

HOUSING STRATEGY

The right homes in the right places

INFORMING THE NEW
RESIDENTIAL ZONES



Hobsons Bay City Council is currently preparing a Housing Strategy for the municipality.

A Housing Strategy for Hobsons Bay is needed to manage how and where future housing can be provided in the municipality over the next 20 years.

What is a Housing Strategy?

A Housing Strategy is a planning document that guides appropriate future residential development in an area to ensure we are planning for the changing needs of residents, by putting the right homes in the right places.

Planning for housing is not just about calculating how many new homes are needed over a given timeframe, it is also about guiding what types of homes are needed, as well as considering built form outcomes such as densities, and the overall impacts on our neighbourhoods into the future.

Why do we need a Housing Strategy?

A Housing Strategy for Hobsons Bay is needed for a number of reasons, including to:

- identify how many and what type of additional new houses are required over the next 20 years

- guide the location of new housing needed to accommodate a growing population
- ensure that new housing preserves existing neighbourhood character
- encourage a greater diversity of housing that meets resident's changing needs
- provide more certainty for residents and developers as to where and what types of residential development is encouraged

A Housing Strategy also needs to be prepared to meet the requirements of Plan Melbourne as well as to support the application of the New Residential Zones.

New Residential Zones

These new zones will influence the type of development that is allowed to occur in your street and neighbourhood. In order to apply the new residential zones, the Council is required to have the necessary justification in place such as a Housing Strategy.

Plan Melbourne

Plan Melbourne is the Metropolitan Planning Strategy which outlines the vision for Melbourne's growth to 2050 and includes objectives relating to Housing Choice and Affordability.



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Within the Plan, there is a requirement for Councils to develop a Housing Strategy that delivers Plan Melbourne's objectives including making adequate provision for future housing needs, and protecting valued neighbourhood streets.

What will the Housing Strategy include?

The Housing Strategy will include an analysis of what housing stock we have, what housing stock we need, and recommendations on where new housing can be located. It will also consider and include recommendations on:

- Housing diversity
- Housing densities
- Housing location and accessibility
- Housing design and sustainability
- Housing affordability

The strategy will identify areas where Council can advocate to other levels of government or agencies on matters that Council cannot directly address.

Some of the important questions we'll be considering when drafting the strategy include:

- how many additional people do we need to provide housing for?
- do we have the right mix of housing types in our suburbs to meet housing needs? (e.g. do we have enough family-sized dwellings or do we need more dwellings that cater for smaller households?)
- where are the appropriate locations for new residential development?
- where are the areas which are experiencing increased pressure from development and how can we better protect these areas?
- how can we encourage affordable living and more affordable housing?

What does this mean for me?

Housing affects all residents in the municipality and housing needs change through different stages of life. Ensuring there is an adequate supply of housing types in our neighbourhoods to accommodate residents throughout all stages of life is important.

The Housing Strategy is the key document that will be used to determine the locations of the new residential zones. It is therefore important that residents have a say in how we manage housing and growth in Hobsons Bay.

What happens next?

Council is in the early stages of drafting a Housing Strategy. The first task will be to determine housing needs in Hobsons Bay over the next 20 years, then working out what this means in terms of providing new housing and identifying suitable areas to accommodate future growth.

A draft strategy will be created assisted by submissions made as part of the consultation process. You will have further opportunity to provide comment on the draft strategy once it has been developed.

How can you get involved?

We want to hear from the community on what your housing needs are and any other key issues that you feel should be considered in the Housing Strategy.

Find out more information about how you can have a say at: participate.hobsonsbay.vic.gov.au/housing or contact the Strategic Planning team on 9932 1089 or email strategicplanning@hobsonsbay.vic.gov.au.



**HOBSONS BAY
LANGUAGE LINE**

9932 1212




INTERPRETER SERVICE FOR ALL LANGUAGES

Your Council in your language

Hobsons Bay City Council

115 Civic Parade, Altona
PO Box 21, Altona 3018

Telephone (03) 9932 1000
Fax (03) 9932 1090

Email customerservice@hobsonsbay.vic.gov.au
 www.twitter.com/hobsonsbaycc
 www.facebook.com/HobsonsBayCityCouncil
 www.hobsonsbay.vic.gov.au

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