

Fact sheet

Spotswood Activity Centre Structure Plan

What is the Spotswood Activity Centre Structure Plan (SACSP)?

The SACSP applies to the Spotswood activity centre and surrounds (see Figure 1). It adopts the Better Places Spotswood and South Kingsville (BPSSK) Place Guide community vision and aims to guide land use, built form, public space and infrastructure over the next 15 - 20 years. The SACSP identifies five key precincts based on current and future land use and built form.

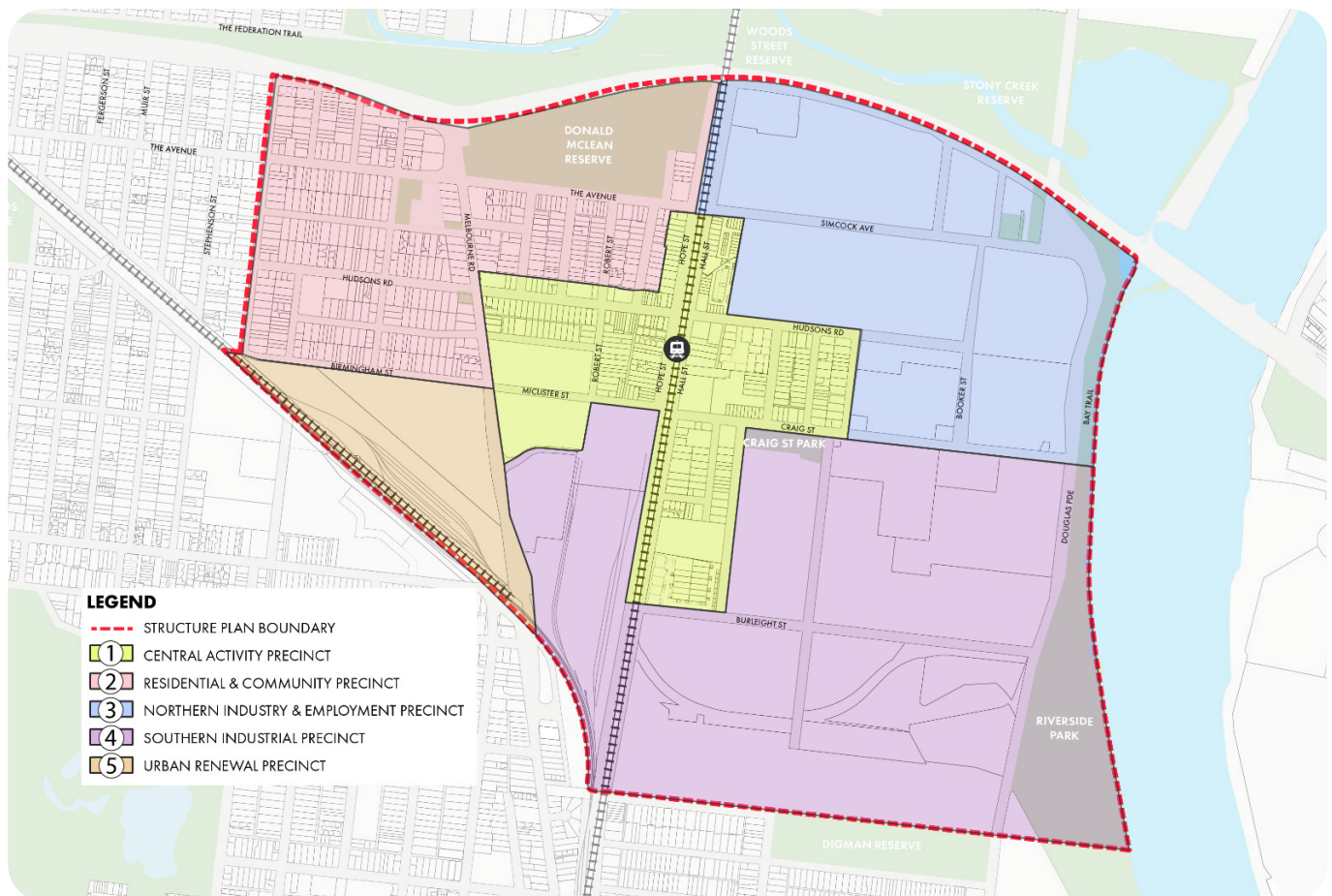


Figure 1 – Structure Plan Area and Key Precincts



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What are the key proposed changes?

Potential zoning changes

The SACSP proposes to make zoning changes in the following areas to support the vision.

