

Planning and Environment Act 1987

HOBSONS BAY PLANNING SCHEME

AMENDMENT C75

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Minister for Planning, who is the planning authority for this amendment.

The amendment has been made at the request of Nelson Place Village Pty Ltd.

Land affected by the amendment.

The amendment applies to the land at part 2-10 Nelson Place (specifically the land on the south west corner of Kanowna and Cecil Street) and 3-57 Nelson Place and is known as the Former Port Phillip Woollen Mills, Williamstown. The site is also known as part precinct 20 within the Hobsons Bay Industrial Land Management Study.

What the amendment does.

The amendment will rezone the land from Industrial 1 Zone and Special Use Zone 5 to a Residential 1 Zone and apply an Environmental Audit Overlay to the land.

Strategic assessment of the amendment

Why is the amendment required?

An amendment is required to ensure that the site can be redeveloped for residential purposes (with appropriate site remediation). The rezoning will give the developer and the community certainty about the type of development that can occur on the site.

How does the amendment implement the objectives of planning in Victoria? (S.4 of the *Planning and Environment Act 1987*)

The Amendment will achieve the objectives of planning in Victoria in section 4 of the *Planning and Environment Act 1987* (the Act), in particular section 4(1)(a), by providing for economic and sustainable use and development of land in a fair manner, section 4(1)(e), by facilitating development in accordance with the objectives in the preceding subsections, and section 4(1)(g), in that it also balances the present, and, in particular, future interests of all Victorians. It will also balance the objectives of the planning framework, including the objectives in section 4(2)(c), 4(2)(e), 4(2)(g) and 4(2)(h).

How does the amendment address the environmental effects and any relevant social and economic effects?

The amendment addresses any possible environmental affects through the application of an Environmental Audit Overlay to the site. There are no foreseen or economic social effects.

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

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes issued under section 7(5) of the Act.

The amendment is affected by Ministerial Direction No 1 - Potentially Contaminated Land. An environmental auditor appointed under the Environment Protection Act 1970 has made a statement in accordance with Part IXD of that Act that the environmental conditions are suitable for the proposed use.

The amendment is affected by Ministerial Direction No 11 Strategic Assessment of Amendments and complies with the requirements as set out in this explanatory report.

The amendment is affected by *Ministerial Direction No. 9 Metropolitan Strategy* pursuant to Section 12(2)(a) of the *Planning and Environment Act 1987*. Under this direction, a planning scheme amendment must have regard to the Metropolitan Strategy. In accordance with this Direction, the Metropolitan Strategy has been considered as follows:

The most relevant aspects of the Metropolitan Strategy are:

- Direction No 1 'A more compact city'
 - *Policy 1.3 'Locate a substantial proportion of new housing in or close to activity centres and other strategic redevelopment sites that offer good access to services and transport.'*
- Direction No 5 'A great place to be'
 - *Policy 5.1 'Promote good urban design to make the environment more liveable and attractive'.*
 - *Policy 5.5 'Promote excellent neighbourhood design to create attractive, walkable and diverse communities'.*

The amendment is consistent with these directions, and will assist in the implementation of the Metropolitan Strategy in that it will support the timely consideration of a development plan to achieve these objectives in the redevelopment of the site.

How does the amendment support or implement the State Planning Policy Framework

In addition to the general principles of land use and development planning set out at **Clause 11** of the State Planning Policy Framework, **Clause 12** of the SPPF contains specific objectives and strategies for metropolitan Melbourne, which implements the strategic directions of *Melbourne 2030*.

Also relevant are **Clause 14.0 Settlement** and **Clause 17.01 Activity Centres**, The Amendment is consistent with, and implements, these aspects of state planning policy.

How does the amendment support or implement the Local Planning Policy Framework.

The Residential 1 Zone and Environmental Audit Overlay include matters that compliment the Municipal Strategic Statement and the Local Planning Policies in the planning scheme. These matters include:

Clause 21.06-1 – Residential

The residential areas will provide a choice of housing types to meet the needs of the diverse households in the municipality. Dwelling styles and designs will contribute to preferred neighbourhood character by harmonising with existing buildings and also by architectural innovation, uniqueness and excellence.

Clause 22.02 – Industry

The application of an Environmental Audit Overlay will ensure that any potential effects from the previous industrial uses of the site will be addressed to allow for effective implementation of *Hobsons Bay Industrial Land Management Strategy*.

Does the amendment make proper use of the Victoria Planning Provisions.

The amendment request utilises the appropriate planning tools within the Victorian Planning Provisions to ensure that the strategic direction and opportunities for the site can be achieved within the appropriate planning framework offered by the Victorian Planning Provisions. In that regard the amendment applies the following zone and overlay controls onto the site:

- Residential 1 Zone
- Environmental Audit Overlay

How does the amendment address the views of any relevant agency.

There are no agencies whose views are required to be considered as part of this amendment process. The views of any relevant agency will be taken into account, where necessary, during the consideration of any development plan application.

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

There will be no impact to the Responsible Authority.

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 Civic Centre
115 Civic Parade Altona.

The amendment can also be inspected free of charge at the Department of Planning and Community Development web site at www.dpcd.vic.gov.au/planning/publicinspection.