

**HOBSONS BAY PLANNING SCHEME**  
**AMENDMENT C114hbay**  
**PLANNING PERMIT APPLICATION PA1943532**  
**PLANNING PERMIT APPLICATION PA1943533**  
**EXPLANATORY REPORT**

**Who is the planning authority?**

This amendment has been prepared by the Hobsons Bay City Council, which is the planning authority for this amendment.

The Amendment has been made at the request of Alceon Group No.67 Pty Ltd, who is the owner of part of the land subject to the amendment, being 9 and 9A Sutton Street, South Kingsville.

**Land affected by the Amendment**

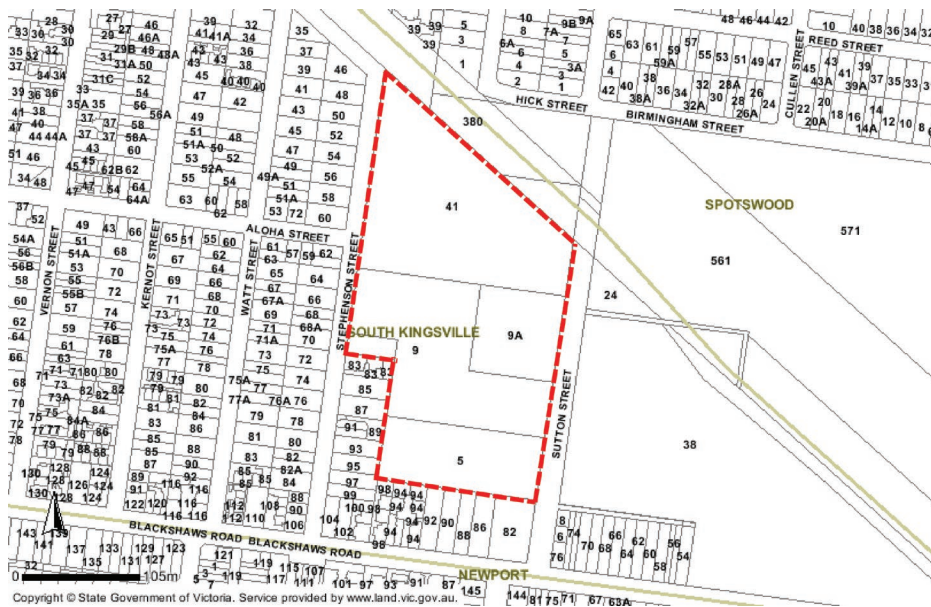
The Amendment applies to 5-7 Sutton Street, 9 and 9A Sutton Street, and 41-59 Stephenson Street, South Kingsville, as shown below. The area to which this amendment applies is known as Precinct 16 West within the Hobsons Bay Industrial Land Management Strategy 2008.

The Amendment is a combined planning scheme amendment and two planning permit applications under section 96A of the *Planning and Environment Act 1987*:

- Planning permit application PA194532 relates to 9A Sutton Street, South Kingsville.
- Planning permit application PA1943533 relates to 41-59 Stephenson Street, South Kingsville.

As discussed in further detail below, both applications relate to the subdivision of the land so that the future zone boundaries align with lot boundaries.

Two Development Plans have also been prepared for land at 41-59 Stephenson Street (Northern Sub-Precinct) and 9 and 9A Sutton Street (Central Sub-Precinct) that respond to the draft planning controls. Although the Development Plans do not form part of the statutory amendment process Council has determined to provide these plans for consideration with Amendment C114hbay so the community can better understand the development outcomes proposed. The proposed Development Plans would only be determined by Council following the gazettal of Amendment C114hbay.



## What the amendment does

The Amendment facilitates the urban renewal of a former industrial precinct in keeping with the Precinct 16 West Outline Development Plan (also referred to as a Framework Plan)

Specifically, the amendment:

- Rezones the land within the precinct from part Industrial 3 Zone (IN3Z) and part General Residential Zone (GRZ) to part General Residential Zone (GRZ) and part Residential Growth Zone. It also seeks to apply a new Schedule 4 to the General Residential Zone (GRZ4) and a new Schedule 2 to the Residential Growth Zone (RGZ2) to parts of the precinct.
- Removes the Heritage Overlay 274 (HO274) from part of 41-59 Stephenson Street, South Kingsville.
- Applies the Development Plan Overlay (DPO) to the precinct and inserts a new Schedule 2 (DPO2) for the precinct.
- Amends the Environmental Audit Overlay (EAO) by applying it to the remainder of the site not already covered by an EAO
- Inserts a new entry in the Schedule to Clause 53.01 requiring 5 per cent of the land (or cash equivalent as relevant) to be contributed as public open space at subdivision.

