



Social Impact Assessment

Precinct 15

Prepared for South Kings Properties Pty Ltd

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Contents

1	INTRODUCTION	4
1.1	COUNCILS SIA GUIDELINES	4
1.2	TASKS	4
1.3	REPORT STRUCTURE	4
2	THE PROPOSAL	6
2.1	INTRODUCTION	6
2.2	THE SITE AND SURROUNDS	6
2.3	THE PROPOSAL	6
3	POLICY CONTEXT	9
3.1	STATE POLICES AND STRATEGIES	9
3.2	LOCAL POLICES AND STRATEGIES	10
3.3	OTHERS	14
3.4	SUMMARY	14
4	DEMOGRAPHIC OVERVIEW	16
4.1	INTRODUCTION	16
4.2	AGE PROFILE	17
4.3	HOUSEHOLDS	18
4.4	INCOME	19
4.5	BIRTHPLACE AND LANGUAGE	20
4.6	SEIFA INDEX	21
5	HOUSING AND AFFORDABILITY	22
5.1	INTRODUCTION	22
5.2	DWELLINGS AND TENURE	22
5.3	HOUSING COSTS	23
6	COMMUNITY FACILITIES AND OPEN SPACE	25
6.1	INTRODUCTION	25
6.2	EARLY YEARS FACILITIES	25
6.3	SCHOOLS	30
6.4	COMMUNITY SPACES	33
6.6	OPEN SPACE AND RECREATION	36
7	ANTICIPATED SOCIAL CHANGES	41
7.1	POPULATION OF PRECINCT 15	41
8	DEMOGRAPHIC IMPACTS	45
9	HOUSING AFFORDABILITY	46
10	COMMUNITY FACILITIES AND OPEN SPACE	48
10.1	FACILITIES	48
10.2	OPEN SPACE AND RECREATION	51
10.3	ACCESS AND MOBILITY	53
11	CONCLUSIONS	55

1 Introduction

Public Place was engaged by South Kings Properties Pty Ltd on behalf the Precinct 15 land owners to prepare a Social Impact Assessment (SIS) relating to a Draft Land Use Structure Plan for Precinct 15 in Altona North. The following report represents the findings of the SIA a detailed Social Impact Assessment (SIA) which has been [prepared in accordance with Hobsons Bay City Council's (HBCC) *Social Impact Assessment Guidelines* (2011)].

1.1 Councils SIA Guidelines

HBCC requires applicants to submit an SIA as part of planning permit applications and planning scheme amendments, in circumstances where it considers there may be significant social impacts resulting from the proposal. Council has developed a set of guidelines to assist in the preparation of SIAs. The Guidelines set out 'trigger criteria', which indicate when an SIA is required. The relevant trigger criterion in the context of the Draft Land Use Structure Plan for Precinct 15 is 'proposals for rezoning land to or from a residential use'.

1.2 Tasks

The following tasks were undertaken to support this SIA:

- Review of the Draft Land Use Structure Plan for Precinct 15.
- Review of relevant City of Hobsons Bay Policies and Strategies.
- Demographic analysis of Altona North and surrounds.
- Mapping of Community Facilities in Altona North and surrounds.
- Limited consultation with HBCC and review of written communication between HBCC and South Kings Properties Pty Ltd.

1.3 Report Structure

At Appendix 1 of the Council's SIA Guidelines, information is provided regarding the preferred structure and content of an SIA. It is suggested that SIA incorporate three Sections:

- PART A – The Proposal and the Local Environment
- PART B – Overview of Anticipated Changes
- PART C – Analysis and Response to Social Impacts

This SIA is set out in the manner suggested.

PART A

THE PROPOSAL AND THE LOCAL ENVIRONMENT

2 The Proposal

2.1 Introduction

This Section provides an overview of the Land Use Plan and the local environment.

2.2 The Site and Surrounds

Precinct 15 is an approximately 67 hectare site located toward the eastern boundary of Altona North. The suburbs of South Kingsville and Newport are located immediately to the east of the site. The site is located approximately eight kilometres from the Melbourne CBD.

The site is bounded by the West Gate Freeway to the north, New Street to the east, Blackshaws Road to the south and Kyle Road to the west. Residential areas abut the site on its eastern, southern and western boundaries. Immediately to the north are the Brooklyn Terminal Station and the Westgate Freeway.

