobsons Bay Neighbourhood Character Study* defines character precincts based on the delineation of areas with similar character elements. These character precincts are shown on Map 1 forming part of this Clause.~~

22.10-2 — Objectives

19/01/2006
VC37

- ~~▪ To ensure that development responds to the preferred neighbourhood character of the precinct in which it is located.~~
- ~~▪ To retain and enhance the identified elements that contribute to the character of the precincts in Hobsons Bay East.~~

22.10-3 — Policy

01/11/2007
C31(Part 2)

~~It is policy that the following Character Descriptions, Statements of Preferred Neighbourhood Character, Objectives and Design Responses are taken into account when considering any application to develop or subdivide land. Proposals that meet the Design Responses are considered to meet the related Objectives.~~

Precinct 1, Williamstown North

Character Description

A wide, crescent street forms the spine of this precinct and is distinctive in its form and sense of openness. The predominantly single storey built form and wide nature strips further emphasise this quality, as do the low level front fences allowing views into front gardens. Architectural styles and building materials are very mixed, as are front and side boundary setbacks. The cemetery to the north east and large park to the south west are key landmarks in the precinct.

Statement of Preferred Neighbourhood Character

The variety of dwellings in garden settings and the distinctive crescent streets should be maintained and strengthened.

Objectives and Design Responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new trees wherever possible.
To reflect the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures and access.	Locate garages and carports behind the line of the dwelling. Minimise the number of vehicular crossovers. Provide vehicular access from a rear laneway if available.
To ensure new development respects the dominant building scale and forms of the streetscape.	Recess two storey elements from the front façade.

Precinct 2, Williamstown

Character Description

The Rifle Range Estate is a recent and well known subdivision, recognisable for its coastal location and large homes, many in mock architectural styles. Until the street trees and private gardens become more established, the buildings will dominate the streetscapes due to their bright colours and dominant size. When the street trees become established, this combined with the vertical emphasis of the built form and the narrow road pavements will result in a greater sense of enclosure in the streets.

Statement of Preferred Neighbourhood Character

The unique coastal setting of this precinct and planting in the public and private domain should be maintained and strengthened.

Objectives and Design Responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that utilises appropriate low maintenance, coastal species.
To minimise the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Provide vehicular access from a rear laneway if available.
To provide for the reasonable sharing of views to the ocean or coast.	Buildings should be sited to take into account the view corridors to the ocean or coast from nearby properties and public spaces.
To minimise the impact of buildings over two storeys on the streetscape.	Parts of buildings over two storeys should be recessed from the façades of lower levels and setback at least 3 metres from the front façade.

Precinct 3, Williamstown

Character Description

This area has a sense of spaciousness, heightened by views to the water at the southern end. The streets are characterised by single storey, detached timber homes from the Inter-war and Post-war periods, set within established gardens, though there are a number of examples of two-storey redevelopment in heavier materials. While front setbacks vary, many are large and side setbacks are provided. Street tree planting is consistent and mature and makes a substantial contribution to the character and coherence of the precinct.

Statement of Preferred Neighbourhood Character

The garden settings of the dwellings and overall cohesiveness of the precinct should be maintained and improved.

Objectives and Design Responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Buildings should be sited and designed to incorporate space for the retention and planting of substantial vegetation.
To reflect the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.
To ensure that buildings and extensions do not dominate the streetscape.	Recess two-storey elements from the front façade.
To encourage the use of lighter looking	Incorporate timber or other non masonry

Objectives	Design Responses
building materials that complement the traditional use of timber where it is particularly consistent.	materials where appropriate. Use simple building detailing.

Precinct 4, Williamstown

Character Description

A mix of early architectural styles is represented in this precinct, although unlike other precincts in this region, Inter-war architecture is quite prevalent. Some houses are substantial and located on large allotments, lending a sense of grandeur to some streets. This is particularly evident in Victoria Street, which is also consistently planted with an avenue of established Ashes. Other streets are more modestly scaled, but common elements of setback, garden settings and pitched roof forms create cohesion. The axial views to the water from the north-south streets are also an important feature of this area.

Statement of Preferred Neighbourhood Character

The early architectural styles representing the historical development of the area, generous front setbacks and garden settings of the dwellings should be maintained and strengthened.

Objectives and Design Responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs.
To reflect the existing dwelling pattern.	
To minimise the loss of front garden space and the dominance of car parking structures and access.	Locate garages and carports behind the line of the dwelling. Minimise the number of vehicular crossovers and provide vehicular access from a rear laneway if available.
To ensure new development respects the dominant building scale and forms.	Recess two-storey elements from the front façade.
To encourage innovative and contemporary architectural responses to surrounding dominant building styles and heritage buildings and streetscapes.	Use simple building details. New development, including additions to existing buildings, should be distinguishable from original dwelling stock through the use of innovative and contemporary design.
To incorporate lighter looking building materials and finishes that complement the use of timber where this is particularly consistent.	Use timber or other non-masonry materials, or a mixture of masonry and non-masonry materials where appropriate.
	Front fence style should be appropriate to the building era.

Precinct 5, Williamstown

Character Description

Many streets in this precinct have a spacious, shady and informal feel due to the wide-spreading exotics, gravel shoulders and grassy verges. The frequent use of timber adds a distinctive lightness to the streetscapes. Though a substantial proportion of the buildings are timber Victorian and Edwardian homes, there are some examples of more recent architecture and dwelling extensions. The rise of weatherboard and the unmade gravel shoulders and grassy verges in many streets is distinctive of Williamstown and adds to the seaside ambience. This is strengthened by occasional views to the water. Front fences are mixed, but generally low and provide views into established front gardens.

Statement of Preferred Neighbourhood Character

The spacious and informal qualities of the streetscapes, early architectural styles representing the historical development of Williamstown, and the distinctive low scale, lightweight nature of development should be retained and enhanced.

Objectives and Design Responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new trees wherever possible.
To minimise the loss of front garden space and the dominance of car parking structures and access.	Locate garages and carports behind the line of the dwelling. Minimise paving in front garden areas including driveways and crossovers. Provide vehicular access from a rear laneway if available.
To ensure that buildings and extensions do not dominate the streetscape.	Recess two-storey elements from the front façade.
To encourage innovative and contemporary architectural responses to surrounding dominant building styles and heritage buildings and streetscapes.	Development, including additions to existing buildings, should be distinguishable from original dwelling stock through the use of innovative and contemporary design.
To use a mix of materials that complement the predominance of weatherboard dwellings where this is particularly consistent.	Use a mix of materials, including timber and other non-masonry materials, in building design where appropriate. Use simple building details. Front fence style should be appropriate to the building era.

