



Planning Panels Victoria

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27 July 2010

As addressed

RE: FORMER PORT PHILLIP WOOLLEN MILLS ADVISORY COMMITTEE

An Advisory Committee has been appointed under section 151 of the *Planning and Environment Act 1987* to review planning and urban design matters related to the proposed redevelopment of the former Port Phillip Woollen Mills, Nelson Place, Williamstown. The Advisory Committee will also review planning and urban design matters relating to the land to the south of Nelson Place, within Precinct 20 as identified under the *Hobsons Bay Industrial Land Management Strategy 2008*.

The Advisory Committee's tasks and process for conducting a Hearing to consider these matters are set out in the Terms of Reference dated 27 May 2010. The Terms of Reference can be viewed on the Department of Planning and Community Development (DPCD) website (www.dpcd.vic.gov.au/planningpanels) and selecting the link under 'Current Planning Panels and Advisory Committees'.

The Minister for Planning has rezoned the former Port Phillip Woollen Mills land to Residential 1 Zone as part of Amendment C75 to the Hobsons Bay Planning Scheme. A review of this rezoning will not be revisited by the Advisory Committee.

While the Advisory Committee has been provided with a brief to consider the development potential of the subject land, it is aware that as part of the Amendment C75 process, proposed development options for the subject land were put forward on behalf of Nelson Place Village Pty Ltd. The Advisory Committee is also aware that other options for the site have been considered by Council and other parties including the retention of the existing suite of planning controls.

Nelson Place Village Pty. Ltd. has indicated that it will be making a submission to the Advisory Committee in support of its preferred option as contained in its Outline Development Plan (August 2009) (ODP). This ODP and other material which formed part of the Amendment C75 request is available on the DPCD website for background information. Hard copies of this information will be available for viewing at the following locations:

- Hobsons Bay City Council
Hobsons Bay Civic Centre
115 Civic Parade
Altona VIC 3018
- Williamstown Library
104 Ferguson Street
Williamstown VIC 3016



Department of Planning
and Community Development

- Altona Library
- Altona Meadows Library
- Altona North Library
- Newport Library

The Terms of Reference make it clear that the Advisory Committee is not considering a specific development proposal but is to provide a report on the appropriate form of planning controls for the subject land based on its consideration of the relevant issues that are canvassed in submissions. The Advisory Committee therefore will be reviewing issues relating to the future development of the subject land under its Residential 1 Zone and will not be confined to consideration of a particular proposal for redevelopment.

The Advisory Committee invites submissions from any party with an interest in the planning and urban design of the precinct, having regard to the matters as set out in the Terms of Reference.

Submissions should be sent to:

Chair
Former Port Phillip Woollen Mills Advisory Committee
Planning Panels Victoria
PO Box 500
East Melbourne VIC 3002

Submissions can also be sent via e-mail to planning.panels@dpcd.vic.gov.au or faxed to (03) 9637-9700.


All submissions will be treated as public documents and will be uploaded to the DPCD website.

Submissions must be received at Planning Panels Victoria by close of business on **Friday 27th August 2010**.

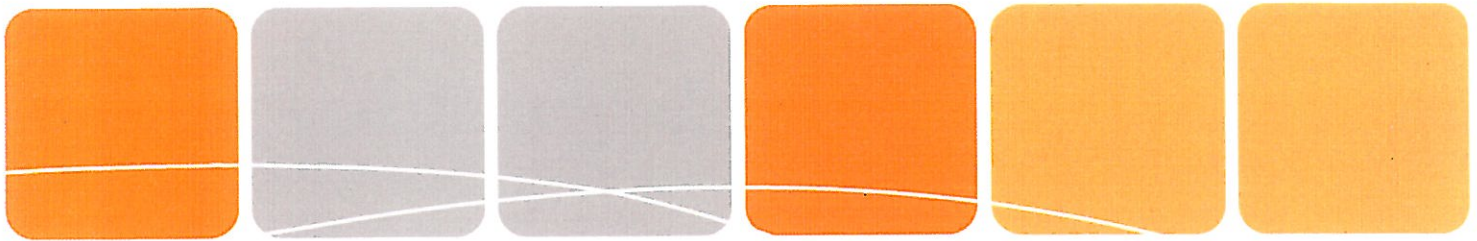
The Advisory Committee will hold a Directions Hearing on Monday 13 September 2010 and will hold Public Hearings in the week commencing 18 October 2010. The location and time of these Hearings will be confirmed following the close of submissions.