Two concurrent planning permit applications seek to subdivide the land to ensure that title boundaries align with the future boundary between the GRZ4 and RGZ2.

The planning permits are attached as separate documents to this Explanatory Report.

Planning Permit PA1943532 relates to the subdivision of 9A Sutton Street, South Kingsville and proposes to subdivide the land into two lots to align with the proposed zone boundary.

Planning Permit PA1943533 relates to 41-59 Stephenson Street, South Kingsville and proposes to subdivide the land into two lots to align with the proposed zone boundary.

Two Development Plans have been prepared for land at 41-59 Stephenson Street (Northern Sub-Precinct) and 9 and 9A Sutton Street (Central Sub-Precinct) that respond to the draft planning controls. Although the Development Plans do not form part of the statutory amendment process Council has determined to provide these plans for consideration with Amendment C114hbay so the community can better understand the development outcomes proposed. The proposed Development Plans would only be determined by Council following the gazettal of Amendment C114hbay.

## Strategic assessment of the Amendment

## Why is the Amendment required?

Amendment C114hbay is informed by the Scheme and associated strategic planning documents adopted by Council, particularly the Hobsons Bay Industrial Land Management Strategy 2008. The Industrial Land Management Strategy 2008 and the Local Planning Policy Framework specifically identify Precinct 16, comprising of East and West, as a 'Strategic Redevelopment Area' where urban consolidation and redevelopment is encouraged.

Amendment C114hbay is required to facilitate the redevelopment of Precinct 16 West for residential purposes.

The existing planning controls applying to Precinct 16 West do not achieve the intended residential purpose and development potential of the Precinct. It is therefore proposed to rezone Precinct 16 West from the Industrial 3 Zone (INZ3) and part General Residential Zone (GRZ) to part General Residential Zone - Schedule 4 and part Residential Growth Zone – Schedule 2 (RGZ2), remove the now obsolete Heritage Overlay 274 (as all buildings within this overlay have been demolished in accordance with a planning permit) and apply the Development Plan Overlay – Schedule (DPO2) to appropriately guide future development.

The amendment will allow future development of Precinct 16 West to better integrate with the surrounding urban context and to provide a more coordinated approach to land use planning in the local area. Amendment C114hbay also realises a significant opportunity for urban consolidation in an existing urban area that is well serviced by a range of facilities and services.

Industrial land uses may have caused contamination within the Precinct. The expansion of the Environmental Audit Overlay (EAO) across the remainder of the precinct not already covered by an EAO will ensure that the necessary site remediation works have occurred before any sensitive land uses commence.

Two Development Plans have also been prepared that respond to the requirements of the Development Plan Overlay – Schedule 2 and will be consulted on with the amendment.

## How does the Amendment implement the objectives of planning in Victoria?

Amendment C114hbay implements the objectives of planning in Victoria as outlined in Section 4 of the *Planning and Environment Act 1987* in the following ways:

- **Objective A:** The Amendment provides for the fair, orderly, economic and sustainable use and development of land as it facilitates a coordinated redevelopment of strategically identified land in a responsible manner through the implementation of the appropriate zone and overlays.
- **Objective B:** The Amendment facilitates an efficient use of resources within an established area. Through doing so it naturally reduces development pressures on Melbourne's fringe. There are no natural or man-made resources or ecological processes evident in Precinct 16 West.
- **Objective C:** The Amendment will facilitate the redevelopment of industrial land into a pleasant and efficient residential area for future residents and visitors alike.
- **Objective D:** Despite a heritage overlay affecting part of Precinct 16 West, there are no buildings, areas or other places with historical interest in Precinct 16 West. The buildings within Heritage Overlay 274 have been demolished in accordance with a previously issued planning permit.
- **Objective E:** There are no public utilities or other assets within Precinct 16 West that require protection to the benefit of the broader community. Measures will be put in place to ensure that the future development of the Precinct does not unreasonably hinder the ongoing operations of the Spotswood Maintenance Centre to the northeast of Precinct 16 West, while the major pipelines to the north and west of the Precinct will not be impacted on by development within the Precinct.
- **Objective F:** The Amendment will facilitate redevelopment of Precinct 16 West for residential infill purposes in accordance with State and local planning policies.
- **Objective F(a):** Measures regarding a 10 per cent affordable housing provision or equivalent contribution have been incorporated into Schedule 2 to the Development Plan Overlay.