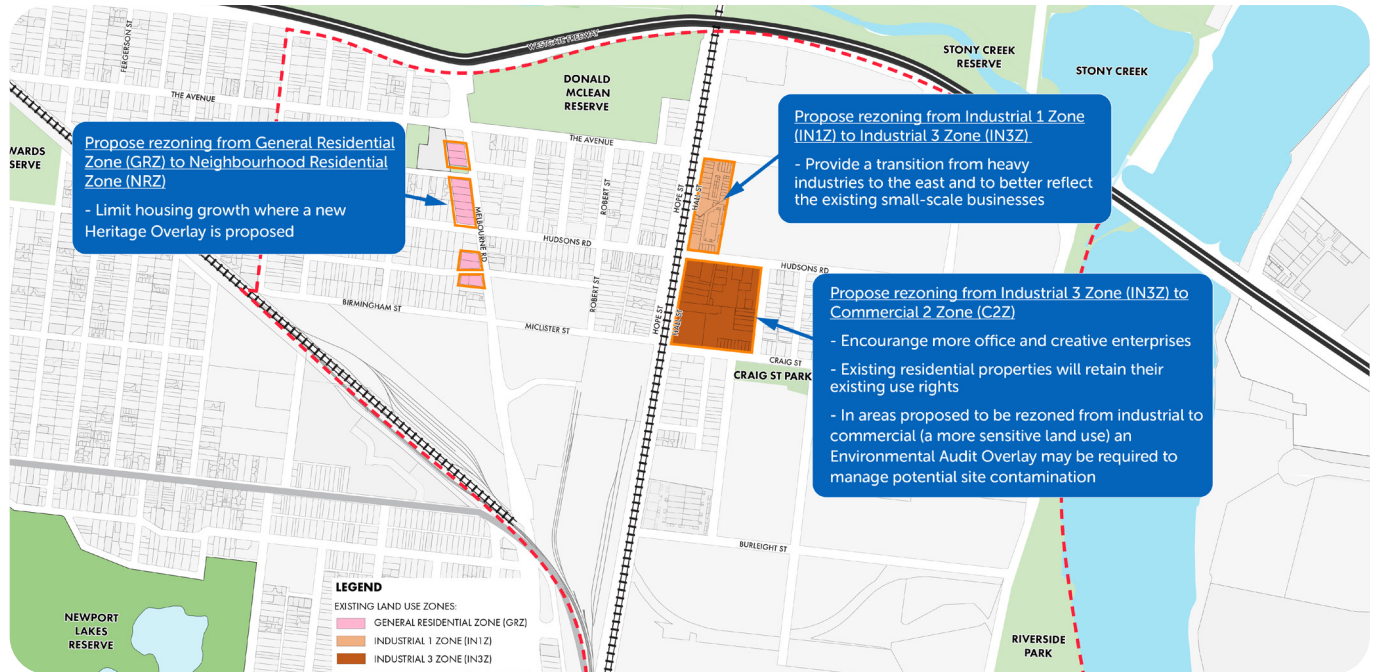


Figure 2 – Proposed Zoning Changes

Proposed heritage overlay changes

The SACSP proposes to protect local heritage places and buildings by:

- expanding or revising existing heritage overlays
- introducing new heritage overlays



Figure 3 – Proposed Heritage Overlay Changes



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Proposed building heights

The SACSP proposes the following preferred maximum buildings heights for each key precinct.



Figure 4 – Proposed Building Heights

Quick facts – What key changes are proposed?



Heritage: New or revised heritage overlays proposed to protect locally significant heritage places and buildings.



Land Use: Neighbourhood Residential Zone proposed to be applied to new heritage sites east of Melbourne Road. Commercial Two Zone and Industrial Three Zone proposed for land adjacent Spotswood Station.



Building Heights: Existing heights to be maintained in established residential areas with potential for four to five storeys within parts of the industrial precinct and along the Hudsons Road retail strip.



Housing: Apartments to be delivered within the McLister Street (Union Quarter) and Spotswood Yard redevelopment sites with more shop-top housing proposed along the Hudsons Road retail strip.



Open Space: Improved access to open space areas via improved pedestrian and cycle links and increased open space provision proposed within key redevelopment sites.



Community Facilities and Services: Improved access to community facilities and options for more shared / flexible community spaces.



Movement and access: Key streetscape upgrades to improve connectivity for pedestrian and cyclists between key destinations building on the Better Places Greenline Project.



Sustainability: More support for greening and tree planting in our public spaces, streets and large redevelopment sites and the delivery of environmentally sustainable development.



Industry: Support for more knowledge-based and employment-intensive businesses to establish in Spotswood to complement existing industrial uses and operations and to provide more local jobs.



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What is the process from here?

Council will consider all feedback received during the consultation process and make any necessary changes to the SACSP. The updated SACSP will then be presented to Council for adoption. Once adopted,

the key changes proposed including any new heritage overlays and zones will then need to be implemented into the Hobsons Bay Planning scheme via a planning scheme amendment.



Have your say

We encourage you to have your say on the draft SACSP during the public consultation period from 21 April to 2 June 2022. Comments can be:

- made online at **participate.hobsonsbay.vic.gov.au/spotswoodactivitycentrestrestructureplan**
- emailed to **strategicplanning@hobsonsbay.vic.gov.au**
- mailed to Strategic Planning, Hobsons Bay City Council, PO Box 21, Altona VIC 3018

Where can I find more Information

If you would like further information about the SACSP, or how to provide your comments, please visit **participate.hobsonsbay.vic.gov.au/spotswoodactivitycentrestrestructureplan** or contact the Strategic Planning department on **1300 179 944** or strategicplanning@hobsonsbay.vic.gov.au



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