Hobsons Bay City Council has prepared a Housing Strategy to plan for the housing needs of current and future residents over the next 20 years.

A Housing Strategy is needed to manage how and where future housing can be provided in the municipality.

**What is a Housing Strategy?**

A Housing Strategy is a planning document that guides appropriate future residential development in an area.

This ensures we are planning for the changing needs of residents, by putting the right homes in the right places.

**Why do we need a Housing Strategy?**

Like other metropolitan areas in Melbourne, Hobsons Bay is under pressure to accommodate new medium and higher density development.

The municipality is experiencing increasing demand due to a growth in population and an increase in smaller household sizes.

The availability of large redevelopment sites (Strategic Redevelopment Areas) on redundant industrial land is also providing significant housing growth in some of our suburbs.

Council cannot prevent growth from occurring, it is how we respond to managing change that is important.

Through understanding expected housing needs and directing new housing growth to the right areas, Council is better placed to manage housing growth and change.

The Housing Strategy is an important document as it guides the level of housing change across our suburbs and informs the location of the New Residential Zones.

**What does the Housing Strategy do?**

The Housing Strategy:

- sets out how Council is planning to respond to population growth and change
- identifies where new housing can be located and guides the levels of housing change across the suburbs
- provides more certainty for the community, developers and stakeholders
- identifies opportunities to encourage more affordable housing and affordable living
- sets out Council’s expectations in terms of built form and sustainability considerations

**What are we planning for?**

Hobsons Bay needs to plan for the following expected changes over the next 20 years (2016-36):

- an additional **19,252 people**
- an additional **8,849 dwellings** (443 new homes per year)
- an ageing population
- an increase in smaller household types
Hobsons Bay Housing Strategy

There are three parts to the Housing Strategy. Volume Three comprises the draft Strategy:

- **Volume One: Background Report** - Identifies key housing needs and issues
- **Volume Two: Housing Framework Plan and Housing Capacity Assessment** - Identifies levels of housing change and potential supply
- **Volume Three: Housing Strategy** - Sets out housing policy and implementation

What does this mean for me?

Housing affects all residents in the municipality. The rules around developing new housing in Hobsons Bay are changing. This means that the amount and type of housing that is allowed will vary across the city.

The Housing Strategy recommends a Housing Framework Plan to manage future housing growth as well as four key policy areas:

- **Policy One: Population Growth and Change**
- **Policy Two: Housing Location and Housing Type**
- **Policy Three: Housing Affordability and Affordable Housing**
- **Policy Four: Housing Design, Functionality and Sustainability**

More information on the Housing Strategy can be found in the *Know Your Housing Strategy (2018)* summary booklet.

What happens next?

After community and stakeholder consultation on the draft Housing Strategy (Volumes Two and Three) ends, Council will consider all feedback to finalise the Housing Strategy and request a planning scheme amendment with the Victorian Government.

You will have further opportunity to provide comments on the Housing Strategy once it is on public exhibition as part of the Planning Scheme Amendment process.

How can you get involved?

Find out more information about how you can have a say at: [participate.hobsonsbay.vic.gov.au/housing](http://participate.hobsonsbay.vic.gov.au/housing)

Alternatively, contact the Strategic Planning team on **9932 1089** or email [strategicplanning@hobsonsbay.vic.gov.au](mailto:strategicplanning@hobsonsbay.vic.gov.au)