- **Objective G:** The Amendment seeks to balance the present and future interests of all Victorians through facilitating urban consolidation on a strategically identified opportunity site in a manner that will provide for increased housing and housing diversity while creating a new urban character of a high quality.

## **How does the Amendment address any environmental, social and economic effects?**

### *Environmental Effects*

There are no environmental features of Precinct 16 West that require retention and protection. The small number of scattered trees are not of a nature, condition or character worthy of retention.

The Environmental Audit Overlay will be applied to of the remainder of Precinct 16 West not already covered by an EAO. A preliminary risk screen assessment statement or Statement of Environmental Audit is required to be issued before sensitive uses or buildings and works associated with sensitive uses, can commence within the Precinct.

Noise and vibration from the nearby Spotswood Maintenance Centre and freight railway line could potentially impact on residential uses. New development must be sited and constructed to appropriately mitigate noise and vibration from these facilities. This will protect the ongoing operations of existing facilities, while protecting the amenity of future residents.

Sustainable development practices will be encouraged by requirements for Environmentally Sustainable Design reports and assessments as part of the development plan and planning permit application requirements, which will ensure functional layout, open space and pedestrian / bicycle linkages. This will ensure that future development on the land has a high level of environmental performance.

### *Economic Effects*

The Amendment is expected to have positive economic benefits for landowners and Hobsons Bay generally. Given the location of the Precinct immediately adjacent to existing and proposed residential areas, and the limited industrial operations that exist, ongoing industrial use of Precinct 16 is not considered to be a beneficial economic outcome. The site has not been identified as regionally significant or state significant industrial land in the Melbourne Industrial and Commercial Land Use Plan (MICLUP). The site is nominated in MICLUP as existing local industrial land but the Hobsons Bay Industrial Land Management Strategy 2008 identifies this site as surplus industrial land with the potential to transition to a residential use.

### *Social Effects*

Precinct 16 West is located in an area that benefits from access to a range of services and facilities, a feature which has helped to identify it for redevelopment. Measures to provide affordable housing have been put in place to increase housing choice in the area and the anticipated dwellings to be developed in the precinct will provide a diversity of dwelling types in the local area.

Application of the Development Plan Overlay will provide amenity protection for existing and future residential areas.

## **Does the Amendment address relevant bushfire risk?**

The precinct is not located in an area subject to bushfire risk.

## **Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The amendment complies with all Minister's Directions under Section 12 of the *Planning and Environment Act 1987*. Specifically, the Amendment has considered and complies with the following Ministerial Directions:

*Ministerial Direction - The Form and Content of Planning Schemes*

This Amendment was prepared and presented in accordance with the style guide and drafting instructions in the direction.

*Ministerial Direction No. 1, Potentially Contaminated Land*

The Environmental Audit Overlay is to be applied so that it covers all of Precinct 16 West to ensure that potentially contaminated land is appropriately remediated prior to future residential use and development. It is also proposed to include this as a requirement of the Development Plan Overlay – Schedule 2 to further enshrine these requirements in the planning process for Precinct 16 West.

*Ministerial Direction No. 9, Metropolitan Strategy*

The Metropolitan Strategy (Plan Melbourne 2017-2050) provides strong support for infill development, clearly encouraging the better utilisation of existing infrastructure to accommodate population growth, particularly on unused or underutilised land in existing urban areas. Realisation of the development opportunities presented by sites such as Precinct 16 West will assist in achieving the objectives of planning in Victoria, manage urban growth, more efficiently utilise existing assets and provide greater housing diversity and affordability.

Plan Melbourne has guided the Planning Policy Framework for Metropolitan Melbourne (as outlined by 6.2 of this report), which repeatedly encourages the appropriate urban consolidation of strategic redevelopment sites.