Precinct 6, Foreshore

Character Description

Originally home to Victorian and Edwardian villas, this precinct has been in-filled since the 1950s with a mix of dwelling types from Modern through to contemporary 1990s styles. While timber is the predominant building material in Williamstown, many dwellings in this precinct are brick or rendered masonry structures. Furthermore, setbacks are substantial along this stretch, unlike most other areas in Williamstown. These factors combine to give the streetscapes a wide and austere feel, exacerbated by the lack of street trees. However, this openness does allow expansive sea views.

Statement of Preferred Neighbourhood Character

The established garden setting and the sense of seaside character in built form expression should be retained and enhanced.

Objectives and Design Responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To strengthen the coastal character of the area through the planting of appropriate coastal species.	Prepare a landscape plan to accompany all applications for new dwellings that utilises appropriate coastal species.
To reflect the existing pattern of dwellings.	
To minimise the loss of front garden space and the dominance of car parking structures and access.	<p>Locate garages and carports behind the line of the dwelling.</p> <p>Minimise the creation and width of new crossovers.</p> <p>Provide vehicular access from a rear laneway if available.</p>
To provide for the reasonable sharing of views to the coast.	Buildings should be sited to take into account the view corridors to the coast from nearby properties and public spaces.
To encourage innovative architecture that reflects the seaside location.	<p>New buildings should be individually designed to respond to the characteristics of the coastal location and the site.</p> <p>Incorporate building elements and details that contribute to a lightness of structure including balconies, verandahs, light transparent balustrades etc.</p>
To encourage innovative and contemporary architectural responses to nearby heritage buildings and streetscapes.	<p>Development, including additions to existing buildings, should be distinguishable from original dwelling stock through the use of innovative and contemporary design.</p> <p>Use simple building details.</p>
To use lighter looking building materials and finishes that complements the coastal setting.	<p>Incorporate timber or other non masonry materials and finishes where appropriate.</p> <p>Front fence style should be appropriate to</p>

Objectives	Design Responses
	the building era.

Precinct 7, Williamstown

Character Description

The close knit network of narrow streets, lanes and small allotments results in a sense of intimacy in many of the streetscapes in this precinct. This is heightened by the low scale, lightweight nature of the built form and the restricted and consistent setbacks due to the small lot sizes. There has been some new development, which is inappropriately scaled and detracts from the intimate nature of the streets. Due also to restricted space, there are no nature strips and little other greenery in the streets. The small front gardens, visible from the street due to low front fences, therefore play an important role in the streetscapes.

Statement of Preferred Neighbourhood Character

The intimate nature of the streetscapes and the distinctive low scale, lightweight nature of development in the area should be retained and encouraged.

Objectives and Design Responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new trees wherever possible.
To minimise the loss of front garden space and the dominance of car parking structures and access.	Locate garages and carports behind the line of the dwelling. Minimise the number of vehicular crossovers. Provide vehicular access from a rear laneway if available.
To encourage innovative and contemporary architectural responses to surrounding dominant building styles, heritage buildings and streetscapes.	Use simple building details. New development, including additions to existing buildings, should be distinguishable from the original dwelling stock through the use of innovative, contemporary design.
	Front fence style should be appropriate to the building era.

Precinct 8, Newport

Character Description

This precinct is characterised by an architecturally diverse range of housing, but low scale timber homes are the prevailing form. Very few streets have nature strips and therefore street trees are often planted in the footpaths, giving the precinct an inner suburban feel. Some streets are consistently planted with established, tall trees which results in a sense of enclosure in some streets. Low front fences and views to front gardens are an important element in this precinct.

Statement of Preferred Neighbourhood Character

The low scale nature of the precinct and the garden settings of the dwellings should be retained and strengthened.

Objectives and Design Responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new trees wherever possible.
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling. Minimise the number of vehicular crossovers. Provide vehicular access from a rear laneway if available.
To encourage innovative and contemporary architectural responses to surrounding dominant building styles and heritage buildings and streetscapes.	Use simple building details. New development, including additions to existing buildings, should be distinguishable from original dwelling stock through the use of innovative and contemporary design.
To use lighter looking building materials and finishes that complement the use of timber where it is particularly consistent.	Incorporate timber or other non-masonry materials and finishes where appropriate.
	Front fence style should be appropriate to the building era.

Precinct 9, Newport

Character Description

Despite the regularity in street layout, road width and laneway pattern, this precinct has a less cohesive character due to the diversity in housing styles and inconsistent street tree planting. Although Victorian, Edwardian and Inter war buildings are present throughout the precinct, there is also a large proportion of 1950s timber housing and 1960s+ development. The streetscapes in this precinct are quite spacious due to the generally low scale nature of the built form, larger allotments and generous front setbacks.

Statement of Preferred Neighbourhood Character

The generous garden setting and cohesiveness of the precinct should be retained and strengthened.

Objectives and Design Responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To maintain and strengthen the garden	Prepare a landscape plan to accompany all

Objectives	Design Responses
settings of the dwellings.	applications for new dwellings that includes planting within the front setback.
To minimise the dominance of driveways and car parking structures.	Minimise the number of vehicular crossovers. Provide vehicular access from a rear laneway if available.
To ensure that new development respects the dominant scale and form of the streetscape.	Recess two-storey elements from the front façade.
To encourage innovative and contemporary architectural responses to heritage buildings and streetscapes.	New development, including additions to existing buildings, should be distinguishable from original dwelling stock through the use of innovative and contemporary design.
	Use simple building details.
	Front fence style should be appropriate to the building era.

Precinct 10, Foreshore

Character Description

~~Though there are occasional original dwellings located along The Strand, much of this precinct has been completely redeveloped with contemporary homes. There are many brick buildings and a high proportion of double-storey dwellings. Due to the sheltered micro-climate, many dwellings are located in well-established gardens. This combined with the relatively large front setbacks and side setbacks, softens the impact of the often large, imposing buildings. Due to the lack of street tree planting, views are available across the bay.~~

Statement of Preferred Neighbourhood Character

~~The established garden setting and the 'bay side' expression of the built form should be retained and strengthened.~~

Objectives and Design Responses

~~The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:~~

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new trees wherever possible.
To strengthen the bay side character of the area through the planting of appropriate coastal species.	Prepare a landscape plan to accompany all applications for new dwellings that utilises appropriate coastal species.
To minimise the loss of front garden space and the dominance of car parking structures.	Locate garages and carports behind the line of the dwelling.
	Minimise paving in front garden areas including driveways and crossovers.
To provide for the reasonable sharing of views to the bay or coast.	Buildings should be sited to take into account the view corridors to the bay or coast from nearby properties and public spaces.