The site is currently occupied by a range of industrial and other uses such as electricity transmission terminals, a ten pin bowling alley and various engineering uses. Former uses such as an abattoir, Don Small Good facility and former quarry have discontinued, leaving vacant land in their place.

2.3 The Proposal

The Land Use Plan for Precinct 15 is shown overleaf. As the Plan shows, it is proposed that Precinct 15 be developed as a medium to high density residential precinct incorporating open space areas, a neighbourhood activity centre and a community facility. A schedule of the proposed land uses is provided in Table 2.1.

Based on advice received from South Kings Properties Pty Ltd, for the purpose of this SIA, it is assumed that Precinct 15 would yield 3000 dwellings (a mix of apartments and townhouses). The assumed dwelling yield is not an upper limit to the precinct's capacity and the assumed dwelling mix is subject to change, due to various factors including market demand.

It is proposed to develop a 1,500 sq. m community facility on a 0.4 hectare site located to the South East corner of Quarry Park, subject to Council agreement. It is proposed that this facility incorporate a long day care service and potentially other Council delivered early years services, such as kindergarten and maternal and child health.

Table 2-1: Schedule of Land Use and Development Outcomes

Land Use	Development Outcomes	
Residential	1 Bedroom Apartment	300
	2 Bedroom Apartment	500
	3 Bedroom Apartment	200
	2 Bedroom Townhouse	500
	3 Bedroom Townhouse	1,000
	4 Bedroom Townhouse	500
Open Space	Quarry Park	2.95 Ha
	PP1	0.25 Ha
	PP2	0.38 Ha
	PP3	0.3 Ha
	PP4	0.35 Ha
	Linear Park	0.74 Ha
Commercial/Community	Neighborhood Activity Centre	1.34 Ha
	Community Facility	0.4 Ha

Source: Tract 2014

It is expected that Precinct 15 would be fully developed by 2030. However, details regarding the staging and timing of development within Precinct 15 have not yet been fully resolved.



SCALE 1:5000 (A3)

0 100 200

Land Use Plan

Precinct 15, Altona North

PROJ_DRG NO 0314-0167-10 D011 REV 02 DRWN EF CHKD JM DATE 20.03.2015

Tract

3 Policy Context

3.1 State Policies and Strategies

3.1.1 Plan Melbourne

Plan Melbourne sets out the Victorian Government's vision that will guide Melbourne's growth to 2050. Plan Melbourne identifies a need to provide a diversity of housing in defined locations that caters for different households and is close to jobs and services. Urban renewal sites are specifically identified as potentially making a major contribution to this objective.

Plan Melbourne also identifies community infrastructure as an important enabler of effective urban renewal. A particular focus of Plan Melbourne is to ensure that infill development is sequenced to encourage productive use of existing infrastructure.

3.1.2 Public Open Space Contributions

Local Governments can seek public open space contributions when land is subdivided under both the Planning and Environment Act (1987) (and Victorian Planning Provisions Clause 52.01) and Subdivision Act (1988) (sections 18 to 20):

- The Subdivision Act 1988 enables councils to obtain a contribution for public open space from subdivision proponents. The contribution amount is to be up to 5% (of land or value of land or combination of both) if it can be justified, based on an assessment of need.
- Clause 52.01 recognises the power of councils to obtain public open space contributions under the Subdivision Act, and provides a mechanism for councils to amend the provisions to suit local circumstances. Councils can set a contribution rate, subject to strategic justification. If no amount is specified, a contribution for public open space may still be required under Section 18 of the Subdivision Act 1988.

The Subdivision Act 1988 defines public open space as land set aside in a plan or land in a plan zoned or reserved under a planning scheme:

- for public recreation or public resort; or
- as parklands; or
- for similar purposes.

The schedule to Clause 52.01 within the Hobsons Bay Planning Scheme does not set a local open space contribution rate.

