



Planning Panels Victoria

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

17 November 2010

8 Nicholson Street
East Melbourne
Victoria 3002 Australia
PO Box 500
East Melbourne
Victoria 3002 Australia
Telephone (03) 9637 9690
Facsimile (03) 9637 9700

Dear Submitter,

FORMER PORT PHILLIP WOOLLEN MILLS ADVISORY COMMITTEE

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*, 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*, in accordance with the Terms of Reference.

The Advisory Committee members comprise John Keaney (Chair), Ann Keddie and Bob Evans.

As a result of the submissions made at the Directions Hearing held on 10 November 2010, the following directions are made:

Direction No. 1 Hearing Arrangements

1. The hearing will commence on Thursday 10 February 2011.
2. The hearings will proceed over a three week period and will take place in either the offices of Planning Panels Victoria, or in the Altona offices of the City of Hobsons Bay, in accordance with the attached timetable.
3. A copy of the timetable for the public hearing including the details on the venues is enclosed for your information.

4. The Committee proposes to allocate the first morning of the hearing to brief opening submissions (of 15 minutes each) from Council, Nelson Place Village, Mobil, Port of Melbourne, BAE Systems, Save Williamstown, and Williamstown, Newport and Spotswood Residents Association.
5. An opportunity will be provided on the final day of the hearing for a right of reply from these same submitters.

Would you please make a note of when you are scheduled to be heard. You are requested to arrive at least 15 minutes before your scheduled time of commencement. If for any reason you are unable to be present at the allocated time, it would be appreciated if you would contact Ms Jessica Cutting, Senior Project officer, Planning Panels Victoria on 9637 8643 or jessica.cutting@dpcd.vic.gov.au as soon as practicable.

Direction No. 2 Written Submissions at the Hearing

6. Any further material presented to the Advisory Committee which is not part of your original submission (for example, a PowerPoint presentation) must be available to all parties at the Hearing.
7. At least twelve (12) copies of written submissions to the Advisory Committee should be provided.

It assists the Advisory Committee if written material presented at the hearing is two-hole punched and stapled (**not bound**). If possible, lengthy submissions should be provided on disc, preferably in Word format.

All information and submissions provided at the hearing will be treated as public documents.

Direction No. 3 Exchange of Expert Witness Reports

8. If you intend to call any expert witnesses you must comply with the attached *Planning Panels Victoria Guideline No 1–Expert Evidence*.
9. Witness reports must be circulated by close of business on Monday 31 January 2011. Reports must be sent to the Advisory Committee as listed below.
10. Planning Panels Victoria will then post a copy of any report received on its website.
11. Copies of expert reports are to be made available for perusal at the offices of Planning Panels Victoria and at the offices and libraries of Hobsons Bay City Council.

Direction No. 4 Further information to be supplied

Having considered the material provided in the submissions and background information, the matters listed below require clarification by the following parties at the hearing. In the event of the material being available prior to the hearing, such material is to be submitted to PPV by 17 January 2011.

Council

- The origins of the existing DDO regime and any relevant Panel or VCAT commentary on them.
- Any recent updates on population trends and housing requirements arising from any state or local strategic studies.
- Any proposed changes to the LPPF including the Draft MSS (Amendment C63).
- Any other relevant VCAT decisions or Panel reports such as Stephen Street Yarraville.

In addition, the Committee requests copies (or relevant extracts) of the following documents referred to in Council's November 2009 report:

- Traffic Engineers Report and Traffix Group's Review of GTA Pty Ltd report.
- Williamstown Car Parking Policy.
- Council Engineering Department report on storm water drainage and report from Dalton Consulting Engineers.
- Council Urban Design Advice (MGS Architects).
- Report from Council's Heritage Advisor.
- Report from Council's Social Planning and Community Development Departments.
- Acoustic Logic Consulting Report.
- Point Gellibrand Coastal Heritage Park Master Plan 2003.
- Coastal Strategy Assessment in the context of sea level rises.

Council and Nelson Place Village:

- An assessment of the impacts of the Nelson Place Village redevelopment of the site on the wider road network including (but not limited to) Douglas Parade, Melbourne Road and the Ferguson Street level crossing.

Nelson Place Village:

- Provide updated information on the Buffer Distance Plan (at page 30 of the Development Plan) to show the distance circles from the centre and edge of the fixed lid storage tank, the bund around the tank and

from the point on the storage tank property boundary closest to the proposal site.