The policy trend has in turn driven the LPPF, which specifically identifies Precinct 16 West as a 'Strategic Redevelopment Area' where infill residential development at varying densities is encouraged.

The planning policy framework as generated from the policies outlined in Plan Melbourne has underpinned the Amendment.

More specifically, the Amendment responds to the various Directions of Plan Melbourne as outlined below.

- The Amendment clearly facilitates Direction 1.3 (Create development opportunities at urban renewal precincts across Melbourne) as the Precinct is identified as an urban renewal site by the Hobsons Bay Industrial Land Management Strategy 2008. The Precinct is an under-utilised site in an existing urban area that presents an excellent urban renewal opportunity that can be integrated into the surrounding neighbourhood.
- The Amendment gives effect to Direction 2.1 (Manage the supply of new housing in the right locations to meet population growth and create a sustainable city) and Direction 2.2 (Deliver more housing closer to jobs and public transport) through providing for increased housing in an existing urban area that is already well-served by existing infrastructure, including being close to jobs and public transport options. Increased housing in the Precinct clearly aligns with the intent to meet demands for new housing on underutilised industrial land.
- A 10 per cent affordable housing commitment is encouraged through the Development Plan Overlay – Schedule 2, thus meeting Direction 2.3 (Increase the supply of social and affordable housing). Furthermore, the type of housing facilitated by the Amendment is likely to add to the diversity of housing product available in the local area and also the affordability of housing.
- The Amendment achieves Direction 2.4 (Facilitate decision-making processes for housing in the right locations) through applying an Environmental Audit Overlay to address soil contamination matters, and through application of the Development Plan Overlay – Schedule 2, which will ensure that the future development of the Precinct is coordinated.

- The Amendment clearly gives effect to Direction 2.5 (Provide greater choice and diversity of housing) by increasing housing choice in an area which predominantly consists of large dwellings on large allotments, and addresses housing affordability by providing a diversity of housing product in this part of Melbourne, including provision for smaller, family oriented housing.
- The Amendment responds to Direction 3.3 (Improve local travel options to support 20-minute neighbourhoods) and Direction 5.1 (Create a city of 20-minute neighbourhoods) by creating a pedestrian and cyclist-friendly neighbourhood that is conveniently located near existing public transport, schools and other services and facilities.
- Through promoting a high quality future built form in the Precinct via the Development Plan Overlay – Schedule 2, the Amendment gives effects to Direction 4.3 (Achieve and promote design excellence).
- The Amendment gives effect to Direction 5.2 (Create neighbourhoods that support safe communities and healthy lifestyles) through promoting an urban form that encourages walking and cycling.
- Direction 5.4 (Deliver local parks and green neighbourhoods in collaboration with communities) is achieved through the the Development Plan Overlay – Schedule 2, which includes provision of an area of localised public open space and encourages a high quality landscape outcome that will include the planting of canopy trees.
- The Amendment will facilitate Direction 6.1 (Transition to a low-carbon city to enable Victoria to achieve its target of net zero greenhouse gas emissions by 2050) and Direction 6.3 (Integrate urban development and water cycle management to support a resilient and liveable city) through ensuring that new development in the Precinct meets environmentally sustainable design targets and initiatives and provides opportunities for walking and cycle as alternative modes of transport.
- Direction 6.4 (Make Melbourne cooler and greener) is facilitated through ensuring that new landscaping will be provided on public and private land, as required through the Development Plan Overlay – Schedule 2.
- The Amendment gives effect to Direction 6.6 (Improve air quality and reduce the impact of excessive noise) through incorporating measures into the future development in the Precinct to manage the existing noise source and the Spotswood Maintenance Centre.

Overall, Amendment C114hbay will not compromise the implementation of the Metropolitan Strategy.

*Ministerial Direction No. 11, Strategic Assessment of Amendments*

The Amendment has been strategically assessed and justified in accordance with Ministerial Direction 11.

*Ministerial Direction No. 15, The Planning Scheme Amendment Process*

This Amendment will follow the set times and steps specified for planning scheme amendments under this Direction.

*Ministerial Direction No. 18, Victorian Planning Authority Advice on Planning Scheme Amendments*

Not Applicable.