3.2 Local Policies and Strategies

3.2.1 The Planning Scheme

The Hobsons Bay MSS states that the City is home to diverse and vibrant communities each with its own character. The MSS also recognises that the population of the municipality is growing with most of that growth expected in the Altona North and Spotswood – South Kingsville neighbourhoods. Key issues raised in the MSS of particular relevance to this SIA include:

- Protecting the quality and character of existing suburbs from pressure associated with urban consolidation.
- Providing new and replacing ageing infrastructure to meet the needs of existing and future residents, businesses and industries in response to increasing populations, particularly in and around Strategic Redevelopment Areas.
- Providing well designed community facilities in convenient locations throughout the municipality.
- Ensuring the provision of appropriate community and social infrastructure to integrate new residential neighbourhoods within established areas.

The Table below highlights a number of clauses within the Hobsons Bay Planning Scheme which are relevant in the context of this SIA. The clauses indicate that Precinct 15 should contribute to the network of community facilities and open space within City of Hobsons Bay.

Table 3-1: Relevant Section of the Hobsons Bay Planning Scheme

Clause	Relevant Excerpt
21.04 Open Space	<p>Objectives for open space in Hobsons Bay include:</p> <ul style="list-style-type: none"> ▪ To provide adequate open space and continue to develop a variety of open spaces to provide for a range of experiences and leisure opportunities that are accessible for all people. ▪ To enhance the quality of diverse leisure opportunities available in the open space system throughout the municipality. ▪ To develop the Kororoit Creek corridor as a major focus for recreation and community activities.
21.10 Infrastructure	<p>Objectives for infrastructure in Hobsons Bay include:</p> <ul style="list-style-type: none"> ▪ To deliver necessary community infrastructure to enhance the liveability of Hobsons Bay residents. ▪ Ensure that developers provide a continuous network of bicycle paths and pedestrian facilities in new residential subdivisions that contributes to community health and well-being by encouraging walking and cycling.

Clause	Relevant Excerpt
Clause 56 Residential Subdivision	<p>56.03-3 Planning for community facilities objective:</p> <p>To provide appropriately located sites for community facilities including schools, libraries, preschools and childcare, health services, police and fire stations, recreation and sports facilities.</p> <p>Standard C4: A subdivision should:</p> <ul style="list-style-type: none"> ▪ Implement any relevant regional and local community facility strategy, plan or policy for the area set out in this scheme. ▪ Locate community facilities on sites that are in or near activity centres and public transport. <hr/> <p><i>Standard C13:</i> The provision of public open space should:</p> <ul style="list-style-type: none"> ▪ Implement any relevant objective, policy, strategy or plan (including any growth area precinct structure plan) for open space set out in this scheme. ▪ Provide a network of well-distributed neighbourhood public open space that includes: <ul style="list-style-type: none"> – Local parks within 400 metres safe walking distance of at least 95 percent of all dwellings. Where not designed to include active open space, local parks should be generally 1 hectare in area and suitably dimensioned and designed to provide for their intended use and to allow easy adaptation in response to changing community preferences. – Additional small local parks or public squares in activity centres and higher density residential areas.

3.2.2 Community Services and Infrastructure Plan Discussion Paper (2010)

In 2010, HBCC developed a discussion paper which provides information on existing community infrastructure and future needs. The paper identified a number of anticipated infrastructure needs for 'Precinct 1' (Altona North and Brooklyn) and 'Precinct 2' (South Kingsville, Spotswood and Newport West) (see Table 3.2).

Table 3-2: CSIP Discussion Paper Outcomes

Precinct	Identified Needs		
	Short term (2009)	Medium term (2015)	Long term (2020):
Altona North and Brooklyn	<ul style="list-style-type: none"> – Community health services – Youth focused spaces – Flexible community art spaces – Accommodation services – Emergency relief services 	<ul style="list-style-type: none"> – Community Information services 	<ul style="list-style-type: none"> – Community/adult education – Community meeting spaces
Newport West, Spotswood and South Kingsville	<ul style="list-style-type: none"> – Community Meeting Spaces – Community Health Services – Youth focused spaces and resource centre – Accommodation Services 	<ul style="list-style-type: none"> – Multipurpose community centre 	

Since the discussion paper was produced, HBCC has been working on a Community Infrastructure Plan that would identify the community infrastructure required to meet community needs into the future. However, the Plan has not yet been completed/endorsed. The absence of an endorsed community infrastructure plan presents some difficulties when assessing how community infrastructure proposed for inclusion within Precinct 15 fits into the total network of existing and planned community facilities in the City.