If you have any inquiries about any matter connected with the Hearing process, please contact Briana Eastaugh, Senior Project Officer, on (03) 9637 8650.

Yours sincerely



John Keaney
Chair, Former Port Phillip Woollen Mills Advisory Committee



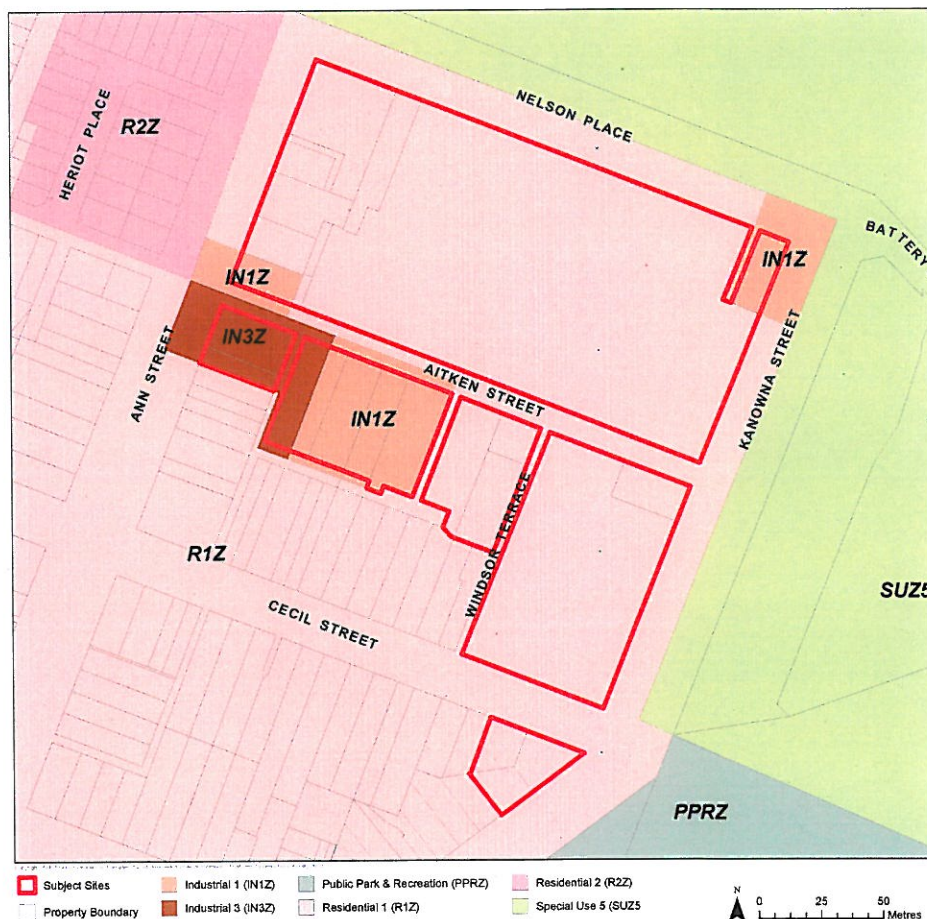
TERMS OF REFERENCE

**Advisory Committee appointed pursuant to Part 7, Section 151 of the
Planning and Environment Act 1987
to report on issues concerning**

PROPOSED REDEVELOPMENT OF THE PORT PHILLIP WOOLLEN MILLS, NELSON PLACE, WILLIAMSTOWN

Background and Purpose

1. The Minister for Planning, the Hon. Justin Madden MLC has appointed an Advisory Committee pursuant to Section 151 of the *Planning and Environment Act 1987* (P&E Act) to review planning and urban design matters related to the proposed redevelopment of the former Port Phillip Woollen Mills, Nelson Place, Williamstown and land to the south of Nelson Place, within Precinct 20 as identified under the *Hobsons Bay Industrial Land Management Strategy 2008* (see map for subject land).