*Ministerial Direction No. 19, The preparation and content of amendments that may significantly impact the environment, amenity and human health*

In line with Ministerial Direction No. 19 Council has sought the views of the EPA who identified the following human health and amenity considerations for this site:

- Offsite impacts from the Spotswood Maintenance Centre (SMC) and freight railway line
- Potentially contaminated land
- Potential offsite impacts from the existing industrial use at 5-7 Sutton Street

In response to the amenity considerations identified by EPA the amendment proposes to:

- Apply an Environmental Audit Overlay (EAO) to the remainder of the site to address potentially contaminated land.
- Include a requirement within the Development Plan Overlay – Schedule 2 (DPO2) for a preliminary risk screen assessment statement or Statement of Environmental Audit that would include a Site Remediation Strategy to outline any potential impacts of contamination on the land.
- Include a requirement in the DPO2 for a staging plan to show how development will be staged to minimise amenity impacts while the industrial use at 5-7 Sutton Street is transitioned. This would also require temporary acoustic measures to be in place.
- Include conditions / requirements within the DPO2 for noise attenuation measures to ensure development complies with the requirements of State Environment Protection Policy No N-1 (SEPP N-1) or equivalent EPA guidance and that are consistent with the requirements that apply to the Precinct 16 East Development on the eastern side of Sutton Street (set out within Design and Development Overlay Schedule 10).

No other Ministerial Direction is directly affected by the Amendment.

**How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?**

The Amendment assists in realising the urban consolidation policies that are embedded in State policy. On a detailed level, the Amendment supports and implements State policy as outlined below.

- Clause 11.02-1S is implemented through ensuring there is a sufficient supply of land available for residential development, through a better utilisation of industrial land that is not viable for this use in the long term. In this manner, the objective of ‘consolidation, redevelopment and intensification of existing urban areas’ is realised.
- The Amendment responds to Clause 13.05-1S by recognising the potential amenity conflicts between the noise emanating from the Spotswood Maintenance Centre and existing industrial uses and the future residential development of Precinct 16 West. Noise will be appropriately managed through requirements outlined in the Development Plan Overlay – Schedule 2.
- The objective of Clause 13.06-1S is *“to assist the protection and improvement of air quality”*. The Amendment responds to this objective and the associated strategies by providing increased dwelling numbers in an established area with good connections to the broader transport network, including public transport. The future development will also provide adequate infrastructure in the Precinct and improved infrastructure adjacent to the Precinct to encourage walking, cycling and use of public transport.
- The Amendment will facilitate and advance the objective of Clause 13.07-1S (Land use compatibility) through rezoning industrial land at the interface with existing residential properties, improving the existing land use pattern and compatibility in the local area. Furthermore, the Development Plan Overlay – Schedule 2 includes provisions to ensure that the proposed residential development of the Precinct adopts building design and other measures to manage the interface with the railway lines to the north of the Precinct and the Spotswood Maintenance Centre further to the north east.
- The future built environment for Precinct 16 West will be appropriately guided through application of the Development Plan Overlay – Schedule 2. It will include provisions to guide the new built form character expectations for the Precinct, while also ensuring an appropriate transitioning of the built form to adjacent residential properties and neighbourhoods. In this manner the Amendment achieves the objectives and strategies of Clause 15 generally.
- Clause 15.01-1S seeks to support and protect neighbourhood character, cultural identity, and sense of place. The subject site forms part of an SRA and does not have existing character however, the site abuts existing neighbourhood on Stephenson Street and Blackshaws Road. General Residential Zone is proposed to be applied to areas abutting existing residential areas.