Objectives	Design Responses
To encourage innovative architecture that reflects the bay side setting.	New buildings should be individually designed to respond to the characteristics of the bay side location and the site. Incorporate building elements and details that contribute to a lightness of structure including balconies, verandahs, light transparent balustrades etc.
To encourage innovative and contemporary architectural responses to surrounding heritage buildings and streetscapes.	New development, including additions to existing buildings, should be distinguishable from the original dwelling stock through the use of innovative and contemporary design. Use simple building details.
To use lighter looking building materials and finishes that complements the bay side setting.	Incorporate timber or other non masonry materials where appropriate. Front fence style should be appropriate to the building era.

Precinct 11, Newport

Character Description

The streets in this precinct have an enclosed feel due to the narrow road pavements and nature strips, and predominance of a two story, terraced building form. The small setbacks of the dwellings from the front boundary and the avenue planting of vertically emphasised natives in many streets strengthens this sense of enclosure. The dwellings are constructed of a mix of materials and are contemporary and often colourful. All garages are located at the rear of the properties and are accessed via laneways. Front setbacks are planted with a mix of low level vegetation, and front fences are mostly low and open.

Statement of Preferred Neighbourhood Character

The sense of enclosure, mix of materials and garden settings of the dwellings should be retained and strengthened.

Objectives and Design Responses

The Preferred Neighbourhood Character is to be achieved by the following Objectives and Design Responses:

Objectives	Design Responses
To maintain and strengthen the garden settings of the dwellings.	Buildings should be sited and designed to incorporate space for the planting of vegetation, including canopy trees.
To maintain the use of front setbacks for garden space.	Locate garages and car parking structures at the rear of the site. Provide vehicular access from a rear laneway if available.
To encourage innovative architecture.	New buildings should be individually designed to respond to the characteristics of the site and dominant building forms in the area.

Objectives	Design Responses
To minimise the impact of buildings over two storeys on the streetscape.	Parts of buildings over two storeys should be recessed from the façade of lower levels.

Policy reference

~~Hobsons Bay Neighbourhood Character Study December 2002, Hobsons Bay City Council, Planisphere and John Curtis Pty Ltd, December 2002, including Neighbourhood Character Precinct Brochures: Hobsons Bay East Precincts 1–11.~~

Map 1.—The Hobsons Bay East Neighbourhood Character Precincts



22.11 OUTDOOR ADVERTISING SIGNAGE POLICY

03/12/2015
C102(Part 1)

This policy applies to the erection of outdoor advertising signage on all land within the City of Hobsons Bay. [22.11]

22.11-1 Policy basis

03/12/2015
C102(Part 1)

~~The Municipal Strategic Statement identifies the need to ensure the form and amount of outdoor advertising is appropriate to the character of the area, the streetscape and the building on which it is located.~~ [22.11-1] [Repeats 02.03 – Built env/Signs, C]

~~Outdoor advertising signs are a legitimate means of communication and promotion and~~ well designed and located signage can be helpful and informative, while adding interest, colour and character to local streetscapes. [22.11-1] [Relocated to 02.03 – Built env/Signs, C]

Conversely, ~~too many signs or signs which are too large and inappropriate~~, can dominate and detract from the urban environment, particularly in heritage precincts and areas of special character such as the foreshore, gateway and main road locations. Poor quality or intrusive signage ~~in or adjacent to a residential area can reduce the amenity of an area. Too many signs on a building or in an area can lose the effectiveness by competing with each other.~~ [22.11-1] [Relocated to 02.03 – Built env/Signs, C, trimmed]

It is therefore important to ensure that outdoor advertising signage is not only effective in advertising a product or promoting a business, but also complementary to its setting, ~~and to avoid excessive or inappropriate signage, particularly in sensitive locations.~~ [22.11-1] [Relocated to 02.03 – Built env/Signs, SD]

22.11-2 Objectives

11/01/2007
C56(Part 2)

- To ensure that commercial businesses are able to display sufficient signage to adequately identify their premises and promote the business, the goods they sell or the services that they offer in an appropriate manner. [22.11-2] [Relocated to 15.01-1L, trimmed]
- To ensure signs do not detract from the character of a locality, building or site. [22.11-2] [Relocated to 15.01-1L merged with below]
- To ensure signs do not visually dominate a particular locality either individually or as part of a group. [22.11-2] [Relocated to 15.01-1L merged with above]
- To ensure signs respect and respond to the character and amenity of sensitive areas. [22.11-2] [Relocated to 15.01-1L]
- ~~To ensure signs respond to the architectural qualities of host buildings.~~ [22.11-2] [Covered by first objective and strategies relocated under 15.01-1L general]
- To ensure signs add interest to and improve the quality of the streetscape. [22.11-2] [Relocated to 15.01-1L]

22.11-3 Application Requirements

11/01/2007
C56(Part 2)

- ~~The following information should accompany an application for signage:~~
 - ~~A description of the sign(s) and its purpose.~~ [22.11-3]
 - ~~A statement of the impact that the proposed sign will have on the streetscape and amenity of the area.~~ [22.11-3]
 - ~~Three copies of plans (one coloured and at least one A4 or A3 size), drawn to scale (1:100 or larger), showing the location of the proposed sign on the premises and the distance from property boundaries.~~ [22.11-3]
 - ~~Three copies of an elevation or a streetscape perspective, showing the location of the proposed sign(s) from a standing persons view.~~ [22.11-3]

- ~~Details of the proposed sign(s) including the dimensions, colour, content and lettering style of the proposed sign(s), frequency of change. [22.11-3]~~

- ~~Where relevant, the location and size of any existing signage on the site, including details of the signs that are proposed to be removed or retained as part of the proposal. [22.11-3]~~
- ~~Where relevant, the structure of the sign and the method of support. [22.11-3]~~
- ~~Where relevant, details of the proposed type of illumination in or of the sign(s), including lighting spread. [22.11-3]~~
- ~~Photographs showing the existing conditions at the site and the extent of signage within the immediate area. [22.11-3]~~

