



Department of Environment, Land, Water and Planning

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Dear Johann

HOBSONS BAY HOUSING STRATEGY, HOBSONS BAY NEIGHBOURHOOD CHARACTER STUDY AND NEIGHBOURHOOD CHARACTER BROCHURES

I refer to the Hobsons Bay Housing Strategy, the Hobsons Bay Neighbourhood Character Study and accompanying Neighbourhood Character Brochures, adopted by the council on 13 August 2019. The strategies manage future housing growth and change in the municipality over the next 20 years to balance the demand for new residential development with the impact on the character of the streetscapes.

In pre-authorisation discussions with Hobsons Bay City Council officers, there are several matters on which the Department of Environment, Land, Water and Planning (DELWP) would like to provide comment:

Changes to state planning policies and controls

- Amendments VC110 and VC143 were gazetted in March 2017 and May 2018 respectively, changing the operation of the residential zones.
- Planning Practice Notes 90 (PPN90) and 91 (PPN91) were released in December 2019 which provide guidance on how to plan for housing growth and how to protect neighbourhood character to ensure a balanced approach to managing residential development in planning schemes. These practice notes also provide guidance on how to use the residential zones to implement strategic work, use local policies and overlays with the residential zones, and how to make use of the key features of the residential zones.
- The Smart Planning reform program continues to provide for simplified and efficient planning schemes, that provides greater clarity and certainty for applicants and the community.

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Changes required to the Hobsons Bay Housing Strategy

Considering the above, and in line with our previous discussions, the Hobsons Bay Housing Strategy should be adjusted as follows:

1. The application of the proposed change areas should be updated to be consistent with PPN90. This includes providing a distinction between areas that are special and constrained and other areas of the municipality. DELWP recommends:
 - a) the proposed change areas to comprise Minimal Change, Incremental Change, Moderate Change and Substantial Change.
 - b) renaming the 'incremental/substantial change' area to differentiate it from both the 'incremental' and 'substantial' change areas. Renaming to 'moderate change' is supported by DELWP.
 - c) applying the 'minimal change' areas only to special or constrained land, such as residential heritage areas and areas close to major hazard facilities.
 - d) replace the 'limited change' area used in the Hobsons Bay Housing Strategy with minimal and incremental change areas.
 - e) including strategic sites in 'substantial change' with land zoned Comprehensive Development Zone, General Residential Zone (where appropriate), Mixed Use Zone, and Residential Growth Zone.
2. The proposed change areas and neighbourhood character areas should align with one another, consistent with PPN91. This is to provide certainty to the community about the type of change and built form expected in each area. DELWP recommends:
 - a) each change area is combined with the appropriate neighbourhood character area into one policy setting, to ensure that future change and built form character for every part of the municipality is clear.
 - b) consolidating the number of neighbourhood character precincts when implementing the neighbourhood character study into the planning scheme, by combining like-for-like areas across the municipality.
 - c) ensuring that the preferred neighbourhood character outcomes match the level of housing change envisaged (for example, substantial change areas including those zoned GRZ and RGZ, should not seek to retain the existing character, but rather should articulate a preferred future character reflective of the substantial change envisaged; strategic sites should have a preferred neighbourhood character consistent with the strategic work for those sites).

DELWP officers do not consider the above changes to be significant enough to warrant substantial changes to the council's adopted strategic work for housing and neighbourhood character. Rather, DELWP officers recommend that the council modifies the proposed implementation of this work when forming a planning scheme amendment consistent with the above changes to state planning policies and controls.

DELWP officers look forward to continuing to work with Hobsons Bay City Council officers to progress the council's strategic work to balance housing growth with neighbourhood character protection in the municipality.

This information is provided on a without prejudice basis, and any future planning scheme amendment will be assessed on its merits, with the final decision at the discretion of the Minister for Planning

Regards,

A handwritten signature in black ink, appearing to read 'Steven Cox', written in a cursive style.

STEVEN COX
Manager, State Planning Services

3 July 2020