- Future development in the Precinct will foster healthy and active living and community well-being through creation of a safe environment, the encouragement of pedestrian and bicycle movements and the provision of a local public open space, thus meet the objective of Clause 15.01-4S (Healthy neighbourhoods).
- Increased housing in the Precinct, which is within an existing urban area, will facilitate the achievement of a city of 20-minute neighbourhoods, as sought by Clause 15.01-4R (Healthy neighbourhood – Metropolitan Melbourne).
- Clause 15.02-1S (Energy and resource efficiency) is facilitated through urban consolidation and integration of increased housing numbers and diversity in an existing urban area. In addition, the Development Plan Overlay – Schedule 2 will ensure that the urban heat island effect is mitigated through provision of landscaping and that low energy forms of transport are encouraged.
- Clause 16 (Housing) is facilitated through ensuring the increased provision of housing within an existing urban area that is close to existing services and facilities. Housing affordability and diversity specifically, is encouraged through the provision of a diversity of housing types in the area and in particular smaller housing types, with a focus of ensuring the provision of a mix of dwelling types, including for families. The Amendment also includes built form guidance to provide certainty in the heights and setbacks of future development in Precinct 16 West.
- The Amendment achieves the objectives and strategies of Clause 18 through a detailed analysis of the existing transport network surrounding Precinct 16 West, and the potential implications of future development within the precinct. Local cycling and pedestrian networks will be extended to and through Precinct 16 West.
- Existing infrastructure services can adequately be extended to service the future development of Precinct 16 West, in keeping with Clause 19. Future development of the Precinct will also be required to incorporate integrated water management features.
- Existing pipeline infrastructure has been identified in the local area. The provisions of the Development Plan Overlay – Schedule 2 include a specific requirement to respond appropriately to the existing pipeline infrastructure, thus responding appropriately to Clause 19.01-3S (Pipeline infrastructure).
- The Development Plan Overlay – Schedule 2 includes the provision of a new local park adjacent to Sutton Street, meeting the existing and future community demand for localised open space in the Precinct, with regional public open spaces available in the local area. In this way the Amendment furthers the objectives and strategies of Clause 19.02-6S (Open space).
- A Social Impact Assessment has been prepared in relation to the Amendment to demonstrate how it responds to the objectives and strategies of Clause 19.02-4S (Social and cultural infrastructure).

### **How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The Strategic Framework Plan at Clause 21.02 identifies Precinct 16 West as forming part of a 'Strategic Redevelopment Area' where urban consolidation is encouraged. Clause 21.02 states that urban consolidation and housing growth in the Hobsons Bay City Council is to occur primarily through redevelopment of Strategic Redevelopment Areas. Furthermore, Clause 21.02 states that the preparation of an Outline Development Plan should underpin the redevelopment of these areas. As outlined above, the Plan has formed the basis for Amendment C114hbay.

In response to Clause 21.03-2, the following is noted.

- An Outline Development Plan has been prepared but renamed a 'Framework Plan' for the purpose of the amendment and inserted into the Development Plan Overlay - Schedule 2
- The extent of contamination and methods to treat this contamination as part of the redevelopment are addressed through application of the Environmental Audit Overlay to the Precinct.
- The predominant residential use for Precinct 16 West, apart from a future public open space and other potential small scale uses to meet the needs of local residents, is facilitated by



application of the General Residential Zone and Residential Growth Zone and through the Development Plan Overlay – Schedule 2.

- The method in which infrastructure services will provide for the future site redevelopment is outlined through the Infrastructure and Development Contributions Plan.
- A traffic management plan that caters for the anticipated future residential growth is provided with this Amendment.
- The Development Plan Overlay – Schedule 2 includes requirements relative to staging of development.
- The Development Plan Overlay – Schedule 2 includes provisions to ensure that off-site amenity impacts (in particular the noise from the Spotswood Maintenance Centre) are managed during and following development in the Precinct.
- The Development Plan Overlay – Schedule 2 includes provisions to protect the ongoing industrial use within Precinct 16 West at 5 Sutton Street and the manner in which the transition to residential development should occur in the future.
- The Development Plan Overlay – Schedule 2 includes provisions to ensure that a diversity of housing is provided within the Precinct, with a focus on townhouse and apartment style dwellings.
- An analysis and summary of environmentally sustainable development principles is required through the Development Plan Overlay – Schedule 2 and other relevant policies in the Scheme.
- A social impact assessment is provided as part of this Amendment.

The Open Space Policy at Clause 21.04 outlines a series of objectives and strategies relevant to the provision of new and improved public open space within the Municipality. In response to Clause 21.04, it is noted that there will be a 5 per cent public open space contribution required in association with future development within the Precinct. Furthermore, a local park is to be provided adjacent to Sutton Street, as required through the Development Plan Overlay – Schedule 2. This local park will complement the extensive public open space network (including regional public open spaces) easily accessible to the Precinct.