2. The Minister for Planning has recently approved Amendment C75 to the Hobsons Bay Planning Scheme, which rezoned the former Woollen Mills site to Residential 1 and applied an Environmental Audit Overlay. This rezoning accorded with the identification of the land in Precinct 20 to the south of Nelson Place as being suitable for mixed use residential development under the *Hobsons Bay Industrial Land Management Strategy 2008*. A review of this rezoning will not form part of the Advisory Committee's tasks.
3. There are two existing Design and Development Overlays affecting parts of the subject land (DDO4 and DDO8) restricting building height to 2 storeys (DDO4) and 3 storeys (DDO8). At present, a permit may not be granted for development to exceed these heights.
4. The subject land is directly affected by the following Heritage Overlays:
 - HO1 – Cecil Street Precinct
 - HO8 – Government Survey Precinct
 - HO35 – the former Port Phillip Stevedore Club Hall
 - HO43 – the former Telegraph Hotel
 - HO162 – the former Britannia Hotel
 - HO210 – the former Prince of Wales Hotel
 - HO211 – the former Oriental Hotel

The subject site abuts Point Gellibrand Coastal Park, which was the first point of European settlement in the Port Phillip Region. Accordingly the site and its surrounds are covered by several heritage overlays addressing historical use of the land as well as built form.
5. The proponent provided Council with an indicative development proposal for part of the subject land which would yield 412 dwellings, including 328 apartments and 84 townhouses that vary in height from three to thirteen storeys. This proposal was not supported by Council at its meeting on 1 December 2009.



Task

6. The Advisory Committee is to assess the planning and built form/urban design opportunities for the subject land (Part Precinct 20 to the south of Nelson Place) taking into account:
- The locational considerations of the subject land, the northern section of Precinct 20 and general surrounds;
 - The appropriateness of the current planning framework and planning controls applying to the subject land (policy, design and development overlays, heritage overlays, responsible authority status) and
 - The scope for varying the existing planning framework and planning controls in relation to the subject land, having regard to appropriate heights, setbacks, articulation, walkability, traffic, infrastructure impacts, heritage asset protection, acoustic and risk treatments, open space requirements and the need for development contributions.

Method

7. The Advisory Committee shall consider:
- Existing planning policy framework and controls, and any proposed changes to these;
 - Relevant written submissions;
8. The Advisory Committee shall provide the following parties with an opportunity to make a written submission and to be heard:
- Hobsons Bay City Council;
 - the proponent;
 - any other owners/occupiers of the subject land;

Agencies

- Department of Innovation, Industry and Regional Development;
- Department of Sustainability and Environment;
- Department of Transport;
- Parks Victoria;
- Port of Melbourne Corporation;
- VicRoads;
- EPA;
- WorkSafe Victoria;
- The Victorian Government Architect;

Adjoining Landowners

- BAE Systems;
- Mobil;
- Titanic Restaurant/Hotel;



- Adjoining land owners and occupiers who may be materially affected by development of the site;

Community and Interest Groups

- Save Williamstown (Community Group)
 - Williamstown, Newport and Spotswood Residents Association (Community Group); and
 - Any other community and/or interest group that may be materially affected by development of the site.
9. The hearing/s process will be determined by the Advisory Committee and will be open to the public.
10. The Advisory Committee will seek that groups or individuals with similar issues be heard together.
11. The Advisory Committee shall retain a library of any written submissions or other supporting documentation provided to it, which must be available for public inspection up to the end of the last day of the hearing.
12. Any briefings or discussion sessions must be conducted in an open, orderly and timely manner, with the minimum of formality and without the need for legal representation. The Advisory Committee may establish time limits for all presentations to it.