HBCC has however, continued to plan and implement particular community infrastructure projects. For example, Council is the process of developing the 'Newport Youth Library Seniors Project'. This project incorporates a modern library space, a youth service centre, maternal and child health rooms, along with a music studio and a variety of activity rooms for use by seniors and other groups in the community. The HBCC website indicates that concept drawings for the Newport Youth Library Seniors project were endorsed by Council in March 2014 and the project is due to be completed in September 2016.

HBCC has indicated that at this stage it has no predetermined view regarding the focus for any community infrastructure proposed for Precinct 15. Rather, a decision in this respect should be driven by *what is proposed, the people expected and the demographic forecasts associated with the proposal.*¹

¹ HBCC pers.com. 2 February 2015

3.2.3 Affordable Housing Policy

City of Hobsons Bay has developed a policy to address *the recent lack of affordable and appropriate housing in the municipality*. Of greatest relevance to this assessment, the policy seeks to encourage at least 10% of dwellings within key development sites across the municipality to be affordable housing for low income households. The Policy identifies the following as 'affordable housing':

not-for-profit housing that is owned and managed by community organisations and/or state owned public housing

and/or

low cost housing options which ensure that households in the lower 40% of the income distribution scale (\$56,100 and below) don't pay more than 30% of their income

Also of relevance, increasing housing diversity is identified as a way to improve overall levels of affordability in the City. For example, at page 6 of the Policy it is stated that Local Government has a key role in:

Influencing the types and location of housing through the planning processes and statutory controls: for example encouraging diversity in stock size, affordability, universal and sustainable design principles.

3.2.4 Play Space Strategy

This Strategy sets out a ten year development plan for play space provision and renewal across Hobsons Bay. In the context of the Strategy, the term 'play space' refers to playgrounds, skate and BMX facilities, fitness equipment and other informal sporting facilities such as multi-sport courts.

The Strategy seeks to ensure that there are local play spaces within 500 metres of all residential areas and destination play spaces within 2 kilometres. The Strategy indicates that there are five destination play spaces within two kilometres of Precinct 15, including a skate facility. However, at present Precinct 15 is relatively poorly served by local play spaces. The Strategy suggests that a play space could potentially be developed within Precinct 15.

3.2.5 Ageing Well Strategy 2007-2017

The Strategy articulates Council's vision to create:

- An age friendly municipality where older residents are able to live in suitable and affordable housing, move about their community safely and access affordable and flexible services, facilities and physical infrastructure which meets their needs.

- A municipality which values diversity, promotes social connections and encourages participation and cooperation.

The Strategy also indicates that HBCC will:

- Actively provide, plan and advocate for the provision of a wide range of appropriate services which address the needs of older residents.
- Ensure older residents benefit from open channels of communication with the Council which facilitate both the dissemination and gathering of information.

3.2.6 Children and Young People's Plan 2014-2018

The Plan articulates a vision for a municipality where children and young people belong, connect contribute and succeed. Some objectives of particular relevance in the context of this SIA are:

- Ensure Council's services are appropriately tailored to respond to the needs of the community, in particular to vulnerable children and their families.
- Ensure the continuous improvement of all early years' services delivered by Council
- Provide housing opportunities that empower young people to successfully transition to independent living.

3.3 Others

HBCC has a number of other plans and strategies which are now out of date (see Table 3.3).

Table 3-3: Lapsed Policies/Plan/Strategies

Name	Status
Open Space Plan 2005	Under Review
Libraries Strategy Plan 2006-2009	Under Review
Health and Wellbeing Plan 2007-2011	Under Review
Sport and Recreation Plan 2003-2007	Under Review
The Hobsons Bay Strategic Bicycle Plan 2003	Under Review
Hobsons Bay Pedestrian Charter 2005	Under Review

3.4 Summary

The policy context that applies to the proposed Land Use Plan for Precinct 15 is one that encourages urban consolidation to meet the housing needs of the community in locations that are already provisioned with community infrastructure and open space. Development of urban renewal sites is to occur in a manner which respects and integrates with the existing physical

and social environment, and leverages the opportunities created to improve social outcomes in the host area.

