

2026–51

Planning for Hobsons Bay

Setting the direction for Hobsons Bay's
housing, jobs and sustainable future to 2051

September 2026

**HOBSONS
BAY** CITY
COUNCIL



A close-up photograph of a person's hand, wearing a dark long-sleeved shirt, holding a bundle of eucalyptus branches. The hand is positioned over a metal bucket that contains a smoldering fire. Thick white smoke is rising from the fire, partially obscuring the background. The eucalyptus branches have silvery-green leaves and are being held in a way that suggests they are being used for a traditional ceremony or ritual. The background is a blurred natural setting with dry grass and foliage.

Acknowledgement of Country

Council acknowledges the Bunurong People of the Kulin Nation as the Traditional Owners of these municipal lands and waterways, and pay our respects to Elders past and present.

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VISION

An aerial photograph of a sports complex. In the foreground, a large green field with white markings is visible. To its right, a smaller field is partially obscured by trees. In the bottom left corner, a building with solar panels on its roof is visible. The background shows a residential area with houses and a large body of water. The word "VISION" is overlaid in white text on the left side of the image.

Hobsons Bay is entering a period of significant change. Population growth, housing demand, economic transition, climate change and evolving community expectations will shape the municipality over coming decades.

Council's vision is for Hobsons Bay to remain a safe, sustainable, liveable and prosperous city that balances growth and change while protecting the qualities that make it unique. Planning for Hobsons Bay (PHB) provides the long-term framework for achieving this vision through coordinated planning for housing, jobs, transport, infrastructure, heritage, environment and climate resilience.

By 2051, Council is working towards a Hobsons Bay that:

- Provides diverse housing opportunities supported by transport, infrastructure and services.
- Supports strong activity centres, employment precincts and local businesses that contribute to a prosperous local economy.
- Creates connected neighbourhoods with access to jobs, education, open space, recreation and community facilities.

- Protects and celebrates Hobsons Bay's heritage, coastal character, environmental assets and unique sense of place.
- Responds proactively to climate change, flooding and coastal hazards, strengthening community resilience.
- Integrates housing, jobs, transport, infrastructure and environmental planning in a coordinated and sustainable way.
- Remains a healthy, inclusive and welcoming municipality where people can live, work, learn and thrive.

PHB recognises that managing growth requires balancing housing, jobs, infrastructure, heritage, environmental protection and climate resilience. PHB brings these considerations together to support coordinated decision-making across Council and help shape Hobsons Bay to 2051.

EXECUTIVE SUMMARY

Planning for Hobsons Bay (PHB) is a high level, non-statutory framework that brings together Hobsons Bay City Council's major land use planning initiatives into one simple accessible story. PHB explains the strategic landscape Hobsons Bay now operates within, including state reforms, housing targets, climate impacts and industrial change.

PHB is not a technical document. Instead, it provides a clear overview of:

- the **key strategic planning initiatives** Council is delivering
- how **recent state reforms** influence Council's strategic work
- how these initiatives **fit together in a coordinated and sequenced way**, and
- what Councillors, internal teams, stakeholders and the broader community can expect next

PHB is designed as a narrative document, supported by clear visuals and plain-English explanations. It prepares for the detailed technical strategies that follow, including Housing, Activity Centre, Heritage and Industrial strategies and the Planning Scheme Review (2026).



FOREWORD

An aerial photograph of Hobsons Bay, Victoria, Australia, taken during the 'golden hour' of sunset. The foreground shows a residential neighborhood with houses and green spaces. A large body of water, Hobsons Bay, occupies the middle ground. In the far distance, the Melbourne city skyline is visible across the water, with the sun setting behind it, creating a hazy, warm glow over the entire scene.

Hobsons Bay is entering a period of change that will shape the city to 2051. Population and housing needs, economic transition, climate change, heritage, industrial land protection and the evolving role of activity centres are all influencing how Council plans for the future.

At the same time, **recent State planning reforms** have changed the expectations placed on councils, particularly in relation to how housing, employment land and activity centres are planned and delivered. These changes require Council to take a more coordinated and transparent approach to its long-term strategic planning work.

Planning for Hobsons Bay (PHB) responds to this context by outlining the planning environment Council is working within, identifying the key planning initiatives underway, and explaining how this work is being coordinated over time.

PHB provides clarity about what Council is planning, why it matters, and how future planning work will be progressed from 2026 onwards.



An aerial photograph of Hobsons Bay station and its surroundings. The station features a red-roofed building, tracks, and a modern glass and steel structure. A wide, paved pedestrian walkway runs alongside the tracks. To the right, a multi-lane road with a roundabout and a red-paved intersection is visible. The background shows a mix of residential and commercial buildings, including a large white industrial-style building. The text '1.1 INTRODUCTION' is overlaid in the upper left quadrant.

1.1 INTRODUCTION

Planning for Hobsons Bay (PHB) is Council's high level framework that brings together key strategic planning initiatives that will shape how the city evolves to 2051. It explains why this work is needed, how State planning reforms influence Council's responsibilities, and how Council's strategic planning work is being coordinated over time.

PHB sits alongside but does not replace the detailed strategies that will follow. It provides context for the evolving planning environment, including the Victorian Government's **Plan for Victoria**, Hobsons Bay's **22,500 dwelling housing target**, and recent and ongoing planning reforms, including proposed and implemented changes to the **Planning and Environment Act 1987** and **Planning Policy Framework**.

PHB also aligns with the **Council Plan 2025–29**, providing a single, consistent overview of the strategic planning work already underway across housing, activity centres, heritage, industrial land, transport planning, environment, climate and flooding.

PHB is intended to be accessible and practical, setting the context for the detailed technical work that will occur from 2026 onward.

1.1.1

How to read Planning for Hobsons Bay (PHB)

PHB provides a high-level overview of Council's planning environment and major strategic planning work program. It outlines the key planning initiatives being progressed and how this work is being coordinated over time.

PHB is published to support clarity, transparency, awareness and understanding.

Formal community consultation occurs through the technical strategies that follow, not through PHB itself.

1.1.2

Purpose of the plan

The purpose of Planning for Hobsons Bay (PHB) is to:

- explain the strategic setting Hobsons Bay now operates within, including the implications of recent State planning reforms
- outline the key strategic planning initiatives Council is progressing
- show how this work relates to State policy and to each other
- support informed decision-making within Council
- prepare the community and stakeholders for the more detailed strategic and statutory planning work to follow from 2026 onwards.

PHB does not undertake technical analysis or determine detailed planning outcomes. That work occurs through the Housing and Activity Centres Strategies, Industrial Land Management Strategy, Heritage Strategy, Environmental Planning and the Planning Scheme Review.

1.1.3

What PHB does and does not do

What PHB does

PHB functions as a coordinating framework. It:

- brings together Council's key strategic planning initiatives into a single, aligned program,
- provides a clear, shared understanding of how Council is responding to State planning reforms at a strategic level,
- supports coordination across Council teams and alignment with the Council Plan.

What PHB does not do

PHB does not:

- undertake technical analysis such as housing capacity modelling, economic assessments, environmental studies or heritage investigations
- set statutory planning direction or pre-determine planning outcomes
- determine zoning, overlays, built-form controls or other statutory planning provisions
- replace the detailed strategies that will be prepared from 2026 onwards.

