

# Planning and construction in Spotswood and South Kingsville

There is a lot of planning and construction activity happening in Spotswood and South Kingsville. Here is what is happening in your neighbourhood and how you can get involved.

There are four significant, larger scale plans and projects as outlined below:



**Precinct 16 West**  
(proposed  
Amendment C114)

**Precinct 17**  
(also known as  
571-589 Melbourne  
Road, Spotswood)

**31-69 McLister  
Street, Spotswood**

**Precinct 16 East**  
(Also known as  
38-48 Blackshaws  
Road, South Kingsville)

## Community update

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### 31–69 McLister Street, Spotswood

This site is located on the south-eastern corner of the intersection of Melbourne Road and McLister Street, opposite the Spotswood Primary School. VCAT issued a planning permit for the site in 2017.

The site will include a supermarket, specialty shops, medical centre, chemist, café and bottle shop, with 334 apartments above. There are two levels of basement car parking. The apartment buildings are in two blocks of 6 and 8 storeys respectively. Thirty-four of the apartments are to be set aside specialist disability accommodation under the National Disability Insurance Scheme.

Construction of the project is well under way, with the basement and ground floor levels being constructed.

### Precinct 16 East

*(Also known as 38–48 Blackshaws Road, South Kingsville)*

The land known as Precinct 16 East is at the eastern end of Blackshaws Road. The land is vacant and was previously occupied by an oil storage depot.

The land was rezoned from industrial to residential in 2013 with permits granted for redevelopment by VCAT in 2018. The permit allows for 113 two and three storey townhouses and 269 apartments in a building ranging from four to six storeys in height.

Site works are currently under way for the construction of roads and services for this development.

### Precinct 17

*(also known as 571–589 Melbourne Road, Spotswood)*

Precinct 17 is the vacant land on the corner of Melbourne Road and Birmingham Street and houses the old V.R. Way & Works – Workshops.

Council considered and opposed two planning permit applications for apartments in buildings ranging in height from 4 to 8 storeys on the north side of this site. The Minister for Planning, as part of the state government's 'Building Victoria's Recovery Taskforce', chose to approve these developments with minimal public consultation and no master planning of the site.

A third application for the use and development of the remainder of the land in Precinct 17 has been lodged with Council. It proposes four buildings ranging in height from 8 to 14 storeys and comprises 611 apartments, shops, a supermarket, food and drink premises including a café and a bar, a gym, a 189 room residential hotel, a childcare centre, offices and a medical centre.

The application is currently being advertised with the formal notification period ending on 30 July 2021, however submissions can be lodged until a decision is made. To see the plans, search PA2048400 under 'Advertised planning applications' at [www.hobsonsbay.vic.gov.au/greenlight](http://www.hobsonsbay.vic.gov.au/greenlight)

### Precinct 16 West

*(proposed Amendment C114)*

Following extensive planning work over a number of years, there is an amendment out for community consultation now. The site has long been identified in Council's industrial land plans as a Strategic Redevelopment Area.

Amendment C114 proposes to rezone the land to enable residential development. This would allow up to three storey residential development across most of the site and six storey development to the north east corner, with a 5 per cent public open space contribution.

The proposed amendment will be seeking submissions until 8 September 2021. Visit [participate.hobsonsbay.vic.gov.au/Precinct16West](http://participate.hobsonsbay.vic.gov.au/Precinct16West) for details and to have your say.

## Contact us

### Precinct 16 West

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### Precinct 17

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### Better Places Spotswood and South Kingsville

Council has also been working with the residents of Spotswood and South Kingsville to develop a draft place guide and vision for the area. The Better Places initiative proposes 16 projects under four key themes that will help achieve the vision. The community can have its say on the proposed projects until 11 August at [www.better-places.com.au](http://www.better-places.com.au).