4 Demographic Overview

4.1 Introduction

Demographic data are presented below for Altona North, Spotswood/South Kingsville, Newport West and the City of Hobsons Bay as a whole. The geographies used to report demographic data were developed by i.d. Consulting on behalf of HBCC. Precinct 15 is located toward the north east corner of Altona North (see Figure 2.1).

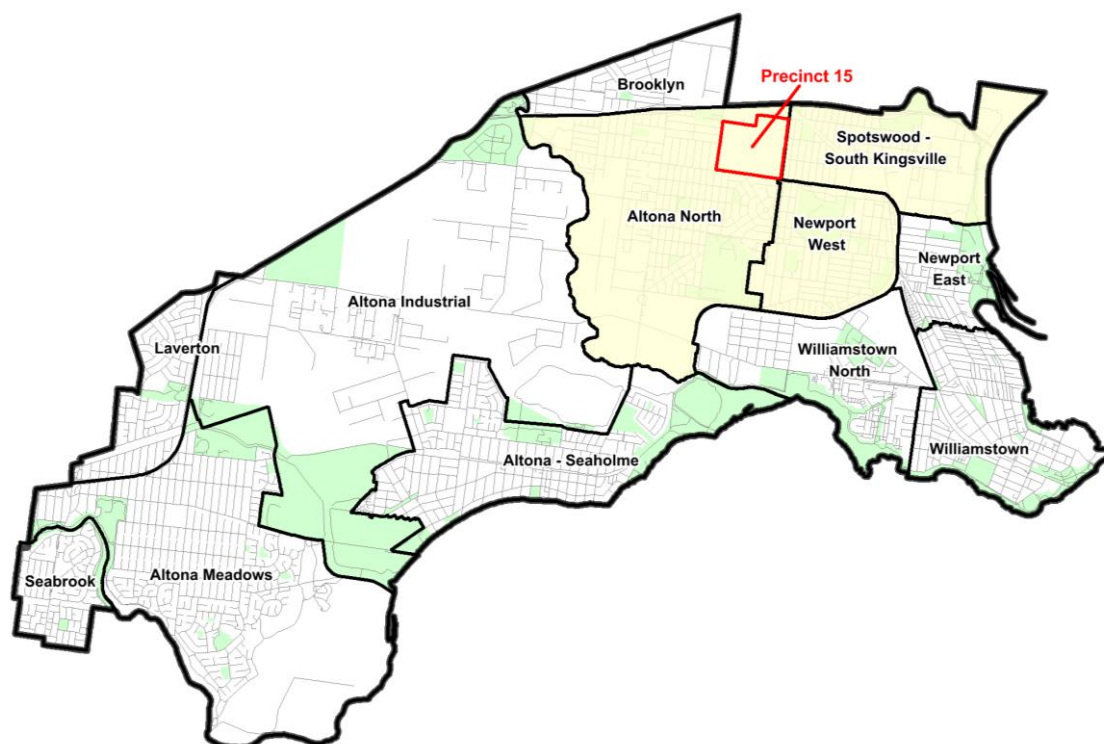


Figure 4-1: Reporting areas and Location of Precinct 15

4.1.1 Population Size and Growth

Table 2.1 shows existing and projected population levels for Altona North, Spotswood/South Kingsville, Newport West and the City of Hobsons Bay as a whole. As can be seen, the population of Altona North is currently approximately 12,377 people, and is expected to growth to approximately 18,000 people by 2031 (an average annual growth rate of 2.2%). Spotswood/South Kingsville is also projected to experience strong population growth

It is projected that population growth in Altona North and Spotswood/South Kingsville will be facilitated by a number of major urban renewal/ infill projects, including Precinct 15. The i.d. Consulting forecasts assume that 1,975 dwellings will be developed at the 'Don Small Goods site' (Precinct 15) making this site the single largest source of new dwellings identified in the projections.

Modest growth is also projected for Newport West, which will be fuelled largely by infill development and some smaller urban renewal projects.

Table 4-1: Existing and Project Population – Selected Areas

	2014	2021	2031	Change - 2031-2014	Annual Growth
Altona North	12,377	13,582	17,901	5,524	2.2%
Spotswood/South Kingsville	4,446	6,280	7,763	3,317	3.3%
Newport West	8,114	8,802	9,147	1,033	0.7%
Hobsons Bay City	88,992	96,604	104,134	15,142	0.9%

Source: i.d. consulting

4.2 Age Profile

Table 2.2 shows the age profile of the areas of interest. As the Table shows, the population of Altona North is somewhat older than the neighbouring suburbs and metropolitan Melbourne as a whole. To illustrate, 27.7% of Altona North residents are aged 60 years or greater compared with only 14-15% in the neighbouring areas. The proportion of people aged over 60 in metropolitan Melbourne was 18.2% at the time of the last Census.