1.1.4

How PHB fits with State reforms

PHB references key elements of the State planning reform agenda to provide context for Council's strategic planning work. These reforms shape the environment in which key strategic planning initiatives are coordinated and delivered.

PHB explains these reforms in plain English and does not interpret or apply them in a technical way. Instead, it provides a clear, high-level summary to support understanding of why Council's key strategic planning initiatives are required and how they will be progressed in response to state direction.

The key state directions influencing PHB include:

- The Victorian Economic Growth Statement, which outlines the state's priorities for jobs, innovation, precincts, investment attraction and industry transition.
- The Industrial and Commercial Land Use Planning (ICLUP) framework and 10-Year Development Pipeline, which identifies the future role and protection of industrial land, including state significant precincts and the economic value they generate.
- Recent and ongoing reforms to the *Planning and Environment Act 1987*, including proposed and implemented changes that are reshaping how planning decisions are made and how Council's respond to housing, employment and environmental outcomes.
- Plan for Victoria, including Hobsons Bay's 22,500 dwelling housing target to 2051, which sets clear expectations for future housing delivery.
- Amendment VC283, which embeds housing targets into the Planning Policy Framework (at Clauses 11.02 1S and 16.01 1S of the Hobsons Bay Planning Scheme).
- Amendments VC267, VC282 and VC300 which introduce new deemed-to-comply standards for dwelling and apartment developments and apply limited appeal rights where proposals meet those standards. These changes streamline assessment processes in residential areas where development is supported by zone and policy settings, whilst diminishing neighbourhood character in the consideration of planning permit applications.
- Planning Practice Notes 90 and 91, which set the technical method for Housing Capacity (HCAP), ATOS assessment, and future Residential Development Framework (RDF) work.
- The Minister's Letter (27 January 2026) confirming Hobsons Bay as a Category 2 housing shortfall municipality and requiring Planning Scheme Review outcomes to be reported by October 2026.
- Broader reform signals across heritage, transport, climate and environment.

1.1.5

Engagement overview

PHB is a transparency document. As it does not propose statutory changes, formal community consultation is not required for PHB itself. Instead, PHB will be shared through:

- the PHB webpage
- Council's communication channels
- simple "learn more" information to support understanding of Council's strategic planning work program

Consultation will take place through the technical strategies and statutory processes that follow, such as the Housing Strategy, where the detailed evidence and future planning directions will be tested with the community. Consultation is also continuing for the Heritage Strategy as this work progresses.

Other key workstreams such as industrial strategies and environmental planning will have their own statutory exhibition or engagement processes as required. Some workstreams, particularly those relating to flooding and coastal hazards, will involve State led or Melbourne Water led processes, with Council participating as part of those programs. Engagement for these strategies will occur in accordance with the *Planning and Environment Act 1987*, including statutory exhibition where required.





1.2

WHY PREPARE PLANNING FOR HOBSONS BAY





Hobsons Bay is experiencing a convergence of strategic pressures and opportunities that make an integrated municipal plan essential.

State planning reforms, population change, industrial transition, climate risk and the need for resilient, well connected neighbourhoods all require Council to coordinate its planning work clearly and transparently.

Planning for Hobsons Bay (PHB) responds to this context by providing a single, coherent framework that explains how Council's key strategic planning initiatives relate to one another and how they will be progressed over time.

1.2.1

Strategic importance

Hobsons Bay is at an important turning point. The municipality is facing a combination of State led reform, long term industrial change, and increasing climate and environmental pressures. These forces are reshaping how all councils must plan for housing, jobs, heritage and the environmental protection. They require Hobsons Bay to take a more coordinated, transparent and future focused approach.

At present, much of Council's strategic planning work sits in separate strategies or in the **Further Strategic Work** list of the Hobsons Bay Planning Scheme. While these pieces are valuable, they are not always easily understood as part of a single, coordinated program.

Planning for Hobsons Bay (PHB) fills this gap by:

- providing one clear story about the planning context Hobsons Bay is operating within
- linking housing, heritage, industrial land, transport planning, environment and climate considerations
- setting out how key strategic planning initiatives are being progressed and aligned over time
- preparing Council and the community for the detailed technical work that will follow.

Planning for Hobsons Bay (PHB) strengthens Council's ability to respond proactively and in a coordinated way

1.2.2

Responding to State Housing Targets

The Victorian Government has set a housing target of **22,500 new dwellings in Hobsons Bay by 2051** through **Plan for Victoria**, now embedded in the Planning Policy Framework via **State Amendment VC283**. This target creates a new strategic context for the municipality and requires Council to demonstrate how future housing needs will be planned for.

PHB does not assess housing capacity or determine where new homes should be located. That work will be undertaken through the **Housing Strategy Review** using the State's **Housing Capacity Assessment Platform (HCAP)** and **Access to Opportunities and Services (ATOS)** method.

PHB's role is to:

- **explain**, in plain terms, what the housing target means for Hobsons Bay
- **provide context** for the strategic work Council is undertaking in response
- **connect** housing outcomes to broader planning considerations such as activity centres, transport, heritage, jobs, environment and infrastructure

1.2.3

Integration with Council Vision and Plan

Planning for Hobsons Bay (PHB) aligns with Council's broader strategic direction, including:

- the Hobsons Bay Community Vision 2040, which sets the long-term aspirations for a sustainable, inclusive and resilient city
- the Council Plan 2025–29 which identifies land-use planning as a key lever for supporting housing, employment, sustainability and livability outcomes

By bringing together Council's key strategic planning initiatives, PHB provides a clear line of sight between long-term community aspirations, Council Plan actions and the strategic work being delivered through individual projects.



1.2.4

Key drivers: industrial transition, climate, environment

Hobsons Bay is shaped by several long term drivers that reinforce the need for a coordinated, municipality wide planning approach. Housing is a primary driver of change for Hobsons Bay and is addressed separately in Section 1.2.2. The drivers below highlight additional factors shaping the municipality's future planning direction.

Industrial transition

Hobsons Bay contains some of Victoria's most significant industrial and employment land. These areas support manufacturing, freight, logistics, energy-related industries and emerging sectors, including areas such as advanced manufacturing, clean energy and data centres.

At the same time, economic conditions are changing. Industrial activity is evolving in response to new technologies, sustainability requirements and shifting market demands. PHB recognises the importance of protecting **state significant industrial land** while planning for long-term economic transition and future job opportunities.

Climate and environmental risk

The municipality is experiencing increasing exposure to climate-related risks, including coastal erosion, sea level rise, riverine and stormwater flooding, heat impacts and environmental degradation.

State-led work and Melbourne Water programs are updating flood and coastal hazard information across Greater Melbourne. Council is also a partner to State-led coastal adaptation planning across the western shoreline. Council's Response to Climate Change Action Plan 2030 and related strategies provide an important local framework for responding to these risks.