The Built Form and Heritage Policy at Clause 21.06 outlines a series of objectives and strategies relevant to this process. In response to Clause 21.06, the Development Plan Overlay – Schedule 2 includes provisions to:

- guide the preferred future character of Precinct 16 West;
- encourage a high quality, contemporary and innovative architectural outcome;
- encourage energy efficiency;
- promote designs that are functional, aesthetically pleasing and have a high level of internal amenity;
- protect the amenity of adjacent residents;
- ensure establishment of an appropriate landscape character for the precinct;
- ensure that high quality streetscapes are achieved.

These provisions of the Development Plan Overlay – Schedule 2 are further supported by the proposed Schedule 4 to the General Residential Zone.

Clause 21.07 (Housing) is facilitated through ensuring that Precinct 16 West will be developed with a range of lot sizes and dwelling types of medium to high densities. In particular, a mix of townhouse and apartment style dwellings are encouraged for the Precinct through the Development Plan Overlay – Schedule 2, with the townhouses in particular encouraged to provide family accommodation in a variety of layouts, including small lot housing that has associated affordability benefits when compared to the majority of housing stock in the local area.

Clause 21.08 (Economic Development) includes the Hobsons Bay Industrial Land Management Strategy 2008 as a reference document. This document identifies the Precinct as a strategic

redevelopment opportunity and identifies the potential for residential development of the Precinct. The Amendment incorporates measures to ensure that the Spotswood Maintenance Centre is responded to appropriately, particularly in relation to the mitigation of noise impacts from this facility. In accordance with the Strategy, the Amendment includes a Social Impact Assessment, traffic management analysis and provisions to ensure that the pipeline infrastructure in the local area is appropriately responded to.

Clause 21.09 (Transport and Mobility) is implemented through the recommendations of the Transport Impact Assessment that supports this Amendment.

### **Does the Amendment make proper use of the Victoria Planning Provisions?**

Amendment C114hbay makes proper use of the Victorian Planning Provisions (VPPs) by applying the RGZ2 to allow for the use and development of a medium to high density residential neighbourhood at Precinct 16 West. The RGZ2 and GRZ4 are considered the most appropriate zones for the intended development outcome of the Precinct.

In addition, application of the EAO to Precinct 16 West is considered appropriate to address potential site contamination and remediation requirements. Application of the DPO2 will provide a framework to guide future development in Precinct 16 West in keeping with the ODP.

### **How does the Amendment address the views of any relevant agency?**

Relevant agencies have been consulted informally during the preparation of the amendment.

The future exhibition of Amendment C114hbay will provide a formal opportunity for all relevant stakeholders to provide comment on the proposal. The views of relevant agencies will be sought during this process.

### **Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

Amendment C114hbay complies with the relevant requirements of the *Transport Integration Act 2010* as it will facilitate development which integrates with and promotes sustainable transport systems to better address transport accessibility, housing affordability and sustainable communities. This integration will ensure that the transport system is able to support the land use outcomes as foreshadowed by Amendment C114hbay and similarly that the proposed land use patterns support the use of an integrated transport system.

### **Resource and administrative costs**

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The consideration and implementation of the proposed amendment and planning permit applications for subdivision is not anticipated to give rise to any unreasonable resource or administrative costs for Council. Implementation of the DPO2 further ensures that the future resource costs to Council will be appropriately minimised.

### **Where you may inspect this Amendment**

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Hobsons Bay City Council  
Hobsons Bay Civic Centre  
115 Civic Parade  
ALTONA VIC 3018

Altona Library  
123 Queen Street  
ALTONA VIC 3018

Newport Community Hub  
13 Mason Street  
NEWPORT VIC 3015

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.delwp.vic.gov.au/public-inspection](http://www.delwp.vic.gov.au/public-inspection).

### **Submissions**

Any person who may be affected by the Amendment and/or planning permit applications PA1943532 or PA1943533 may make a submission to the planning authority. The Development Plans will be informally consulted on and submissions made to the planning authority may be considered by an Advisory Committee. Submissions about the Amendment C114hbay and Planning Permit Applications and Development Plans must be received by 8 September 2021.

A submission must be sent to:

Hobsons Bay City Council  
PO Box 21  
ALTONA VIC 3018

Or

Attention: Strategic Planning  
Email: [amendments@hobsonsbay.vic.gov.au](mailto:amendments@hobsonsbay.vic.gov.au)

### **Panel hearing dates**

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: Week of 18 October 2021
- panel hearing: Week of 29 November 2021