

Katy McMahon
Manager Strategy Economy and Sustainability
115 Civic Parade
Altona VIC 3018

Dear Ms McMahon,

Hobsons Bay New Residential Zones

Thank you for your referral to the Minister for Economic Development regarding proposed new residential zones within Hobsons Bay. I am responding on behalf of the Minister.

I note this referral is in response to Ministerial Direction No. 20, *Major Hazard Facilities*, as Council proposes to amend planning controls within the threshold distance of Major Hazard Facilities.

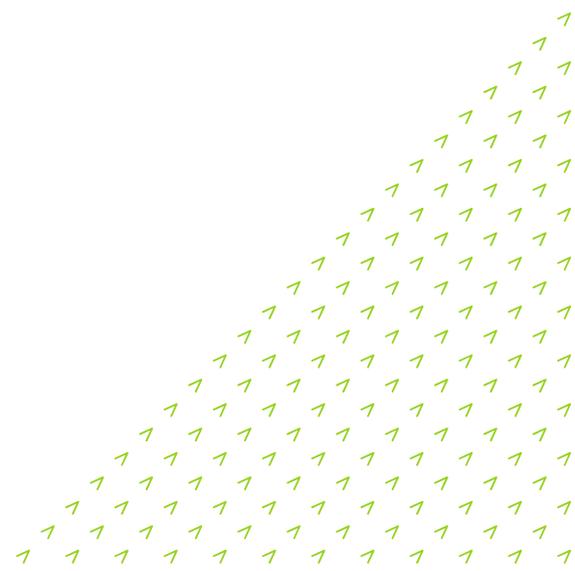
As the changes seek to avoid an increase in dwelling density within these areas, no objection is raised to the preparation of the amendment.

Yours sincerely,



John Panozzo
Director – Facilitation Group

4 September 2020



Our Ref: MH/CO/20/307

21 August 2020

Jessica Leane
Coordinator Strategic Planning
Hobsons Bay City Council
115 Civic Parade,
ALTONA VIC 3018

Email: jleane@hobsonsbay.vic.gov.au

Dear Jessica,

Hobsons Bay Residential Zones, Council Ref: A3383376

I am writing now in response to your request for comment¹ on Hobsons Bay City Council's proposed revisions to residential zoning in proximity to Major Hazard Facilities (MHF) located within the City; specifically:

1. I can confirm WorkSafe Major Hazard Unit support the Council's proposal to rezone all residential areas in proximity to MHFs from *General Residential* to *Neighbourhood Residential*. The associated limitation to two storey developments and increased mandatory minimum garden requirements are consistent with WSV objectives in that they directly and indirectly seek to reduce population intensification adjacent to MHFs.
2. In regard to the Special Use Zones 3&4 associated with the Altona Chemical Complex MHFs (not identified in your correspondence) I can confirm WorkSafe also support the rezoning of the residential area between Charles Road and Belmar Avenue (South-East of the Qenos Olefins MHF) to *Neighbourhood Residential*.
3. WorkSafe consider the Hobsons Bay Planning Scheme proposals to *Avoid increased dwelling density in areas close to major hazard facilities* (Clause 16.01-2L) and to *Direct future housing to areas where potential conflict with existing... major hazard facilities... can be minimised* (Clause 02) to be entirely suitable and appropriate.

This view has been formed after reference to the [DELWP Planning Practice Note 91](#) from December 2019, which details the key reforms to the relevant residential zones.

I can also confirm that the proposals are consistent with the ongoing DELWP project to amend the Victoria Planning Provisions and some planning schemes to introduce two overlay schedules to the recently introduced Buffer Area Overlay for Major Hazard Facilities. WorkSafe have worked closely with DELWP on these proposals and while there is a precautionary, albeit modest increase to the dimensions of the proposed Inner & Outer Safety Areas – as a result of (i) major incidents that we have become aware of since the inception of the IPAA / OPAA; and (ii) in order to recognise Reverse Amenity aspects at the sites – there is no material impact to the changes proposed in your correspondence. We look forward to further consulting with yourselves when that work moves to engage stakeholders formally.

¹ Letter dated 17 August 2020 (MH/CI/20/1101), Council Ref.: A3383376

Finally, as you will be aware the Dow Chemical Facility (541-583 Kororoit Creek Road) has ceased operation, whilst there are still some Dangerous Goods at the facility these do not present a risk to offsite population. Our team is currently processing Dow's 'Surrender of (MHF) Licence Application' and they shall cease to be a Major Hazard Facility soon.

Thank you for the opportunity to comment, if you have any questions, please contact Nicholas Hardy on (0466) 867 389 or via email nick_hardy@worksafe.vic.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read "S Farrar".

Simon Farrar
Director,
Major Hazards & Dangerous Goods
Dangerous Goods Response and Reform Division
WorkSafe Victoria