22.11-4 Policy

03/12/2015
C102(Part 1)

~~It is policy that the following matters be taken into account when considering applications for outdoor advertising. [22.11-4]~~

22.11-4.1 General

Clutter

- Improve the legibility of signage, through the use of fewer, more effective signs to reduce and avoid visual advertising clutter. [22.11-4.1] [Relocated to 15.01-1L]
- Avoid the use of bunting, flags and banners. [22.11-4.1] [Relocated to 15.01-1L merged]
- ~~Encourage the reduction in the number of signs to improve the impact and clarity of the message. [22.11-4.1] [Repeats strategy above / relocated to 15.01-1L]~~
- Encourage multiple occupancies to share or co-locate signage. [22.11-4.1] [Relocated to 15.01-1L]

Visual Impact

- On new buildings, signs should be designed as part of the architecture of the building or the landscaping of the site. [22.11-4.1] [Relocated to 15.01-1L]
- ~~Signs should contain simple messages and consistent logos and respect the visual environment. [22.11-4.1] [Rule 1]~~
- Signs must be consistent in style and colour where more than one business sign is proposed. [22.11-4.1] [Relocated to 15.01-1L merged with 22.11-4.2 & 22.11-4.6]
- Signage should not dominate the building to which it is fixed or the property which it is located. [22.11-4.1] [Relocated to 15.01-1L]
- ~~Signs should not obscure a building's architectural form or features. [22.11-4.1] [Repeats strategy below]~~
- Signs should only be large enough for effective identification of the business or promotions of goods, services, event or other matter. [22.11-4.1] [Relocated to 15.01-1L]
- Signage should not obscure architectural features and detailing, windows and door openings or verandahs, particularly on buildings of identified heritage significance. [22.11-4.1] [Relocated to 15.01-1L]
- Signage should not project above the skyline or roofline of a building. [22.11-4.1] [Relocated to 15.01-1L]

- V-Signs will generally not be supported. [22.11-4.1] [Relocated to 15.01-1L merged]
- Above verandah signs are encouraged to be painted directly on or fixed to the parapet structure, but should not extend above the parapet. [22.11-4.1] [Relocated to 15.01-1L]
- ~~Signs mounted on and within windows should:~~ [22.11-4.1]
 - Be restricted to the main windows at ground level. [22.11-4.1] [Relocated to 15.01-1L gen, merged with 4.5]
 - ~~Not dominate or obscure the windows.~~ [22.11-4.1] [Repeats 22.11-4.5 strategy, relocated to 15.01-1L gen & merged with last dot point]
 - Use no more than 20 per cent of the glass. [22.11-4.1] [Relocated to 15.01-1L PG]
 - Not be painted on the external surface of the glass. [22.11-4.1] [Relocated to 15.01-1L gen, merged with 4.5]
- Promotion signs mounted on trailers, utility vehicles or alternative vehicular or mobile structures that are parked in one location for an extended period of time (longer than 24 hours) for the purpose of advertising are not supported. [22.11-4.1] [Relocated to 15.01-1L]
- Mobile animated signs used in association with commercial promotional purpose should not be used. [22.11-4.1] [Relocated to 15.01-1L]

Creative signs

- Creative signage with the following characteristics may be appropriate in circumstances where other requirements of this policy are not met: [22.11-4]
 - Related to historical, cultural or architectural themes found in the locality [22.11-4] [Relocated to 15.01-1L]
 - A unique design and/or potential to become a local icon [22.11-4] [Relocated to 15.01-1L]
 - Recreates a known earlier historic sign [22.11-4] [Relocated to 15.01-1L]
 - Helps to reinforce or establish a theme or character of a particular neighbourhood or locality. [22.11-4] [Relocated to 15.01-1L]

Safety [Delete – 52.05 repeat]

- ~~Signage should be located not to interfere with the function of traffic signals or other traffic control devices or directional signage.~~ [22.11-4]
- ~~Signs should not be located where they will create a distraction to passing traffic, obscure a motorist's view of pedestrians and vice versa, or obscure views to nearby pedestrian and traffic signal facilities, or cause any safety risk.~~ [22.11-4]
- ~~Signs should not be reflective or capable of dazzling or distracting motorists, cyclists or pedestrians.~~ [22.11-4]
- Signage should generally be contained within the property boundary. [22.11-4] [Relocated to 15.01-1L]
- ~~Internally illuminated under verandah signs should be no less than 2700mm from the ground.~~ [22.11-4]
- ~~No signage, lighting device or associated structure should project beyond kerb line.~~ [22.11-4]

22.11-4.2 Signs in high amenity areas

~~High amenity areas include all areas in Category 3 of Clause 52.05—all signs in residential zones are contained within Category 3. Refer to the zone provisions to determine which category of advertising control applies to other zones. [22.11-4.2]~~

Home occupation and bed and breakfast signs

- Signs will generally be limited to one sign per premise or one per street boundary. [22.11-4.2] [Relocated to 15.01-1L]
- ~~Signs must respect the residential character of the area. [22.11-4.2] [Repeats general strategy / relocated to 15.01-5L]~~
- ~~Signs must be in scale with the building. [22.11-4.2] [Repeats general strategy / relocated to 15.01-5L]~~
- Signs should not generally be internally illuminated or floodlit. [22.11-4.2] [Relocated to 15.01-1L]
- Floodlighting for home occupation will only be permitted where it can be demonstrated that: [22.11-4.2] [Relocated to 15.01-1L]
 - it is required for the operation of the occupation [22.11-4.2] [Relocated to 15.01-1L]
 - the intensity of lighting is the minimum required to make the signs visible [22.11-4.2] [Relocated to 15.01-1L]
 - the illumination does not disturb the amenity of the areas. [22.11-4.2] [Relocated to 15.01-1L]
- Signs proposed to be lit outside the hours of operation of the business or activity advertised in the sign are generally not supported. [22.11-4.2] [Relocated to 15.01-1L]
- Where lighting is required signs are to be floodlit rather than internally illuminated. [22.11-4.2] [Relocated to 15.01-1L]
- Above-verandah signs are generally not supported. [22.11-4.2] [Relocated to 15.01-1L]

Promotion signs

- Promotion signs in high amenity areas will generally not be supported. [22.11-4.2] [Relocated to 15.01-1L]

Hotels, Convenience Restaurants, Shops, Take-Away Food Premises, Service Stations and Car washes