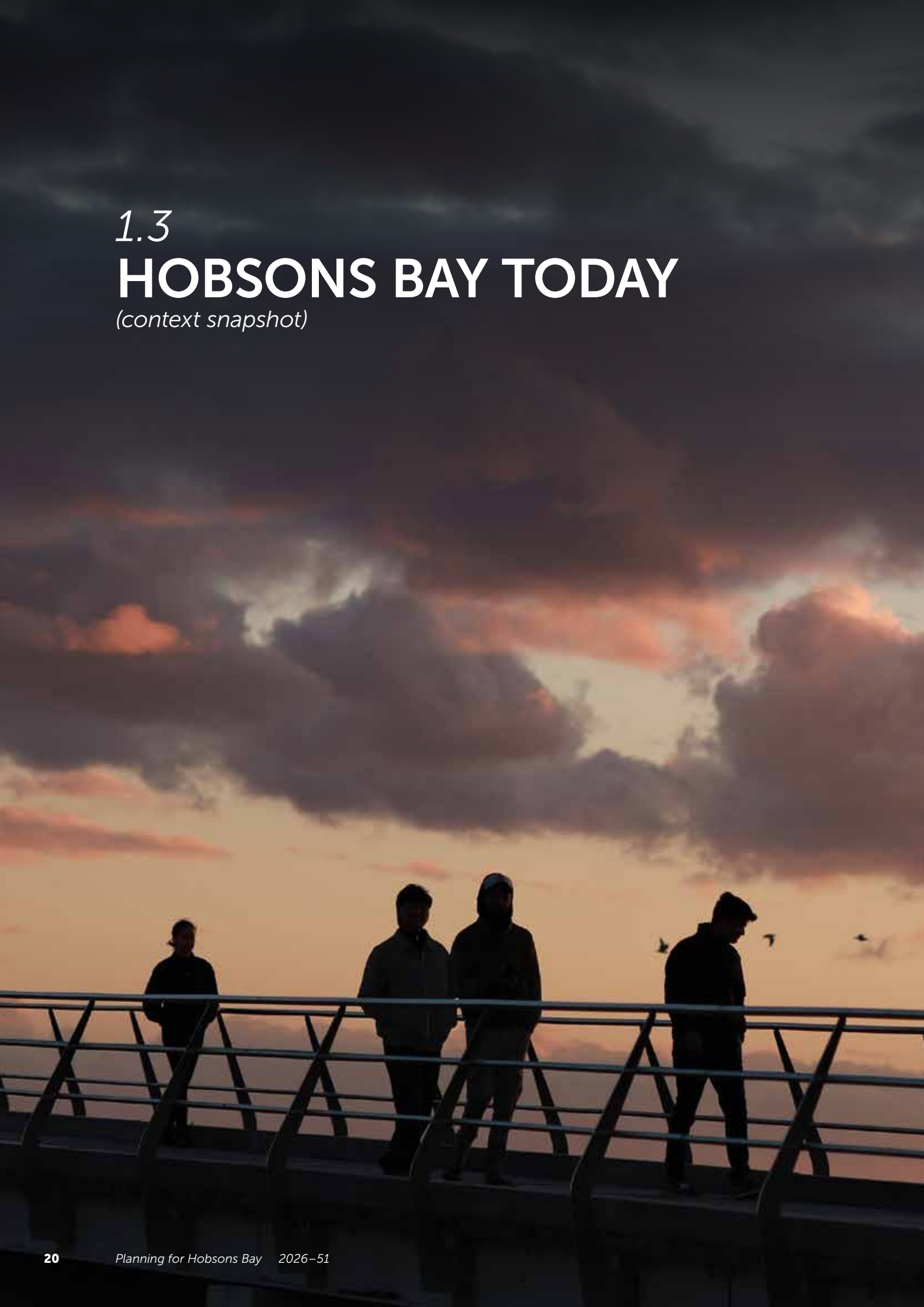
Planning for Hobsons Bay (PHB) acknowledges this changing risk environment and provides context for how future strategic planning decisions will need to respond, without pre-empting detailed technical outcomes.

Environment, heritage and local character

Hobsons Bay's coastline, wetlands, waterways, heritage places and established neighbourhoods are central to the city's identity and sense of place. These assets sit alongside important land-use constraints, including Major Hazard Facilities (MHF's), Aboriginal cultural heritage, and areas of environmental sensitivity, all of which influence how land can be used and developed.

These factors reinforce the need for an integrated planning approach that carefully manages change while protecting valued environmental and heritage assets.

PHB recognises these considerations and provides a high-level framework for how they will be addressed through the relevant technical strategies and statutory processes.

A full-page background image showing a sunset or sunrise over a body of water. The sky is filled with large, dark clouds that are illuminated from below by the low sun, creating a warm orange and pink glow. In the foreground, the silhouettes of four people are visible as they stand on a metal pier or walkway with railings. The people are positioned across the lower third of the frame, looking out towards the horizon. The overall mood is contemplative and serene.

1.3

HOBSONS BAY TODAY

(context snapshot)

Hobsons Bay is a diverse, established municipality with a strong mix of neighbourhoods, activity centres, industrial precincts, natural environments and heritage places.

This section provides a snapshot of current conditions to support understanding of the planning context, ahead of the detailed technical work to be undertaken through specific strategies from 2026 onwards.

1.3.1

Demographics and housing profile

Hobsons Bay is a mature municipality with relatively stable population growth compared to some other parts of metropolitan Melbourne, with growth patterns varying across different neighbourhoods. At the time of preparing this document, Hobsons Bay has an estimated population of approximately 97,000 people, living in around 40,000 households.

The municipality includes a mix of established neighbourhoods, coastal communities, heritage areas and post industrial suburbs.

Housing stock remains predominantly detached, however there has been a noticeable increase in townhouses and apartment development across the municipality, particularly around activity centres, large redevelopment sites and transport corridors.

Hobsons Bay is experiencing many of the housing-related trends common across metropolitan Melbourne including:

- changing household sizes and an increasing demand for smaller dwellings
- an ageing population with varied housing and accessibility needs
- affordability pressures that are common across metropolitan Melbourne
- limited opportunities for new housing supply in established areas

Additionally, 2021 Census data indicates that there are 1,671 households in need of affordable housing in Hobsons Bay, including around 1,400 households who need social housing. Need has likely increased in recent years and is particularly high amongst lone person and family households. With current supply of social housing at just over 1,400 dwellings, supply would need to significantly increase to meet demand.

These trends highlight the importance of the **Housing Strategy Review**, which will provide detailed analysis of housing needs, opportunities and constraints.

1.3.2

Economic & employment overview

Hobsons Bay plays an important role in Victoria's economy, supporting a strong employment base and a mix of industrial precincts and activity centres. At the time of preparing this document, Hobsons Bay supports an estimated 45,000 local jobs across approximately 8,700 businesses.

In 2024, the municipality generated around \$7.5 billion in Gross Regional Product (GRP), reflecting the contribution of local industry, services and employment to the broader metropolitan economy.

Hobsons Bay contains some of the state's most significant industrial and employment land, with long standing strengths in manufacturing, transport, logistics and energy related industries. Construction is currently the largest industry by employment, reflecting both ongoing development activity and broader economic conditions.

At the same time, the city's activity centres from Altona and Williamstown to Newport and Spotswood function as important hubs for retail, services, hospitality, community life and small business growth. These centres are evolving, with opportunities emerging for innovation, creative industries, and local employment.

Hobsons Bay's economic profile is characterised by:

- a strong industrial base that remains essential to the state
- local centres that support everyday needs and provide community anchors

- emerging precincts where new employment types and innovation are taking shape
- ongoing industrial transition as sectors continue to modernise over time

This economic context underpins the **Industrial Strategy** and the **Activity Centre Strategy Review**, where detailed economic analysis and land use planning responses to challenges and opportunities will be developed.