- Clear advice on the existing ground levels at each corner of the site shown in Appendix 1 of the Development Plan.
- Provide information on 'floor to floor' heights for ground and upper floors (as shown on page 50 of the Development Plan).
- Indicate the height (if any) of any rooftop parapet, lift 'lofts' and any other rooftop structures.
- Show the heights of the buildings on the BAE site by extending Sections AA, BB and CC to include the height of the buildings fronting Nelson Place at pages 49-51 of the Development Plan.
- Identify any 'public realm' open space provisions on the site apart from streets and laneways.
- Provide details of the recommended on-site parking space provisions at page 101 of the Development Plan.
- Clarify Developer Contributions including the commitments and responsibilities to construct/renovate/repair infrastructure and streets as detailed on page 174 and 189 (among others) of the Development Plan.
- Advise whether there are any consequential changes required to the Hobsons Bay LPPF.
- Provide a 'winter view' of the sketches of views S1, S2 and S3 from the Orbit Solutions Report to obtain a 'winter view' of the streetscape and the building form.
- Discuss and explain the preference for a discretionary rather than a mandatory height control.
- Provide an A4 size version of Figure 1 (Precinct Plan) in the draft DPO Schedule and add scale and the names of all streets referred to in the Table to the schedule.
- Explain the choice of the DPO rather than the existing DDOs.

Mobil

- A legible copy of the "Safety Case Overview" for its Point Gellibrand facility.
- The long term planning options for the Point Gellibrand site.

Government Agencies and Others:

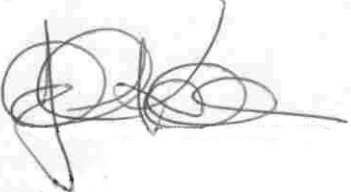
- The Advisory Committee needs to be advised by either (or all) PoMC, Mobil, Worksafe, Council and Nelson Place Village regarding the interpretation of the required 300m buffer distance from petroleum product storage tanks with fixed roofs. In particular, the Committee needs to know if the 300m distance applies from the

centre of the tank, the nearest edge of the tank, the bund surrounding the tank or the nearest edge of the boundary of the property housing the tank.

- The relevant legislation and regulations that apply and how the mandatory regulations are enforced.

If you have any inquiries about any matter connected with the Advisory Committee or Hearing process, please contact Jessica Cutting, Senior Project Officer on (03) 9637 8643 or jessica.cutting@dpcd.vic.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to be 'John Keaney', written over a light grey grid background.

John Keaney

Chair, Former Port Phillip Woollen Mills Advisory Committee

**FORMER PORT PHILLIP WOOLLEN MILLS ADVISORY COMMITTEE
CIRCULATION LIST FOR EXPERT EVIDENCE**

NO. OF COPIES	PARTY
4 Hard copies 1 Electronic copy	Planning Panels Victoria Attention: Jessica Cutting PO BOX 500 EAST MELBOURNE 3002 jessica.cutting@dpcd.vic.gov.au
4 Hard copies 1 Electronic copy	City of Hobsons Bay Attention: Kathleen McClusky PO BOX 21 ALTONA 3018 kmclusky@hobsonsbay.vic.gov.au

**FORMER PORT PHILLIP WOOLLEN MILLS ADVISORY COMMITTEE
TIMETABLE FOR PUBLIC HEARING - VERSION 1**

Committee:

John Keaney, Chairperson
Ann Keddie, Member
Bob Evans, Member

Venues:

Hobsons Bay City Council	Planning Panels Victoria
Altona Civic Centre	Level 1, 8 Nicholson Street
115 Civic Parade, Altona	East Melbourne
("Altona")	("City")

Please note that this timetable may be amended without notice.

Day	Date	Commence	Venue	
1	Thursday	10 February 2011	10.00am	Altona
2	Friday	11 February 2011	10.00am	Altona
3	Monday	14 February 2011	10.00am	City
4	Tuesday	15 February 2011	10.00am	City
5	Thursday	17 February 2011	10.00am	City
6	Friday	18 February 2011	10.00am	City
7	Monday	21 February 2011	10.00am	City
8	Tuesday	22 February 2011	10.00am	City
9	Wednesday	23 February 2011	10.00am	City
10	Thursday	24 February 2011	10.00am	City
11	Monday	28 February 2011	10.00am	City
12	Tuesday	1 March 2011	10.00am	Altona
13	Wednesday	2 March 2011	10.00am	Altona
14	Thursday	3 March 2011	10.00am	Altona
15	Friday	4 March 2011	10.00am	Altona

DAY: 1
DATE: Thursday 10 February 2011
VENUE: Altona (Council Offices)

Time	Name	Time Requested
10:00 am	Start	
10:00	Advisory Committee Preliminaries	
10.15	Opening Submissions invited from Council, Nelson Place Village, Mobil, Port of Melbourne, BAE Systems, Save Williamstown, and Williamstown, Newport and Spotswood Residents Association	0.5 Days
1:00 pm	Lunch	
2.15	Hobson's Bay City Council	1.5 Days
4:30 pm	Finish	

DAY: 2
DATE: Friday 11 February 2011
VENUE: Altona (Council Offices)

Time	Name	Time Requested
10:00 am	Start	
10:00	Hobson's Bay City Council	1.5 Days
1:00 pm	Lunch	
2.15pm	Hobson's Bay City Council	1.5 Days
4:30 pm	Finish	

DAY: 3
DATE: Monday 14 February 2011
VENUE: City (PPV Offices)