- Individual signs should be part of a comprehensive plan that nominates the business signs which identify the premises. [22.11-4.2] [Relocated to 15.01-1L merged with 22.11-4.1 & 22.11-4.6]
- ~~Signage should not be cluttered or detract from the amenity of the area. [22.11-4.2] [Repeats general strategy / relocated to 15.01-5L]~~
- ~~Where more than one sign is proposed, the style and colours should be consistent. [22.11-4.2] [Repeats general strategy / relocated to 15.01-5L]~~

Medical and Veterinary Centres

- ~~Signs should only be large enough to identify the business to passing traffic in the street where the business is located. [22.11-4.2] [Repeats general strategy / relocated to 15.01-5L]~~

- Signs should be limited to one sign close to each street boundary and one sign identifying the name of the practitioners adjacent to the entrance. [22.11-4.2] [Relocated to 15.01-1L]
- ~~Signs may be internally illuminated or floodlit.~~ [22.11-4.2] [Doesn't provide any guidance]

22.11-4.3 Signs located within a Heritage Overlay.

- Signs should respect the period and style of the building to which they relate. [22.11-4.3] [Relocated to 15.01-1L general, merged with below]
- Signs should use materials, fonts and paint colours relevant to the period of the building. [22.11-4.3] [Relocated to 15.01-1L general, merged with above]
- ~~Signs should not dominate a building or obscure its architectural form or features.~~ [22.11-4.3] [Repeats general strategy / relocated to 15.01-5L]
- ~~Signs should be of a size that does not dominate the historic place or precinct.~~ [22.11-4.3] [Repeats general strategy / relocated to 15.01-5L]
- Signs should be placed in locations on the building that would have traditionally have been used as advertising areas. [22.11-4.3] [Relocated to 15.01-1L]
- New signage should be capable of being removed without causing damage to the historic fabric of the place. [22.11-4.3] [Relocated to 15.01-1L]
- Signs should not be painted in fluorescent or iridescent paint. [22.11-4.3] [Relocated to 15.01-1L]

22.11-4.4 Signs in Activity Centres

Williamstown Shopping Centre and Newport Shopping Centre

- Signs should not be displayed on building side walls facing residential properties unless these walls contain display windows or customer doors to the premises. [22.11-4.4] [Relocated to 15.01-1L]
- Signage plans should include the reinstatement of original facades, where possible. [22.11-4.4] [Relocated to 15.01-1L]
- Upper level facades that are intact should not be significantly altered by signage. [22.11-4.4] [Relocated to 15.01-1L, reworded]
- ~~Signs should respect the period and style of the building with which they are associated.~~ [22.11-4.4] [Repeats general strategy / relocated to 15.01-5L]
- ~~Signs should use materials, fonts and paint colours from the period of the building.~~ [22.11-4.4] [Repeats general strategy / relocated to 15.01-5L]
- Signs should be below the upper wall or parapet level if it projects from the wall. [22.11-4.4] [Relocated to 15.01-1L]
- ~~Signs should be limited to one under verandah painted, floodlit or internally illuminated sign per premises.~~ [22.11-4.4] [Repeats PG]
- Signs should be vertical rectangular, square or round, rather than horizontal rectangular sign. [22.11-4.4] [Relocated to 15.01-1L, PG]

Nelson Place Historic Restaurant and Entertainment Precinct, Williamstown

- ~~Signs should not alter or obscure the architectural features of buildings that contribute to the heritage value of the area.~~ [22.11-4.4] [Repeats general strategy / relocated to 15.01-5L]
- ~~Signs should be integrated into an overall plan for the treatment of the building façade and visible side walls.~~ [22.11-4.4] [Repeats general strategy / relocated to 15.01-5L]

- Surviving early historic signs including permanent letters cut into stone or in raised cement render, painted signs and sign panels often have intrinsic heritage significance and should be conserved. Repainting or restoration of the elements of historic signs should only be undertaken if the significance of the sign will not be affected. [22.11-4.4 split] [15.01-1L – split into two strategies]
- ~~Signs should not project above the top of a wall.~~ [22.11-4.4] [Repeats general strategy / relocated to 15.01-5L]
- Signs should complement the signs on adjoining buildings. [22.11-4.4] [Relocated to 15.01-1L]
- Signs should not exceed 6 square metres in advertising area, where displayed parallel to the front of the building. [22.11-4.4] [Relocated to 15.01-1L]
- Signs should not exceed 3 square metres in advertising area, where displayed at right angles to the front of the building. [22.11-4.4] [merged with above strategy]
- Signs in heritage areas located above verandahs (or if no verandah more than 3.7 metres above pavement level): [22.11-4.4] [Relocated to 15.01-1L]
 - Should be limited to one per premises. [22.11-4.4] [PG]
 - Should not project horizontally from the building. [22.11-4.4]
 - Should not project at right angles to the façade. [22.11-4.4]
 - Should be vertical rectangular, square or round, rather than horizontal. [22.11-4.4] [Rule 7&9]
 - Should not be floodlit, internally illuminated, reflective or animated. [22.11-4.4] [Merged bullet points into one strategy]
- ~~Signs should not conflict with the lines and shapes of the visible external walls, or the silhouette of the building.~~ [22.11-4.4] [Repeats 15.01-1L gen]
- ~~Signs should use materials, fonts and paint colours relevant to the period of the building.~~ [22.11-4.4] [Repeats general strategy / relocated to 15.01-5L]
- Corporate images, including banks, fast food outlets and service stations, requiring specific colours and designs may need to be adapted to suit the individual location and the building to minimise the impact in heritage areas. [22.11-4.4] [Relocated to 15.01-1L HO, reworded]

Altona Beach Shopping Centre

- Encourage signs where possible to reflect a seaside theme. [22.11-4.4] [Relocated to 15.01-1L]
- Signs should not be located above verandahs. [22.11-4.4] [Relocated to 15.01-1L]
- The number of internally illuminated signs below the verandah should be limited to one per building. [22.11-4.4] [Relocated to 15.01-1L]

22.11-4.5 Strip commercial centres

- ~~Internally illuminated signs and floodlit signs with a total advertising area greater than 1.5 square metres per premises should be part of an overall scheme of signage for the premises.~~ [22.11-4.5] [No application requirement in the new format. Council can require this without it being stated in the scheme]
- Signs displayed on shop windows should generally not obscure the view into the premises. [22.11-4.5] [Relocated to 15.01-1L gen, merged with 4.1]
- ~~Signs should not generally be displayed on building side walls facing residential properties unless these walls contain display windows or customer doors to the premises.~~ [22.11-4.5] [Repeats 22.11-4.4 relocated to 15.01-1L AC]