1.3.3

Environmental and climate risk

Hobsons Bay's coastal location is one of its greatest strengths but also brings significant long term challenges. The municipality is exposed to climate related risks including:

- coastal erosion and sea level rise
- riverine, stormwater and drainage related flooding
- heat and resilience pressures in established neighbourhoods
- impacts on biodiversity, wetlands and coastal ecosystems

State-led initiatives and Melbourne Water programs are progressing flood and coastal hazard information across Greater Melbourne. Planning for Hobsons Bay (PHB) acknowledges this evolving risk environment and provides context for how future planning decisions will need to respond to climate and hazard constraints, without pre-empting technical outcomes.

1.3.4

Heritage and cultural values

Hobsons Bay's identity is shaped by its rich heritage, diverse architectural character and cultural landscape.

The municipality contains:

- significant heritage precincts, buildings and maritime assets
- established neighbourhoods with distinctive architectural character
- valued community places, landscapes, open spaces and sport and recreational assets
- important First Nations cultural connections

These elements contribute to Hobsons Bay's sense of place and community identity. They also require careful consideration as the city responds to housing needs, economic transition and climate pressures. **The Heritage Strategy** will provide detailed direction on how heritage values are identified, managed and supported over time.



1.3.5

What this means for future work

The snapshot of Hobsons Bay today reinforces the need for a clear and coordinated planning approach. In summary:

- Housing pressures will require a coordinated response through the **Housing Strategy Review**
- Industrial transition requires a clear strategic direction for jobs and industry through the **Industrial Strategy**
- Activity Centres will continue to play an important role in accommodating housing, services and local employment, with their future success considered as part of the **Activity Centre Strategy Review**
- Environmental and climate risks must be integrated into future planning decisions
- Heritage and local character considerations will need to be managed alongside change, facilitated through Council's first ever **Heritage Strategy** and review of the **Local Heritage Policy and Local Heritage Guidelines**

Planning for Hobsons Bay (PHB) provides the overarching framework for this work, with detailed analysis and statutory responses delivered through the respective strategies and planning processes.

An aerial photograph of an industrial area. In the foreground, there is a large white warehouse with a flat roof. To its right, there are several large cylindrical storage tanks and stacks of colorful shipping containers (yellow, orange, and red). To the left of the warehouse, there are rows of solar panels. In the background, a multi-lane highway bridge with concrete pillars spans a river. The city of Hobsons Bay is visible in the distance under a cloudy sky.

1.4

KEY STRATEGIC PLANNING INITIATIVES

Planning for Hobsons Bay (PHB) is delivered through a set of key strategic planning initiatives that together address housing, jobs, heritage, environment, climate risk and movement across Hobsons Bay.

Each initiative is a standalone piece of work with its own evidence base, engagement and decision pathways. PHB does not replace these strategies. Instead, it provides an integrated framework explaining how they relate to one another, how they respond to State planning expectations, and how they are progressing over time.

The sections below summarise the focus and role of each key strategic planning initiative.





1.4.1

Housing & Activity Centre Strategy Review

Establishes the strategic framework for planning future housing growth by focusing development in well located areas and activity centres, informed by State housing targets and local context.

The **Housing & Activity Centre Strategy Review** brings together a number of interrelated planning considerations that influence future housing capacity and growth outcomes across Hobsons Bay. This includes review of the existing Activity Centre Strategy and Neighbourhood Character Study, alongside consideration of housing capacity, transport access, heritage, environmental constraints, infrastructure and economic factors. Together, these elements will inform Council's strategic approach to accommodating future housing growth.

Housing and activity centres are central to how Hobsons Bay will evolve over the coming decades. Together, these initiatives form the core of Council's response to the state's housing targets and establish the evidence base for future statutory planning decisions.

The **Housing Strategy Review** will update the 2019 strategy to assess housing needs, opportunities and constraints across Hobsons Bay. The review will be undertaken in accordance with Planning Practice Notes 90 and 91

(Planning for Housing; Using the Residential Zones) and the *Planning & Environment Act 1987*. Responding to recent planning system reforms, the review will apply the Victorian Government's Housing Capacity Assessment Platform (HCAP) and Access to Opportunities and Services (ATOS) methods to identify housing capacity and inform the classification of Substantial, Incremental and Minimal Change Areas.

The review will consider key factors such as demographic trends, existing housing stock, access to transport and services, local character, and environmental and planning constraints. Outcomes of the review will inform a **Residential Development Framework**, which will guide where housing growth may be appropriate over time.

Housing related work will be informed by Council's **Affordable Housing Policy** and the broader Planning and Environment Act framework ensuring that housing diversity and Affordable Housing are considered within the strategic framework.

Note: The elements shown below represent key considerations that inform the Housing & Activity Centre Strategy Review.



The Activity Centre Strategy Review clarifies the role of Hobsons Bay's activity centres in supporting housing, jobs and services within the broader planning framework established through Planning for Hobsons Bay (PHB).

The review of the 2019 **Activity Centre Strategy (ACS)** will assess how activity centres can accommodate future housing needs while supporting economically resilient, diverse and vibrant centres that meet the needs of current and future residents. This review sits within the broader policy context established by **Plan for Victoria 2025**, which places increased emphasises on accommodating housing growth in and around activity centres and key transport nodes.

Hobsons Bay's activity centres play a vital role in daily life. They are places where people shop, meet, work, connect and access essential services.

As the municipality grows and the way people use centres continues to evolve, Council is reviewing the Activity Centres Strategy to ensure centres remain viable, resilient and capable of supporting future jobs, housing and community needs over time.

The review will assess the role and hierarchy of activity centres and how centres support economic diversity and community needs. By directing a greater share of housing growth toward activity centres and other well-served locations, the review is also expected to help reduce development pressure within established residential neighbourhoods.

The review will be undertaken in coordination with related strategic work, including the Housing Strategy Review, to help clarify the role of activity centres in accommodating housing, employment and services in appropriate locations.

As the Housing and Activity Centre strategies develop, Council will undertake community and stakeholder engagement in accordance with the Planning and Environment Act, with any statutory changes progressed through the appropriate Planning Scheme Amendment processes.



1.4.2

Heritage Strategy

The Heritage Strategy will provide a coordinated framework for understanding, managing and supporting Hobsons Bay's heritage values, informed by the evolving planning policy environment and local context.

Hobsons Bay's heritage is diverse and deeply embedded in the story of the municipality. It includes Aboriginal cultural heritage, maritime and industrial history, historic residential neighbourhoods, civic buildings, railway and port infrastructure, and important public places, as well as intangible heritage carried through stories, traditions and community memory.

This diversity requires a coordinated approach to understanding and managing heritage as Hobsons Bay continues to evolve.

PHB does not determine heritage policy settings or overlay changes. Council is preparing a new Heritage Strategy that will provide a clear, integrated framework for heritage planning over the next decade.

The strategy will also support truth-telling, celebrate diverse heritage stories, and improve how heritage is identified, protected, supported and promoted across Hobsons Bay.

It will bring together heritage related work occurring across Council, including strategic planning, statutory decision making, conservation activities, community education and partnerships with Traditional Owners.