Time	Name	Time Requested
10:00 am	Start	
10:00	Nelson Place Village Pty. Ltd.	5 Days
1:00 pm	Lunch	
2.15pm	Nelson Place Village Pty. Ltd.	5 Days
4:30 pm	Finish	

DAY: 4
DATE: Tuesday 15 February 2011
VENUE: City (PPV Offices)

Time	Name	Time Requested
10:00 am	Start	
10:00	Nelson Place Village Pty. Ltd.	5 Days
1:00 pm	Lunch	
2.15pm	Nelson Place Village Pty. Ltd.	5 Days
4:30 pm	Finish	

DAY: 5
DATE: Thursday 17 February 2011
VENUE: City (PPV Offices)

Time	Name	Time Requested
10:00 am	Start	
10:00	Nelson Place Village Pty. Ltd.	5 Days
1:00 pm	Lunch	
2.15pm	Nelson Place Village Pty. Ltd.	5 Days
4:30 pm	Finish	

DAY: 6
DATE: Friday 18 February 2011
VENUE: City (PPV Offices)

Time	Name	Time Requested
10:00 am	Start	
10:00	Nelson Place Village Pty. Ltd.	5 Days
1:00 pm	Lunch	
2.15pm	Nelson Place Village Pty. Ltd.	5 Days
4:30 pm	Finish	

DAY: 7
DATE: Monday 21 February 2011
VENUE: City (PPV Offices)

Time	Name	Time Requested
10:00 am	Start	
10:00	Nelson Place Village Pty. Ltd.	5 Days
1:00 pm	Lunch	
2.15pm	Nelson Place Village Pty. Ltd.	5 Days
4:30 pm	Finish	

DAY: 8
DATE: Tuesday 22 February 2011
VENUE: City (PPV Offices)

Time	Name	Time Requested
10:00 am	Start	
10:00	Port of Melbourne Corporation	0.5 Days
1:00 pm	Lunch	
2.15pm	WorkSafe and other Agencies	0.5 Days
4:30 pm	Finish	

DAY: 9
DATE: Wednesday 23 February 2011
VENUE: City (PPV Offices)

Time	Name	Time Requested
10:00 am	Start	
10:00	Mobil Refining Australia Pty. Ltd	2 Days
1:00 pm	Lunch	
2.15pm	Mobil Refining Australia Pty. Ltd	2 Days
4:30 pm	Finish	

DAY: 10
DATE: Thursday 24 February 2011
VENUE: City (PPV Offices)

Time	Name	Time Requested
10:00 am	Start	
10:00	Mobil Refining Australia Pty. Ltd	2 Days
1:00 pm	Lunch	
2.15pm	Mobil Refining Australia Pty. Ltd	2 Days
4:30 pm	Finish	

DAY: 11
DATE: Monday 28 February 2011
VENUE: City (PPV Offices)

Time	Name	Time Requested
10:00 am	Start	
10:00	BAE Systems Australia	1 Day
1:00 pm	Lunch	
2.15pm	BAE Systems Australia	1 Day
4:30 pm	Finish	

DAY: 12
DATE: Tuesday 1 March 2011
VENUE: Altona (Council Offices)

Time	Name	Time Requested
10:00 am	Start	
10:00	Save Williamstown	0.5 Day
1:00 pm	Lunch	
2.15pm	C. Gaud and K. Marriot	15 minutes
2.30pm	P. Toop	60 minutes
3.30pm	S. Orange	30 minutes
4.00pm	G. Powick (Point Gellibrand Park Association)	30 minutes
4:30 pm	Finish	

DAY: 13
DATE: Wednesday 2 March 2011
VENUE: Altona (Council Offices)

Time	Name	Time Requested
10:00 am	Start	
10:00	Williamstown, Newport and Spotswood Residents Asscn.	0.5 Day
1:00 pm	Lunch	
2.15pm	Wade Noonan and Others	60 minutes
3.30pm	G. Mercieca	30 minutes
4.00pm	C. Curtain (National Trust)	30 minutes
4:30 pm	Finish	

DAY: 14
DATE: Thursday 3 March 2011
VENUE: Altona (Council Offices)

Time	Name	Time Requested
10:00 am	Start	
10:00	ARG Planning	2 Hours
12 noon	J. Hosking and V. Green	60 minutes
1:00 pm	Lunch	
2.15pm	N. Hoadley	15 minutes
2.30pm	A. Davidson	30 minutes
3.00pm	A. Jones	15 minutes
3.15pm	C. Lockey	15 minutes
3.30pm	S. Hicks	15 minutes
3.45pm	C. Kelsall	15 minutes
4.00pm	G. Tucker	15 minutes
4.15pm	R. and V. Coghill	15 minutes
4.30pm	E. McKeag	15 minutes
4:45 pm	Finish	

DAY: 15
DATE: Friday 4 March 2011
VENUE: Altona (Council Offices)

Time	Name	Time Requested
10:00 am	Start	
10:00	Closing Submissions	0.5 Day
1:00 pm	Finish	