Information

13. The Advisory Committee should inform itself further in any way it sees fit, but must have regard to:
- Relevant documentation submitted;
 - The objectives of the *Planning and Environment Act 1987* and the relevant provisions of the planning scheme;
 - The *Hobsons Bay Industrial Land Management Strategy 2008*; and
 - An assessment of relevant planning issues and impacts of surrounding land uses relating to the development of the site.

Outcomes

14. The Advisory Committee must produce a written report for the Minister for Planning providing:
- An assessment of all relevant planning issues;
 - An assessment of the submissions to the Advisory Committee;
 - Recommendations in relation to the form and appropriateness of any planning and urban design framework for the subject land, including any proposed planning scheme amendments;
 - Any other relevant matters raised in the course of the Advisory Committee hearing; and
 - A list of persons consulted and/or heard.



Timing

15. The hearing is to be conducted as soon as practicable from the receipt of the information in relation to the subject land from the proponent and the end of the required notice period in relation to the proposal.
16. The Advisory Committee is required to submit its report in writing within eight (8) weeks of completion of the hearing.

Constitution

17. The Advisory Committee should contain members with expertise in planning, urban design/architecture, heritage and traffic.
18. The Advisory Committee requires a quorum of two members for any of its proceedings.

Fee

19. The fee for the Advisory Committee will be set at the current rate for a Panel appointed under Part 8 of the *Planning and Environment Act 1987*.

Public Enquiries

20. Public enquiries in relation to the Advisory Committee proceedings should be directed to:

Planning Panels Victoria

Ph: (03) 9637 9691

Fax: (03) 9637 9700

Email: planning.panels@dpcd.vic.gov.au

Department of Planning and Community Development

21. The Departmental Contact for the Advisory Committee is the Development Facilitation Unit of the Department of Planning and Community Development.

JUSTIN MADDEN MLC
Minister for Planning

Date: 27 MAY 2010

Surname	First Name	Biography
Evans	Bob	<p>Bob Evans is a Fellow of the Institution of Engineers Australia and a Member of the Planning Institute of Australia. He was awarded the Public Service Medal in the 2001 Australia Day Honours List. In the public sector he held senior positions in the Planning Branch of the MMBW and the Ministry of Transport where he was responsible for developing and managing the application of a wide range of planning and transport policies and strategies. At VicRoads, he was responsible for planning investigations and environmental impact assessments of many major projects including the Western Ring Road, City Link and sections of the Calder, Western, Goulburn Valley and Hume Freeways and early work on EastLink.</p> <p>In 2000 Bob established his own consultant practice. He has been a Sessional Member of Planning Panels Victoria since 2003.</p>
Keaney (Chair)	John	<p>John Keaney is a qualified Town Planner with a degree from the University of Melbourne (1976) and a Certificate of Qualification under the NSW Local Government Act. John is principal of a small consulting firm (Keaney Planning) which provides a service in the statutory and strategic planning fields.</p> <p>John has been a Sessional Member of Planning Panels Victoria since 1988. In January 1999 John was appointed as a Sessional Member of the Victorian Civil and Administrative Tribunal (VCAT) and has since participated in and presided over a number of hearings. He was re-appointed to VCAT in December 2008.</p> <p>Further, John is a foundation member of the Minister for Planning's Priority Development Panel.</p>
Keddie	Ann	<p>Ann Keddie is an architect and urban designer. She was a director of Cunningham & Keddie Architects for 20 years, a firm which specialised in housing, landscape and urban design, with a reputation for participatory design processes. She sat on the Historic Buildings Council for a 10 year period, was a member of The City Link Authority and is currently a member of the Minister's Priority Development Panel and the Growth Area Authority. Ann is a former Chair of the Building Appeals Board, which is responsible for determining disputes and modifying building regulations in Victoria. Currently she is a Sessional Member of Planning Panels Victoria and the Victorian Civil & Administrative Tribunal Planning List.</p>