The strategy will:

- articulate a long term vision for heritage that reflects Hobsons Bay's identity, values and aspirations
- provide a framework for how Council identifies, protects and manages heritage places, precincts and cultural landscapes
- identify gaps in current guidance, including sustainable adaptation, climate considerations and universal design within heritage contexts
- strengthen alignment between heritage policy, guidelines, fact sheets and statutory planning tools
- guide future work such as updates to overlays, policies and design guidelines where required
- recognise and elevate Aboriginal cultural heritage through partnership with the Registered Aboriginal Party and First Nation Knowledge Holders

This work is supported by the local heritage policy and guidelines review, which is updating local heritage policy and consolidating multiple guideline documents into one clear and consistent set of overarching heritage design guidelines.

As the strategy progresses, Council will continue to seek input from the community, Traditional Owners, local historical groups and heritage stakeholders to ensure the final strategy reflects the breadth of heritage values important to Hobsons Bay.





1.4.3

Industrial Strategy

Sets the strategic framework for protecting, managing and supporting Hobsons Bay's industrial and employment land to enable long-term job growth, economic transition and state-significant functions.

Hobsons Bay's industrial areas are a foundation of the municipality's economy. They support manufacturing, freight, logistics, clean energy, advanced industry and emerging innovation sectors.

These areas also carry significant strategic weight within Victoria's wider economic system, with most of Hobsons Bay's industrial land designated as state or regionally significant.

The Industrial Strategy consists of two key components: the Industrial Land Management Strategy (ILMS), which establishes the strategic direction for industrial land across the municipality, and the Industrial Design Guidelines (IDG), which provide guidance for future industrial development and built form outcomes.

Council is preparing a new Industrial Land Management Strategy (ILMS) alongside updated Industrial Design Guidelines (IDG). Together, these documents will set the future direction for Hobsons Bay's industrial precincts, supporting job growth, investment and well designed employment precincts. This work will be informed by the evolving needs of industry, recent State policy shifts, and the long term transition of the municipality's economic base.

A major step toward modernising the industrial framework occurred through Amendment C146hbay, which rezoned long standing Special Use Zones associated with former refinery operations in Altona and Altona North and unlocked these sites for a broader range of industrial and employment uses. While this State led rezoning aligned the planning scheme with contemporary industrial zoning, it did not include several important controls Council had advocated for, particularly those relating to grassland protection, environmental safeguards and updated urban design standards. These unresolved matters now form a key focus of the ILMS and IDG work, which will provide the strategic and design guidance needed to address these issues in a coordinated way.

A separate State led planning process is also underway in Brooklyn through Amendment GC276, which rezones parts of the Inner West Employment area to support employment land uses better suited to changed transport conditions arising from the West Gate Tunnel project, including truck restrictions and curfews on local roads. Council is working collaboratively with the Department of Transport and Planning as this process progresses.

The ILMS will:

- update the strategic direction for industrial precincts to support diverse, high value jobs and future industry sectors
- build on the recent rezoning work by establishing clear policy and design responses for new industrial zones, including interface treatment, sustainability, accessibility and amenity
- ensure grassland protection and environmental considerations are integrated into long term industrial land planning
- prepare updated Industrial Design Guidelines (IDG) with contemporary standards for built form, access, landscaping, environmentally sustainable design and precinct amenity
- respond to changing market conditions, industrial restructuring and the long term transition of key petrochemical and manufacturing sites
- provide evidence based planning directions through updated economic analysis and local industry trends
- review complex areas such as the Burns Road Estate, where multiple ownership, infrastructure constraints and significant vegetation require long term strategic resolution.

Together, the updated ILMS and IDG will form the basis for future planning scheme changes and provide a clear pathway for managing industrial growth, supporting investment, and ensuring Hobsons Bay's employment areas remain competitive, sustainable and well designed.

As the strategy progresses, Council will seek appropriate stakeholder input to help shape a long term vision for jobs and industry that reflects local values and the municipality's economic future. Any statutory changes arising from this work will be progressed through appropriate Planning Scheme Amendment processes.





1.4.4

Environmental Planning

Sets the strategic framework for protecting environmental assets and integrating ecological considerations into land-use planning within a changing climate and development context.

Hobsons Bay contains some of Melbourne's most significant environmental assets including native grasslands, internationally recognised wetlands, coastal and estuarine systems and waterways. As the municipality grows and development pressures increase, stronger planning tools are needed to protect these natural systems and ensure they remain part of the city's long term identity.

Environmental planning as a key planning initiative brings together major environmental themes relating to grasslands, waterways, significant trees, biodiversity and ecological values. The initiative will identify planning tools, strategic studies and guidelines needed to manage and safeguard environmental values alongside urban growth and change.

Through this key strategic planning initiative, Council will:

- protect and recognise endangered native grasslands in both industrial and public land areas through new Environmental Significance Overlay (ESO) controls

- identify and protect significant and outstanding trees through a new study, register and potential future planning tools such as ESO or Vegetation Planning Overlay (VPO) controls
- advocate for stronger protection of waterways, particularly Laverton Creek, which is not currently covered by State led work
- collaborate with Traditional Owners and biodiversity experts to ensure cultural values and ecological knowledge inform future planning
- prepare a new biodiversity sensitive design guide to help development respond appropriately near ecological areas
- investigate opportunities to strengthen environmental sustainability and ESD outcomes through future strategic planning work

This work will align with Council's Biodiversity Strategy 2024–34, Urban Forest Strategy 2020, Waterways of the West partnership, and broader climate and environment commitments.



1.4.5

Flood and sea level rise planning

Provides the strategic context for responding to flood and coastal hazard risks, informed by State Melbourne Water programs and evolving climate information.

Hobsons Bay is highly exposed to long term flooding and coastal hazards. The publicly available Port Phillip Bay Coastal Hazard Assessment (PPBCHA) shows coastal inundation and storm surge will increasingly affect how land can be planned, used and developed across the municipality.

Responding to these risks requires robust evidence, strong partnerships and a clear planning pathway. Council's **Response to Climate Change Action Plan 2030** and broader climate strategies also provide an important framework for planning for climate resilience and adapting to these emerging risks. Significant work is currently being undertaken through State government and Melbourne Water-led programs, including updated flood modelling, coastal hazard assessments and the review of guidance for sea level rise. These programs are informing a consistent, evidence based approach to planning for flood and coastal risk across metropolitan Melbourne.

State government and Melbourne Water-led programs include:

- Melbourne Water's Greater Melbourne Flood information program which is working with local councils to update flood maps across Greater Melbourne

- State government has announced streamlined processes for flood-related planning scheme amendments led by the Minister for Planning
- Melbourne Water are reviewing the Port Phillip Bay Coastal Hazard Assessment and updating guidelines for sea level rise
- The Adapt West – Shaping our Shores project led by State government is developing a strategic plan to manage coastal hazards and future resilience for the western shoreline of Port Phillip Bay

Council will partner with State and Melbourne Water led programs to ensure that future planning decisions, whether for housing, activity centres, industrial areas or coastal communities, are guided by up to date hazard information and climate resilience considerations, including the protection and planning of climate-resilient assets and infrastructure where relevant. Any future Council led work to respond to updated flood or sea level rise information will be considered once State and Melbourne Water programs are finalised.



1.4.6

Integrated Transport Strategy (ITS)

Provides the strategic context for how transport planning integrates with housing, jobs and land use planning, aligned with the Integrated Transport Strategy.

