

SPOTSWOOD ACTIVITY CENTRE STRUCTURE PLAN

WHAT WE HEARD (JULY 2022)

The Spotswood Activity Centre Structure Plan (SACSP) is the development of a long-term plan to guide land use, built form, public space, and infrastructure.

Community engagement on the draft SACSP occurred for six weeks between 21st April 2022 and 2nd June 2022. During this time the community and key stakeholders were invited to view the draft Structure Plan and via Participate and ask any questions of Council either at face-to-face information sessions or via written submissions.

Project Summary

The SACSP gives shape to the Better Places Spotswood and South Kingsville (BPSSK) community vision by outlining key directions, future land use and built form, and improvement projects for the Spotswood activity centre and surrounds over the next 15 - 20 years.

The SACSP was informed by the BPSSK community and stakeholder consultation and various technical reports.

Community Vision in BPSSK Place Guide for Spotswood:

“Spotswood and South Kingsville will be a modern urban village where all the needs of daily life are within easy reach. It will have a diverse mix of people and living options and a vibrant village. It will be a ‘place for people’ - with great parks and public spaces and treelined streets that connect the community and make walking, cycling and active transport the most attractive and convenient way to get around. The history of industry in the area continues to be maintained and celebrated into the future through the built form, character and land uses, but evolves to embrace a shift towards greener and smarter technologies and industries that are connected to the local community.”

Community Engagement

Throughout the engagement process, various channels and engagement activities were undertaken to reach the broader community to seek feedback on the draft SACSP. These community engagement opportunities were primarily shared via Council’s digital platforms.

Activity	Details
Online Session	11 th May 2022 via Zoom.
In Person Session	28th May 2022 – 8am-1pm, Spotswood Slow Food Market.
Participate Survey	Participate 21 st April – 2 nd June. Seeking feedback on key proposed changes.
Email, Meeting and Phone Discussion	During the engagement period: <ul style="list-style-type: none">- Email to key stakeholders inviting feedback- Meeting and phone discussion with community and key stakeholders to discuss feedback

What we heard

Respondent statistics:

Platform	Details
Participate	1217 site visits with 12 survey submissions.
Social	15106 people reached with 38 engagements across multiple platforms.
Email	944 emails sent to stakeholders. 10 email submissions received
Other	1 submission was provided via phone

Interaction Rate: 1.4% (Unique Visits vs participate contributions)



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Participate Survey:

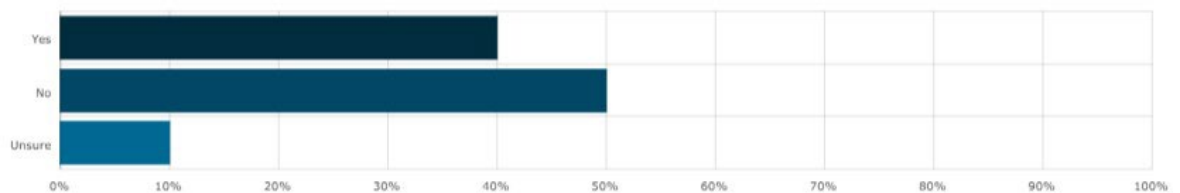
Community feedback was sought on the draft SACSP via an online survey.

The community were asked to provide their feedback on the draft SACSP (n=12)



Feedback focussed on parking, industrial zones and land use around Major Hazard Facilities (referred to as the buffer zone in community responses), further open spaces and greening as well as truck traffic and local resident safety.

The community were asked “do you think the proposed zoning changes would support the Better Places Spotswood and South Kingsville community vision?” (n=10)



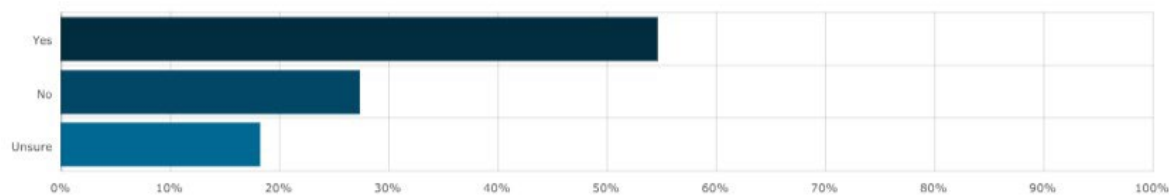
- Yes – 40% (n=4)
- No – 50% (n=5)
- Unsure – 10% (n=1)

Further clarification was sought from respondents with a 'no' or unsure' response.

Key responses in this feedback included remarks on industry, land use around Major Hazard Facilities (buffer zone), and development in the area.

- Industry – some respondents commented that further changes needed to be made to the type of industry and that the plan was still too industrially heavy.
- Buffer zone – Further clarification was sought by respondents around land use in proximity to Major Hazard Facilities and concern with future expansion of these facilities.
- Other responses included requests for the banning of trucks.

The community were asked “do you think the proposed heritage overlay changes would support the Better Places Spotswood and South Kingsville community vision?” (n=11)



- Yes – 54% (n=6)
- No – 27% (n=3)
- Unsure – 18% (n=2)

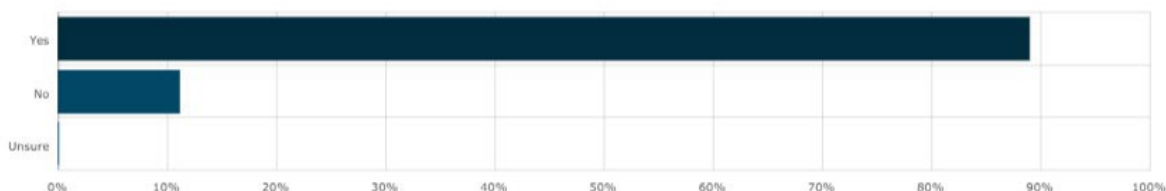
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Further clarification was sought from respondents with a 'no' or unsure' response.

Key responses in this feedback included remarks on the proposed heritage overlays' impact on individual residential development.

The community were asked "do you think the proposed built form would support the Better Places Spotswood and South Kingsville community vision?" (n=12)



- Yes – 89% (n=8)
- No – 11% (n=1)
- Unsure – 0% (n=0)

The community were asked "is there anything in the draft SACSP that could be improved or is missing?"



Key responses in this feedback included remarks on the inclusion of more open spaces and greening, and support for local trade and parking.

Email Submissions

10 email submissions were received from the community and key stakeholders. Key matters raised included:

- Land use and development density around Major Hazard Facilities
- Further rezoning to allow more commercial development in the industrial area
- Seeking clarity around built form guidelines and building heights in the industrial area
- Comments on the proposed east-west and north-south bike routes for commuter cyclists
- Truck traffic and calming treatment on Hudsons Road
- Port Environ in the industrial area

Other form of engagement activities

Representatives from the project team also held online and face-to-face information sessions, meeting and phone discussion with the community and relevant key stakeholders. The key feedback from these activities related to:

- New development to consider major pipelines if located close by
- Further discussed:
 - built form guidelines
 - major hazard facilities and land use around these
 - transition towards more commercial and diverse industries
 - more activation in underutilised or vacant industrial land
 - truck traffic concerns



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Next steps

The Project Team will consider all feedback and propose relevant changes to the SACSP. The updated draft SACSP will be presented to Council for adoption and a Planning Scheme Amendment will be prepared to implement the findings into the HBCC Planning Scheme.

Further information will be provided to community as this project progresses. If you have any questions regarding the draft Spotswood Activity Centre Structure Plan, please email strategicplanning@hobsonsbay.vic.gov.au.



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