- Signs should not project above the top of a wall or parapet of a building. [22.11-4.5] [Relocated to 15.01-1L]

22.11-4.6 Freestanding Shopping Centres

- Advertising should be primarily directed to major access roads rather than side streets. [22.11-4.6] [Relocated to 15.01-1L]
- Signs should generally be part of a scheme that includes all centre tenants and involves consistent characteristics (size, position on building etc.) [22.11-4.6] [Relocated to 15.01-1L merged with 22.11-4.1 & 22.11-4.2]
- ~~Signs should not be located on or above the roof.~~ [22.11-4.6] [Repeats general strategy / relocated to 15.01-5L]
- Pole signs should generally be limited to one per centre. [22.11-4.6] [Relocated to 15.01-1L]

22.11-4.7 Industrial areas

- Premises should be identified by single illuminated pole or monument sign adjacent to the frontage. [22.11-4.7] [Relocated to 15.01-1L]
- Signs on buildings should not exceed 15% of the host wall area. [22.11-4.7] [Relocated to 15.01-1L]
- Signs on buildings facing residential areas, should not exceed 10 per cent of the wall area facing the residential areas. [22.11-4.7] [Relocated to 15.01-1L]
- The total area of all advertising signs should not exceed 20 square metres per premise. [22.11-4.7] [Relocated to 15.01-1L]
- Signs should generally be contained within the property boundary. [22.11-4.7] [Relocated to 15.01-1L]
- Moveable signs will generally not be supported unless they are part of an overall plan for signage at a site approved by the Council. [22.11-4.7] [Relocated to 15.01-1L]

New Industrial Estates

- Signage should be considered at the time subdivision is approved to ensure that signage is integrated into the streetscape and a thematic treatment of signage can be planned. [22.11-4.7] [Relocated to 15.01-1L]
- New estates should include entrance signs displaying the name of the estate at entrance points to the estate. [22.11-4.7] [Relocated to 15.01-1L]
- ~~If the entrance signs include changeable sections for occupant names, these should be professionally prepared and finished in a consistent theme.~~ [22.11-4.7] [Unnecessary]

Policy references

Hobsons Bay Advertising Signs Guidelines, 1999 [22.11-4] [Relocated to 72.08]

Lettering and Signs on Buildings c1850-1900, National Trust of Australia [22.11-4] [Relocated to 72.08]

22.12 GAMING15/11/2018
C112

~~This policy applies to applications which require a permit to install an electronic gaming machine (EGM) or to use land for the purpose of a gaming premises. [22.12]~~

22.12-1 Policy basis15/11/2018
C112

Gambling is a legal activity, however EGM use is problematic for some members of the community. Problem gambling comprises of both economic and social costs. [22.12-1]
[Relocated to 02.03 – Gaming, C]

Cumulative impacts from EGMs in identified areas of disadvantage in Hobsons Bay and the western metropolitan region should be minimised. [22.12-1] [Relocated to 02.03 – Gaming, SD]

The purpose of this policy is to provide guidance on the appropriate location, design and operation of EGMs and venues. The location, design and operation of EGMs and venues should seek to balance the positive and negative social and economic impacts of gaming, in order to maximise benefits to a community. [22.12-1] [Relocated to 02.03 – Gaming, SD]

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- To ensure that the social and economic impact of the EGMs is not detrimental to the wellbeing of the community. [22.12-2] [Relocated to s52.28]
- To ensure that EGM venues are located, designed and operated in a manner that minimises opportunities for convenience gambling. [22.12-2] [Relocated to s52.28]
- To locate EGMs away from disadvantaged areas or vulnerable communities. [22.12-2] [Relocated to s52.28]
- To ensure gaming is not the primary use within a venue. [22.12-2] [Relocated to s52.28]
- To ensure proposals for gaming premises deliver a net community benefit in Hobsons Bay. [22.12-2] [Relocated to s52.28]

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~~It is policy that applications for the use of the land for a gaming premises and the installation or use of a gaming machine are assessed against the following criteria:~~

Areas

Ensure that EGMs are located:

- Outside areas of relative socio-economic disadvantage. Socio-economic disadvantage is defined as households in the bottom two deciles (lowest 20 per cent) of the SEIFA (Socio-Economic Indexes for Areas) index of relative disadvantage, based on the Australian Bureau of Statistics, Statistical Area Level 1 (SA1) which is the smallest unit of Census data. [22.12-3] [Relocated to s52.28]
- Outside areas identified as Strategic Redevelopment Areas in the Hobsons Bay Industrial Land Management Strategy 2008. [22.12-3] [Relocated to s52.28]

Sites

Ensure that EGMs are located on sites:

- That minimise the likelihood of people passing the site during the course of their usual everyday activities. [22.12-3] [Relocated to s52.28]

Venues

Ensure that EGMs are located in venues: [22.12-3]

- That provide a range of social, leisure and recreational activities, with gaming being only a component of these activities. [22.12-3] [Relocated to s52.28]
- That physically and visually separate the venue's gaming activities from its non-gaming activities. [22.12-3] [Relocated to s52.28]
- ~~That are designed to comply with best practice and the Victorian Commission for Gambling and Liquor Regulation's Venue Manual.~~ [22.12-3] [Rule 1]
- Where the design and operating hours will not detrimentally affect the amenity of the surrounding area. [22.12-3]

EGMs should not be located in venues where:

- The gaming floor area is more than 25 percent of the total floor area. [22.12-3] [Relocated to s52.28s]
- The venue may cause adverse amenity impacts on the adjoining land uses as a result of operating hours, traffic, noise, car parking and safety. [22.12-3] [Relocated to s52.28]

22.12-4 Application requirements [Relocated to s52.28]

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All applications must be accompanied by the following information to the satisfaction of the responsible authority:

- Detailed plans of the design and layout of the venue (including the location of all existing and proposed EGMs). [22.12-4]
- Details of the venue's existing and proposed hours of operation. [22.12-4]
- A Social Impact Assessment prepared by a suitably qualified person, as per Council's Social Impact Assessment Guidelines, including: [22.12-4]
 - Details and analysis of the venue's projected patron catchment and its socio-economic profile. [22.12-4]
 - If it is proposed to move EGMs from one part of the municipality to another, details of the relative social and economic differences between the two areas. An explanation as to why the EGMs are being transferred is to be provided. [22.12-4]
 - Characteristics of the local area including the location of and distance to shopping complexes and strip shopping centres, community facilities, public housing, counselling services and public transport. [22.12-4]
- Details of existing and proposed gambling and non-gambling related entertainment and recreation facilities and activities at the venue and within one kilometre of the venue. [22.12-4]
- Details of existing and proposed distribution and density of EGMs in the municipality and its neighbourhoods. [22.12-4]
- Details of existing gaming expenditure at the venue over a three year period prior to the application (if relevant). [22.12-4]
- If EGMs are to be relocated from other venues, and as a result, gaming expenditure is likely to be transferred from other venues: [22.12-4]
 - Particulars as to how the level of expenditure transfer has been calculated (including, but not limited to, comparison of per machine expenditure at the venue prior to, and anticipated expenditure after, the installation of additional machines). [22.12-4]
 - The resulting impacts on the venue from where the expenditure is transferred. [22.12-4]

- Details of the nature and extent of community benefits expected from the proposal and how the benefits are to be secured for and distributed across the local community. [22.12-4]
- Assessment of key social and economic issues and overall net community impact. [22.12-4]
- Measures to mitigate any negative social and economic impacts from EGMs. [22.12-4]

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Decision guidelines [Relocated to s52.28]

Before deciding on an application, the responsible authority must consider as appropriate:

- ~~Whether the proposal meets the objectives of this policy.~~ [22.12-5]
- Whether the proposal will result in a net social and economic benefit, aside from any community contribution scheme. [22.12-5]
- Whether the proposal increases EGM densities in the area and how that increase affects the local community and compares with the metropolitan Melbourne average. [22.12-5]
- Whether the proposal will result in EGMs clustering in the area and whether this is likely to increase the social disadvantage of the area. [22.12-5]
- Whether the venue offers a range of non-gambling entertainment and recreation options. [22.12-5]
- Whether the location, design and operation of the venue will facilitate convenience gambling. [22.12-5]
- Whether the proposal will impact on the amenity of the area and surrounding land uses. [22.12-5]

22.12-6

Policy references [Relocated to s72.08]

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Hobsons Bay Problem Gambling – Electronic Gaming Machines (EGM) Policy Statement 2015 [22.12-6]

Electronic Gaming Machines (EGMs) in Hobsons Bay Background Paper 2014 [22.12-6]

Hobsons Bay Preparing Social Impact Assessment – Applicant Guidelines 2011 [22.12-6]

22.13 ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT

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This policy applies throughout Hobsons Bay to residential and non-residential development that require a planning permit in accordance with the thresholds in Table 1 of this Policy.

[22.13] [Relocated to 15.02-1L]

22.13-1 Policy basis

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Hobsons Bay City Council promotes the concept of sustainability, the adoption of sustainable energy options, and environmental design practices. Critical to achieving this commitment is for development to meet appropriate environmental design standards.

[22.13-1] [Relocated to 02.03 – Built env/ESD, C]

~~This policy provides a framework for early consideration of environmental sustainability at the building design stage in order to achieve the following efficiencies and benefits:~~ [22.13-1]

- ~~Easier compliance with building requirements through passive design~~ [22.13-1]
- ~~Reduction of costs over the life of the building~~ [22.13-1]
- ~~Improved affordability over the longer term through reduced running costs~~ [22.13-1]
- ~~Improved amenity and liveability~~ [22.13-1]
- ~~More environmentally sustainable urban form~~ [22.13-1]
- ~~Integrated water management~~ [22.13-1]

If environmentally sustainable design is not considered at the time of planning approval, the ability to achieve environmentally sustainable development may be compromised by the time these matters are considered as part of a building approval. In addition, there may be difficulties or extra costs associated with retro-fitting the development to implement environmentally sustainable design principles. [22.13-1] [Relocated to 02.03 – Built env/ESD, SD, split]

~~This policy does not prescribe performance outcomes. The policy enables the provision of information and provides decision guidelines which will assist in the assessment of whether development meets environmentally sustainable development objectives.~~ [22.13-1]

~~This policy complements a range of non-statutory measures aimed at encouraging environmentally sustainable development. These measures include educating residents and applicants, assisting applicants to use Environmentally Sustainable Development (ESD) tools, leading by example with Council projects, promotion of exemplary private projects and promotion of the use of materials with favourable life cycle impacts.~~ [22.13-1]

22.13-2 Objectives

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The overarching objective is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation. [22.13-2] [Relocated to 02.03 – Built env/ESD, C & 15.02-1L]

In the context of this policy, best practice is defined as a combination of commercially proven techniques, methodologies and systems, appropriate to the scale of development and site specific opportunities and constraints, which are demonstrated and locally available and have already led to optimum ESD outcomes. Best practice in the built environment encompasses the full life of the build. [22.13-2] [Relocated to 02.03 – Built env/ESD]

It is a policy objective to encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings. [22.13-2] [Relocated to 15.02-1L]

The following objectives should be satisfied where applicable: [22.13-2]

Energy performance [Relocated to 15.02-1L as strategies]

- To improve the efficient use of energy, by ensuring development demonstrates design potential for ESD initiatives at the planning stage. [22.13-2]
- To reduce total operating greenhouse gas emissions. [22.13-2]
- To reduce energy peak demand through particular design measures (eg, appropriate building orientation, shading to glazed surfaces, optimise glazing to exposed surfaces, space allocation for solar panels and external heating and cooling systems). [22.13-2]

Water resources [Relocated to 15.02-1L as strategies]

- To improve water efficiency. [22.13-2]
- To reduce total operating potable water use. [22.13-2]
- To encourage the collection and reuse of stormwater. [22.13-2]
- To encourage the appropriate use of alternative water sources (eg. greywater). [22.13-2]

Indoor environment quality [Relocated to 15.02-1L as strategies]

- To achieve a healthy indoor environment quality for the wellbeing of building occupants, including the provision of fresh air intake, cross ventilation, and natural daylight. [22.13-2]
- To achieve thermal comfort levels with minimised need for mechanical heating, ventilation and cooling. [22.13-2]
- To reduce indoor air pollutants by encouraging use of materials with low toxicity chemicals. [22.13-2]
- To reduce reliance on mechanical heating, ventilation, cooling and lighting systems. [22.13-2]
- To minimise noise levels and noise transfer within and between buildings and associated external areas. [22.13-2]