Transport planning is a critical part of how Hobsons Bay will grow and change over the next decade. Movement patterns, access to services, public transport, walking and cycling networks, freight activity and local street design all shape the liveability and function of the municipality. Transport Planning is central to how a municipality responds to future housing, activity centres and jobs.

Council is currently developing the Integrated Transport Strategy (ITS), a new 10-year strategy that will guide how people and goods move around the city as the population grows toward an estimated 105,000 residents by 2036. The strategy will consider the full range of everyday trips, from walking to local shops, school travel, weekend cycling, public transport use and driving, as well as freight operations, road safety, accessibility and emerging transport technologies.

The ITS will focus on improving:

- connectivity across neighbourhoods and key destinations
- accessibility for all users, including safer walking and cycling networks
- sustainability, supporting low emissions and active transport choices
- safety on local streets and around centres

Recent State reforms to car parking requirements (Clause 52.06) will also influence how the municipality plans for housing and activity centres, particularly in well serviced locations near train stations such as Newport, Williamstown and Altona. These reforms aim to reduce housing delivery costs and encourage development in walkable, transit rich areas. This supports a broader shift away from car dependency toward more sustainable transport patterns over time. PHB will reflect these changes within its broader strategic framework, ensuring alignment with State policy and supporting opportunities for improved housing affordability and active transport outcomes.

As the ITS progresses, Council will continue to gather (building on initial engagement already undertaken) insights from the community, local businesses and transport users to shape the emerging directions. Council will ensure alignment between this work and other key strategic planning initiatives, noting that the ITS intersect on matters such as housing distribution, activity centres, industrial precincts and climate adaptation.

Council will ensure emerging transport directions are reflected in the broader discussion about how Hobsons Bay will or should grow.

Planning for Hobsons Bay (PHB) provides the strategic context for how transport planning interfaces with Council's broader planning work, without duplicating or directing the outcomes of the Integrated Transport Strategy, or its related implementation programs (such as future parking and movement plans and policies).



An aerial photograph of Hobsons Bay, showing a mix of urban, industrial, and natural landscapes. In the foreground, a wide, light-colored sandy beach meets the dark blue ocean. Behind the beach is a green park area with several circular paths. To the left of the park is a dense residential neighborhood with many houses. Further back, there are green fields and a large industrial area with numerous white storage tanks. The background shows a vast expanse of water and distant land.

1.5 IMPLEMENTATION PLAN

Planning for Hobsons Bay (PHB) Implementation Plan translates the frameworks narrative into a structured, high level program of work. It brings together the actions arising from the key strategic planning initiatives delivered by Council along with a small number of general program actions that support the overall delivery, governance and translation of PHB.

These general actions include cross team coordination, Planning Scheme Review items, and strategic alignment with transport and other internal workstreams.

Actions are expressed in simple, plain-English to support clarity and accessibility. They do not pre-empt the technical findings or statutory implementation work that will occur through the detailed strategies, assessments, or future Planning Scheme Amendments. Timing is indicative only and reflects the current Council Plan period.

1.5.1
Actions and priorities

The following table outlines the high level actions that make up PHB’s implementation program. Actions are grouped by key strategic planning initiative, including Housing and Activity Centre Strategy, Heritage Strategy, Industrial Strategy, Integrated Transport Strategy, Environment Planning, and Flooding and Sea Level Rise Planning.

In addition, a set of general program actions is included where work does not fall strictly within one of the key planning initiatives but is essential to delivering PHB.

These include the Planning Scheme Review, cross team coordination and alignment with the Integrated Transport Strategy.

This combined view ensures Planning for Hobsons Bay (PHB) provides a clear, whole of program picture of what strategic planning is delivering over the Council Plan period and beyond. Timing and alignment to Council Plan (CP) actions are provided at a high level.

Table 1. Implementation Plan

Note: CP25-29 refers to Council Plan 2025–29

Key Strategic Planning Initiative	Action	Timing	Council Plan alignment
1.1 Housing & Activity Centre Strategy Review	Review and update the 2019 Housing Strategy, incorporating state and local policy and applying the new HCAP/ATOS method, including preparation of a Residential Development Framework (RDF) to guide the location and form of future residential growth.	CP25-29	Action 3.2.5
1.2 Housing & Activity Centre Strategy Review	Review 2019 Activity Centre Strategy informed by economic and urban design guidance.	CP25-29	Action 3.2.5
1.3 Housing & Activity Centre Strategy Review	Review 2019 Neighbourhood Character Study to reflect State reforms.	CP25-29	Action 3.2.5
1.4 Housing & Activity Centre Strategy Review	Prepare planning scheme amendment options to implement key elements of the Housing Strategy, Activity Centre Strategy and Residential Development Framework (RDF).	CP25-29	Action 3.2.5
1.5 Housing & Activity Centre Strategy Review	Support implementation of actions identified in housing-related strategies.	CP25-29	Action 3.2.5
2.1 Heritage Strategy	Prepare and adopt an updated Heritage Strategy to strengthen protection, management and celebration of local heritage.	CP25-29	Action 3.4.1
2.2 Heritage Strategy	Progress the review of local heritage policy and guidelines to improve clarity, consistency and alignment with contemporary planning practice.	CP25-29	Action 3.4.1
2.3 Heritage Strategy	Prepare planning scheme amendment options to implement the outcomes of the Heritage Strategy, where required, and supporting policy and guidelines review.	CP25-29	Action 3.4.1
3.1 Industrial Strategy	Update the Industrial Land Management Strategy (ILMS) and Industrial Design Guidelines (IDG) to guide future industrial development and protect strategically important land.	CP25-29	Action 3.2.3
3.2 Industrial Strategy	Coordinate with State-led industrial planning processes, including ongoing work in Brooklyn, and identify any local implementation required following recent rezonings.	CP25-29	Action 3.2.3
3.3 Industrial Strategy	Prepare planning scheme amendment options, where required, to implement ILMS and IDG directions and respond to local planning issues.	CP25-29	Action 3.2.3

Key Strategic Planning Initiative	Action	Timing	Council Plan alignment
4.1 Environment Planning	Advance Environmental Significance Overlay (ESO) planning controls for priority native grassland areas.	CP25-29	Action 2.4.1
4.2 Environment Planning	Consider further application of ESO or other appropriate planning controls for public land and areas of environmental value.	CP25-29	Action 2.4.1
4.3 Environment Planning	Consider preparation of a Significant Tree Study to inform future planning responses for the protection of significant trees and vegetation.	CP25-29 +	Action 2.4.1
4.4 Environment Planning	Consider planning responses for Laverton Creek and other waterways, informed by State-led work and the recent Significant Landscape Overlay (SLO) controls applied to surrounding waterways.	CP25-29 +	Goal 2.4
4.5 Environment Planning	Develop guidance to support biodiversity-sensitive design for development in proximity to ecological assets.	CP25-29	Goal 2.4
4.6 Environment Planning	Investigate opportunities to strengthen environmental sustainability and ESD outcomes through future strategic planning work	CP25-29	Action 2.2.2
5.1 Flood & Sea Level Rise Planning	Support Melbourne Water flood mapping projects and future State-led streamlined flood related planning amendments.	CP25-29	Goal 3.5
5.2 Flood & Sea Level Rise Planning	Consider and respond to updated flood and coastal hazard information, including identifying any appropriate local planning responses once state-led work is finalised.	CP25-29	Goal 3.5
6.1 Integrated Transport Strategy	Provide Council Officer input into the Integrated Transport Strategy.	CP25-29	Action 3.3.1
6.2 Integrated Transport Strategy	Coordinate parking reform implications for activity centres and housing, including bicycle parking considerations, alignment with future Parking Strategy work, and evolving State planning tools.	CP25-29	Goal 3.3
6.3 Integrated Transport Strategy	Review and update local planning policies and design guidance to reflect changes to car parking provisions introduced through State reforms.	CP25-29	Goal 3.3

