

Former Port Phillip Woollen Mill

Amendment C75 Fact Sheet 2

AUGUST 2009



Background

This fact sheet has been prepared to assist the public and stakeholders in understanding the planning scheme amendment process. The land affected by this amendment is bounded by Nelson Place, Kanowna Street, Ann Street and southeast sections extending to Cecil Street in Williamstown. The site is known as the former Port Phillip Woollen Mill and was identified in the Council's Industrial Land Management Strategy 2008 as a Strategic Redevelopment Area.

The site is currently affected by three different industrial zones. Other controls on the site include Design and Development Overlays (DDO4 and DDO8) that specify the preferred height of two storeys, with a maximum height of three storeys as well as other key design objectives for this location.

The site is also affected by Heritage Overlays (HO1, HO8, HO43, HO162, HO210 and HO211).

The amendment to the Hobsons Bay Planning Scheme was lodged by Nelson Place Village Pty Ltd on 27th March 2009.

The Council received the requested further information on the 7th August 2009. Information received includes (among other matters) the height of the proposal, a social impact assessment, car parking and traffic analysis, heritage impacts and how the proposal will address the interfaces with existing industrial and residential uses.

What does the amendment do?

The amendment seeks to rezone industrial land to residential and requests removal of existing Design and Development Overlays (DDO4 and DDO8). The application proposes to introduce a Development Plan Overlay (DPO). A DPO identifies areas which require details of future use and development to be shown on a development plan before a permit can be granted to use or develop the land. Third parties would not have the opportunity to make submissions in relation to a future planning permit application if the introduction of a DPO was approved. The DPO would allow development from 11.5 metres to 46.5 metres (3 to 13 storeys). The development concept has the following components:

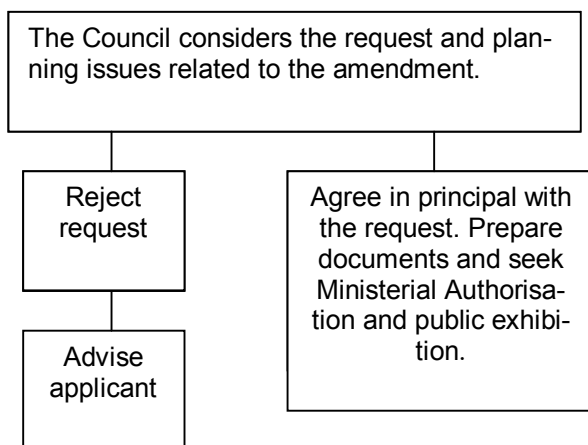
- Building 1 (corner of Ann Street and Nelson Place) - 7 storeys, 60 apartments;
- Building 2 - 9 storeys, 80 apartments;
- Building 3 (corner of Kanowna and Aitken Streets (east) - 13 storeys, 108 apartments;
- Building 4 (Kanowna Street) 9 levels, 80 apartments;
- 84, 3 storey townhouses; and
- 671 car parking spaces.

A full copy of the amendment and explanatory report is available on the Council website via Greenlight:

www.hobsonsbay.vic.gov.au/formerportphillipwoollenmill

What happens next?

The Council will consider the merits of the application including further information submitted and resolve to either exhibit the amendment for public and stakeholder comment or refuse the request.



In order to exhibit the amendment the Council will need to be satisfied that the amendment is necessary, desirable and consistent with the future policies and expectations for the municipality. The Department of Planning and Community Development *"Planning Practice Note – Strategic Assessment Guidelines for Planning Scheme Amendments"* sets out the matters that the Council must consider before amending the planning scheme.

Planning Practice Note link

<http://tinyurl.com/p96amo>

How are stakeholders and affected parties being informed about this amendment?

Information and fact sheet updates in relation to the amendment will be available regularly on the Council's website at

www.hobsonsbay.vic.gov.au/formerportphillipwoollenmill

or by contacting the Strategic Planning Department on 9932 1000.

If the Council resolves to exhibit the amendment, public notice will be given and submissions invited. Any submissions and the amendment would then be referred to a panel for review. When it receives the report from the panel, a planning authority must either adopt or abandon the amendment. In the event that the amendment is approved it is submitted to the Minister for Planning for consideration and approval.

Timeline

It usually takes between six and eight months for amendments to be prepared, considered and approved. The next step in the amendment process is to assess the further information received.

For more information about the amendment process visit Process Guide and Using Victoria's Planning System on the DPCD website, or click on the following links:

<http://tiny.cc/yppko> - Victoria's Planning System

<http://tinyurl.com/pm4kk5> - Process Guide