



Department of Environment Land, Water and Planning

8 Nicholson Street
East Melbourne, Victoria 3002
www.delwp.vic.gov.au

File: FOL/17/9840

Mr Chris Eddy
Chief Executive Officer
Hobsons Bay City Council
Email address: kmclusky@hobsonsbay.vic.gov.au

Dear Mr Eddy

PROPOSED HOBSONS BAY PLANNING SCHEME AMENDMENT C88

I refer to your council's application for authorisation to prepare an amendment to the Hobsons Bay Planning Scheme. The amendment proposes to rezone 66ha of land in Altona North from Industrial Zone to Comprehensive Development Zone and apply the Development Contributions Overlay, Environmental Audit Overlay and removal of the Heritage Overlay (HO). The amendment also rezones the Brooklyn Terminal Station from industrial to Special Use Zone.

Under delegation from the Minister for Planning, in accordance with section 8A of the *Planning and Environment Act 1987* (the Act) I authorise Hobsons Bay City Council (council) as planning authority to prepare the amendment subject to the following conditions.

Prior to exhibition

1. Submit written correspondence from the Western Distributor Authority to the Department of Environment, Land, Water and Planning advising that Amendment C88 will not adversely impact on the likely final alignment of the Western Distributor project. Exhibition documents must also be amended to align with the Western Distributor project.
2. Amend the Schedule to the Comprehensive Development Plan (CDP) as per the attached document marked in tracked changes in the attached schedule. Further minor changes may be made to address comments in the explanatory notes.
3. Amend the schedule to the Development Contributions Plan Overlay as follows:
 - Align the costs with the Development Contributions Plan (DCP)
 - Align the contribution amounts with the DCP
 - Correct the contribution areas in the table (M2 instead of M1)
4. Amend schedule 6 to Special Use Zone to:
 - Clarify and make measurable what an appropriate interface is to any adjacent residential use under the requirements under Buildings and Works.
 - Include decision guidelines.

Notice of the amendment

5. Notice must be given to the following:
 - The Victorian Planning Authority

Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002



- Western Distributor Authority
- Maribyrnong City Council
- Environmental Protection Authority
- Powercor
- Public Transport Victoria
- VicRoads
- Department of Education
- VicTrack
- All relevant pipeline authorities
- Melbourne Water

In addition to the conditions above, the Department of Environment, Land, Water and Planning recommends you have regard to the following matters concerning Amendment C88 prior to exhibition:

- The CDP, as an incorporated document could be simplified to only include the following:
 - Map showing the location of uses
 - Map of future road network through the precinct
 - Map showing built form ie. Heights/setbacks
 - A list of requirements that is measurable.
- The design guidelines and remaining information currently contained within the CDP could then become a reference document rather than be incorporated into the scheme.
- The overall dwelling yield has been clearly modelled at 3,000 dwellings. A mechanism within the CDP needs to manage the overall dwelling yield to ensure the dwelling numbers are equitably apportioned.

The amendment must be submitted to the Minister for approval.

The authorisation to prepare the amendment is not an indication of whether or not the amendment will ultimately be supported.

Please note that [Ministerial Direction No. 15](#) sets times for completing steps in the planning scheme amendment process. This includes council:

- giving notice of the amendment within 40 business days of receiving authorisation; and before notice of the amendment is given, setting Directions Hearing and Panel Hearing dates with the agreement of Planning Panels Victoria. These dates should be included in the Explanatory Report [Practice Note 77: Pre-setting panel hearing dates](#) provides information about this step).

The Direction also sets out times for subsequent steps of the process following exhibition of the amendment.

The Minister may grant an exemption from requirements of this Direction. Each exemption request will be considered on its merits. Circumstances in which an exemption may be appropriate are outlined in [Advisory Note 48: Ministerial Direction No.15 – the planning scheme amendment process](#).

In accordance with sections 17(3) and (4) of the Act the amendment must be submitted to the Minister **at least 10 business days** before council first gives notice of the amendment.

Please submit the amendment electronically to planning.amendments@delwp.vic.gov.au

If you have any further queries in relation to this matter, please contact Adam Henson, Senior Planner of Planning Services on (03) 8392 5468.

Yours sincerely



Alison Glynn
Director State Planning Services

CC: Victorian Planning Authority