General Program Actions	Action	Timing	Council Plan alignment
7.1 General – Planning for Hobsons Bay	Finalise and publish Planning for Hobsons Bay (PHB) as a framework to communicate and coordinate strategic planning work as key planning initiatives progress.	CP25-29	Action 3.2.4
7.2 General – Planning Scheme Review	Deliver Planning Scheme Review (PSR) outcomes informed by PHB and the five key planning initiatives, including updates to Further Strategic Work and a pipeline of planning scheme amendments.	CP25-29	PSR Program

1.5.2

Sequencing and resourcing

Planning for Hobsons Bay (PHB) sequences work to maintain clarity, efficiency and alignment across projects. The sequencing approach now incorporates both **key strategic planning initiative actions** and **general program actions**, ensuring the full work program is connected and coherent.

In practice, this includes:

- maintaining PHB as an overarching strategic planning framework and shared reference point
- progressing Housing, Activity Centre, Transport Planning and Heritage work recognising that evidence relating to housing, character, movement, heritage and activity centres informs each initiative
- coordinating jobs/industry work with State led industrial planning processes and identifying appropriate local responses
- rolling Environmental Planning and Flooding and Sea Level Rise Planning as multi year programs informed by State partners such as Melbourne Water and DEECA

- integrating general program actions like PHB publication and Planning Scheme Review updates so they support but do not constrain technical work
- consolidating detailed outputs through the Housing, Activity Centre, Heritage, Transport and Industrial Strategies and the Planning Scheme Review, which remain the primary mechanisms for statutory implementation

Resourcing will continue to combine in house delivery with targeted external inputs (e.g. heritage, ecology, economics, flooding and sea level rise planning). Delivery of future actions will be subject to Council priorities, annual budget processes and available resources.



1.5.3

Governance and partnerships

Implementation of PHB, including both key strategic planning initiatives and general program actions, will be supported by internal governance. Council will lead delivery, supported by:

- checkpoints for each major project
- cross team engagement (statutory planning, transport, sustainability, economic development, open space/ city design, heritage, engineering services, social planning and community development)
- project specific engagement with external partners, including but not limited to, Melbourne Water, Department of Transport and Planning (DTP), DEECA, Traditional Owners and other relevant agencies and stakeholders

General program actions, including implementation tracking, Planning Scheme Review alignment, and coordination with other Council work programs will be monitored alongside the key strategic planning initiatives to ensure consistency and organisational alignment across initiatives.

1.5.4

Planning scheme translation

Some initiatives will generate recommendations or technical findings that will inform future planning scheme changes. These may include local policy updates, planning controls and overlays (e.g. Environmental Significance Overlay and Design and Development Overlay), zone refinements, or changes arising from the Planning Scheme Review.

General program actions now captured in PHB including PSR Review, Further Strategic Work updates and cross team alignment, play a key role in ensuring any translation occurs cohesively across multiple workstreams.

Any Planning Scheme Amendment will follow the statutory process: drafting, authorisation, exhibition, consideration of submissions (including Panel where required), and final adoption or approval. Statutory outcomes are not pre determined by PHB, translation is conditional on evidence, community and stakeholder consultation outcomes, and alignment with state policy and ministerial directions.

1.6 MONITORING AND REVIEW



Planning for Hobsons Bay (PHB) is a long range strategic planning framework and does not require formal statutory reporting. However, because it brings together several key strategic planning initiatives, it is important that Council maintains a clear and transparent approach to tracking progress.

Monitoring for PHB will be purposeful, focusing on maintaining alignment and visibility across initiatives rather than creating additional process.

It will support the organisation as projects progress and ensure PHB remains a clear reference point for Councillors, the community, and internal teams.

Oversight will occur through normal program management practices, with Strategic Planning maintaining visibility over key milestones, dependencies and emerging risks across the key strategic planning initiatives and related general program actions.

1.6.1

Performance measures

Performance measures under PHB are not intended to evaluate individual strategies, this occurs through the technical projects themselves. Instead, they are used to track whether the overall planning program is progressing as intended, particularly in response to significant State planning reforms.

Measures will therefore remain high level and practical, focusing on program health and alignment rather than output metrics. Indicative measures may include:

- **Progress of major initiatives:**
Milestones for each key strategic planning initiative advancing broadly in line with expected sequencing
- **Delivery of key program outputs:**
Completion of major project deliverables such as draft strategies, guideline updates, design frameworks or evidence reports
- **Internal alignment:**
Ongoing coordination across strategic planning, statutory planning, transport, economic development, sustainability, social planning and other teams at key stages
- **External collaboration:**
Engagement with Melbourne Water, DTP, DEECA, Traditional Owners and specialist partners at project appropriate milestones
- **Transparency and communication:**
Updating the PHB webpage and implementation program as major steps are reached, ensuring the broader organisation and community can follow the work program



1.6.2

Reporting and review cycle

PHB will be reviewed periodically to ensure it remains aligned with Council's strategic planning priorities, the Council Plan, Planning Scheme Reviews and broader State planning reforms. Updates will be made where necessary to reflect significant changes in policy direction, strategic priorities or emerging evidence.

The reporting approach is intentionally simple:

- **Internal check-ins:**
Strategic planning will periodically review progress across PHB actions to ensure priorities, sequencing and interdependencies remain aligned with Council's broader strategic work program
- **Integrated planning alignment:**
Any necessary updates will be incorporated into Council's existing planning and reporting processes, including future Council Plans, Planning Scheme Reviews and strategic planning work programs
- **External visibility:**
Major updates or milestones may be reflected on the dedicated PHB webpage to maintain transparency and to support Councillors, partners and the community to follow progress
- **Iterative review:**
PHB may be reviewed and refreshed at key points in Council's strategic planning cycle, including future Council Plan periods, Planning Scheme Reviews and major reviews of Council's strategic planning work program, ensuring the framework remains current and useful



APPENDICES

The appendices provide supporting material that helps explain key terminology, reference the broader strategic and policy context, and summarise the engagement undertaken specifically for PHB.

As PHB is a high level framework rather than a technical strategy, the appendices remain concise and focused.



1.6.3

Glossary

The glossary explains key terms used throughout PHB in plain English. It is not intended to be exhaustive, instead, it highlights terminology that may assist readers in understanding the planning context, the key strategic planning initiatives and the State policy settings referenced in the document.

- **Access to Opportunities and Services (ATOS)**

A Victorian Government method that assesses the level of access a location has to transport, jobs, services and daily needs. It is used in the Housing Strategy Review to understand suitability for housing growth.

- **Activity Centre**

A place where people shop, access services, work, meet and connect. This includes neighbourhood and major activity centres as defined in the Planning Scheme. Activity centres will play an important role in accommodating future housing and economic activity.