Stormwater management [Relocated to 15.02-1L as strategies]

- To reduce the impact of stormwater run-off. [22.13-2]
- To improve the water quality of stormwater run-off. [22.13-2]
- To achieve best practice stormwater quality outcomes. [22.13-2]
- To incorporate the use of water sensitive urban design, including stormwater re-use. [22.13-2]

Transport [Relocated to 15.02-1L as strategies]

- To ensure that the built environment is designed to promote the use of walking, cycling and public transport, in that order. [22.13-2]
- To minimise car dependency. [22.13-2]
- To promote the use of low emissions vehicle technologies and supporting infrastructure. [22.13-2]

Waste management [Relocated to 15.02-1L as strategies]

- To ensure waste avoidance, reuse and recycling during the design, construction and operation stages of development. [22.13-2]
- To ensure durability and long term reusability of building materials. [22.13-2]
- To ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities. [22.13-2]

Urban ecology [Relocated to 15.02-1L as strategies]

- To protect and enhance biodiversity within the municipality. [22.13-2]
- To provide environmentally sustainable landscapes and natural habitats, and minimise the urban heat island effect. [22.13-2]
- To encourage the retention of significant trees. [22.13-2]
- To encourage the planting of indigenous vegetation. [22.13-2]
- To encourage the provision of space for productive gardens, particularly in larger residential developments. [22.13-2]

22.13-3 Policy basis18/10/2018
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~~It is policy that applications for the types of development listed in Table 1 be accompanied by information which demonstrates how relevant policy objectives will be achieved.~~
[22.13-3]

22.13-4 Application requirements [Relocated to 15.01-2L as Policy guidelines]18/10/2018
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An application must be accompanied by either a Sustainable Design Assessment (SDA) or a Sustainable Management Plan (SMP) as specified in Table 1, as appropriate. [22.13-4]

A SDA will usually not need to be prepared by a suitably qualified professional. It should:

- Provide a simple assessment of the development. It may use relevant tools from the examples listed in the table or an alternative approach to the satisfaction of the responsible authority; and [22.13-4]
- Identify environmentally sustainable development measures proposed in response to policy objectives, having regard to the site's opportunities and constraints. [22.13-4]

A SMP should:

- Provide a detailed assessment of the development. It may use relevant tools from the examples listed in the table or an alternative assessment approach to the satisfaction of the responsible authority; and [22.13-4]
- Identify achievable environmental performance outcomes having regard to the objectives of this policy (as appropriate); and [22.13-4]
- Demonstrate that the building has the design potential to achieve the relevant environmental performance outcomes, having regard to the site's opportunities and constraints; and [22.13-4]
- Document the means by which the performance outcomes can be achieved. [22.13-4]

Various assessment tools have been listed in Table 1 which may be used to assess how the proposed development addresses the objectives of this policy, as appropriate. [22.13-4]

Table 1 – ESD Application Requirements

Type of development	Application requirements	Example tools
Accommodation /Mixed Use with residential component		
<ul style="list-style-type: none"> ▪ 2 - 9 dwellings; or ▪ Development of a building for accommodation other than dwellings with a gross floor area of 50m² to 1000m². 	Sustainable Design Assessment (SDA)	BESS STORM [22.13-4]

Type of development	Application requirements	Example tools
<ul style="list-style-type: none"> 10 or more dwellings; or Development of a building for accommodation other than dwellings with a gross floor area more than 1000m². 	Sustainability Management Plan (SMP) Green Travel Plan (GTP)	BESS Green Star MUSIC STORM [22.13-4]
Non-residential		
<ul style="list-style-type: none"> Development of a non-residential building with a gross floor area of 100m² to 1000m²; or Alterations and additions of between 100m² and 1000m² 	Sustainable Design Assessment (SDA)	BESS MUSIC STORM [22.13-4]
<ul style="list-style-type: none"> Development of a non-residential building with a gross floor area more than 1000m²; or Alterations and additions greater than 1000m² 	Sustainability Management Plan (SMP) Green Travel Plan (GTP)	Green Star BESS MUSIC STORM [22.13-4]

Note 1: Development (in Table 1) has the same meaning as in Section 3 of the Planning and Environment Act 1987, but does not include subdivision. To remove any doubt, development also includes alteration and additions. In the case of alterations and additions, the requirements of the Policy apply only to the alterations and additions. [22.13-4] [Relocated to 15.01-2L, policy application]

Note 2: Mixed Use developments are required to provide the information applicable to each use component of the development. [22.13-4] [Relocated to 15.01-2L as Policy guidelines]

22.13-5 Decision guidelines [Covered in 15.01-2L strategies]

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In determining an application, the responsible authority will consider as appropriate:
[22.13-5]

- The extent to which the development meets the objectives and requirements of this policy from the design stage through to construction and operation. [22.13-5]
- Whether the proposed environmentally sustainable development performance standards are functional and effective to minimise environmental impact. [22.13-5]
- Whether the proposed environmentally sustainable development initiatives are reasonable having regard to the type and scale of the development and any site constraints. [22.13-5]
- Whether an appropriate assessment method has been used. [22.13-5]
- Whether an ESD plan or framework has previously been approved by the responsible authority (whether under a planning control or otherwise). [22.13-5]

22.13-6 Reference documents [Relocated to 15.01-2L as Policy guidelines]

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BESS (Built Environment Sustainability Scorecard) www.bess.net.au, Council Alliance for a Sustainable Built Environment (CASBE), 2015 [22.13-6]

Green Star, Green Building Council of Australia, www.gbca.com.au [22.13-6]

Nationwide House Energy Rating Scheme (Nat HERS), Department of Climate Change and Energy Efficiency, www.nathers.gov.au [22.13-6]

STORM, Melbourne Water, www.storm.melbournewater.com.au [22.13-6]

Urban Stormwater Best Practice Guidelines, CSIRO, 2006 [\[22.13-6\]](#)

Note: The above reference documents and websites may be amended from time to time. It is intended that these documents and websites (or amended versions) are relevant reference documents to this policy.

22.13-7 Commencement

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This policy does not apply to applications received by the responsible authority before the gazettal date of this clause. [\[22.13-7\]](#) [\[Relocated to 15.02-1L\]](#)

22.13-8 Expiry

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This policy will expire if it is superseded by an equivalent provision in the Victoria Planning Provisions. [\[22.13-8\]](#) [\[Relocated to 15.02-1L\]](#)