- **Affordable Housing**

Affordable housing is defined in the Planning and Environment Act 1987 as follows: housing, including social housing, that is appropriate for the housing needs of very low-, low- and moderate-income households. Income ranges for household groups are published annually by the Victorian Government and form part of the definition under the legislation.

- **Biodiversity sensitive design**

An approach to development that minimises impacts on ecological values, particularly where development is near significant grasslands, waterways or habitat corridors.

- **Design and Development Overlay (DDO)**

A planning control that sets out design requirements for specific areas, such as building heights, built form, setbacks and streetscape outcomes.

- **Environmental Planning**

One of Council's Key Strategic Planning Initiatives focused on protecting environmental assets and integrating ecological considerations into land-use planning. The initiative includes work relating to grasslands, waterways, significant trees, biodiversity and environmental planning controls.

- **Environmental Significance Overlay (ESO)**

A planning control applied to protect areas of environmental value such as native grasslands, wetlands or significant ecological habitat.

- **Flooding and Sea Level Rise Planning**
One of Council's Key Strategic Planning Initiatives focused on responding to flood, coastal hazard and sea level rise risks through strategic planning, informed by State Government and Melbourne Water programs.
- **Further Strategic Work**
A list of identified future strategic planning tasks included in the Planning Scheme. PHB helps update and prioritise this list based on current program sequencing.
- **Heritage Overlay (HO)**
A planning control used to protect places of heritage significance, including buildings, precincts, landscapes and maritime or industrial heritage.
- **Heritage Strategy**
Council's strategic framework for understanding, managing, protecting and celebrating Hobsons Bay's heritage values, including Aboriginal cultural heritage, built heritage and cultural landscapes.
- **Housing Capacity Assessment (HCAP)**
A Victorian Government housing capacity analysis platform that assists Councils in estimating how much housing a municipality could theoretically accommodate based on zones, controls and redevelopment assumptions.
- **Housing Choice and Transport Zone (HCTZ)**
A new residential zone applied in well serviced locations and around activity centres to support higher density, diverse housing close to jobs, services and public transport. It provides a transition between intense development and surrounding residential areas.
- **Housing Strategy Review**
Council's technical review that will assess housing needs, opportunities, constraints and future directions for accommodating the state set housing target.
- **Industrial Design Guidelines (IDG)**
Guidelines aimed to improve built form, environmental performance, access and interface treatment in industrial precincts.
- **Industrial Land Management Strategy (ILMS)**
Council's strategic review of industrial land that will guide future industrial development, investment, employment growth and management of industrial precincts across Hobsons Bay.
- **Industrial Strategy**
One of Council's Key Strategic Planning Initiatives focused on protecting and managing industrial and employment land through preparation of the Industrial Land Management Strategy and associated planning responses.
- **Integrated Transport Strategy**
A strategy that will guide how people and goods move around Hobsons Bay, including walking, cycling, public transport, freight and road network planning.
- **Major Hazard Facility (MHF)**
Industrial facilities where large quantities of chemicals or fuels are stored, processed or handled. These influence land use planning in surrounding areas.

- **Neighbourhood Character Overlay (NCO)**

A planning control used to reinforce the preferred character of neighbourhoods where character is an important planning consideration.

- **Planning Scheme Review (PSR)**

A periodic review of the Planning Scheme that assesses its clarity, effectiveness and alignment with strategic workstreams. The *Planning and Environment Act 1987* requires that the Planning Scheme Review be undertaken and submitted to the Minister for Planning within 1 year of the Council Plan being adopted. The 2026 PSR will consolidate outputs from PHB's initiatives.

- **Public Transport Accessibility Level (PTAL)**

A measure of how easy it is to access public transport from a location, based on how close services are and how frequently they run. Higher PTAL scores indicate better access to frequent and nearby public transport options.

- **Residential Development Framework (RDF)**

A high level spatial framework (developed through the Housing Strategy Review) that will indicate where housing change may be most suitable over time. PHB introduces the concept but does not determine it.

- **Residential Growth Zone (RGZ)**

A residential planning zone that supports housing growth in appropriate and well serviced locations, typically enabling medium density or higher density built form.

- **Statutory Planning**

A function of Council responsible for assessing planning permit applications in accordance with the Planning Scheme and *Planning and Environment Act 1987*.

- **Strategic Planning**

A function of Council responsible for preparing long term planning strategies, technical studies and future planning scheme amendments.

- **Structure Plan**

A long-term plan for an activity centre or urban precinct that sets out land use, built form, access and public realm directions.

- **Urban Design Guidelines (UDG)**

Guidelines that inform the look, feel and design quality of development, particularly in activity centres and industrial precincts.

- **Vegetation Protection Overlay (VPO)**

A planning control used to protect significant trees and vegetation, including their environmental, landscape and habitat values. It may apply to individual trees or groups of vegetation where protection is considered important.

- **Zoning**

The base layer of the planning scheme that regulates land use and built form expectations. Relevant zones referenced in PHB include:

- » Residential Growth Zone (RGZ)
- » Housing Choice and Transport Zone (HCTZ)
- » Industrial Zones (INZ1, INZ2, INZ3)
- » Commercial Zones (C1Z, C2Z)

1.6.4

References

The references list acknowledges core strategic documents, State reforms and background sources that inform PHB. As PHB is a high level, narrative overview and not a technical evidence report, it does not attempt to reproduce detailed technical references from the individual key strategic planning initiatives.

References include:

- **Council Plan 2025–29** (including relevant actions)
- **Plan for Victoria** including Hobsons Bay’s housing target
- **Amendment VC283** and changes to the Planning Policy Framework
- **Victoria’s HCAP** and **ATOS** guidance
- **Victorian Economic Growth Statement** and industrial policy settings
- **Waterways of the West, Biodiversity Strategy, Urban Forest Strategy**, and other key environmental frameworks referenced in the PHB’s Environmental Planning initiative
- **Melbourne Water flood and coastal hazard work**, including updated mapping and adaptation frameworks
- **Response to Climate Action Plan 2030** (including relevant actions)

This list can be updated as each key strategic planning initiative develops its own detailed evidence base and documentation.

1.6.5

Engagement summary

PHB is a high-level strategic planning framework. Unlike technical strategies, it does not require formal statutory community consultation. Therefore, the engagement summary focuses on how PHB has been prepared and how it will be shared, not on community feedback or submissions.

Preparation phase

- PHB draws on significant internal engagement across strategic planning, Statutory Planning, Sustainability, Transport, Engineering and Economic Development teams
- PHB draws insights from earlier consultation processes linked to the key strategic planning initiatives (e.g. Industrial and Heritage Strategy engagements, Activity Centre Strategy touchpoints, environmental planning discussions)

Future engagement

Each key strategic planning initiative will undertake its own engagement program as required, either statutory (where a Planning Scheme Amendment is proposed) or non-statutory (where technical or strategic input is sought).

Engagement activities may include information published through Council's online engagement platform Participate Hobsons Bay, online surveys, Have Your Say feedback opportunities, project webpages, stakeholder workshops, community information sessions and drop-in events.

PHB provides context but does not duplicate or pre-empt those tailored engagement processes.

While Council has a range of established engagement tools and channels, the approach adopted for each project will be tailored to its scope, complexity, statutory requirements and community interest. As a result, not every project will utilise all engagement methods.





Planning for Hobsons Bay

August 2026

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