In Spotswood/South Kingsville and Newport West, the population consisted of a higher proportion of young and mature adults than the comparison areas, potentially reflecting the perceived attractiveness of these areas to professional couples and singles.

Table 4-2: Age Profile

	Altona North	Spots. Sth-Kingsville	Newport West	Metro Melb
Babies and pre-schoolers (0 to 4)	6.7%	7.7%	9.4%	6.5%
Primary schoolers (5 to 11)	7.9%	6.6%	7.1%	8.4%
Secondary schoolers (12 to 17)	6.6%	4.7%	6.4%	7.3%
Tertiary education/independent (18 to 24)	7.6%	8.7%	7.7%	10.1%
Young workforce (25 to 34)	15.3%	19.9%	16.6%	15.4%
Parents and homebuilders (35 to 49)	18.7%	25.6%	27.0%	22.0%
Older workers/pre-retirees (50 to 59)	9.4%	11.8%	11.8%	12.1%
Empty nesters/retirees (60 to 69)	9.3%	7.5%	5.5%	9.0%
Seniors (70 to 84)	15.0%	5.5%	6.7%	7.4%
Elderly aged (85 and over)	3.4%	2.0%	1.9%	1.8%

Source: i.d. Consulting

Across Altona North, Spotswood-South Kingsville and Newport West, population growth is projected in all age cohorts roughly in proportion to the existing age profile. As a result, while the population of the area will grow, its age profile will not change dramatically over the next 20 years.

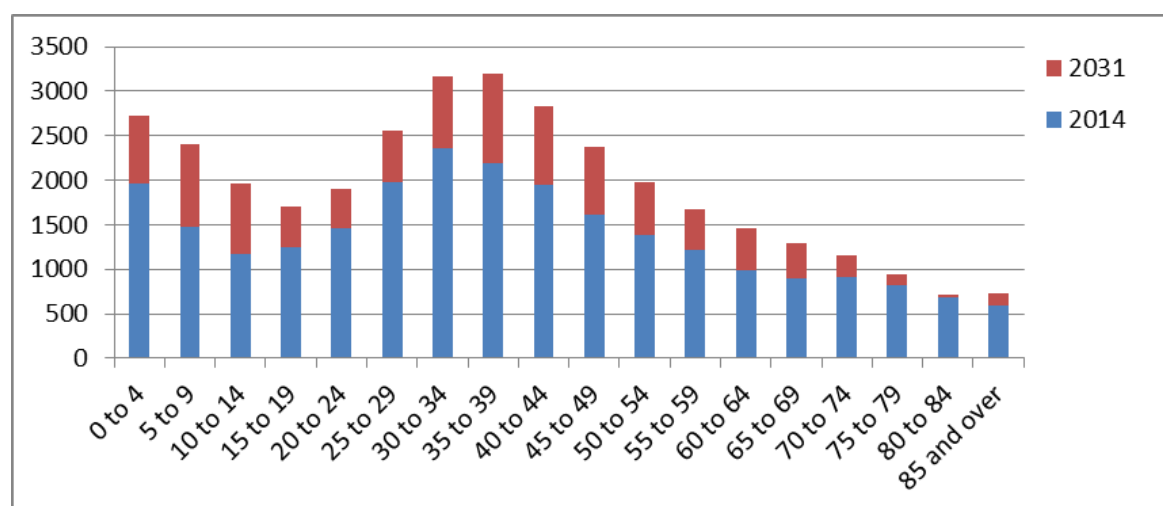


Figure 4-2: Population Growth by Age - Altona North, Spotswood/South Kingsville and Newport West (adapted from i.d Consulting 2014)

4.3 Households

Table 2.3 shows the household profile for the areas of interest. As can be seen, the population of the Hobsons Bay areas comprised fewer couples with children and more lone persons than the metropolitan area as a whole. In the case of Altona North, this trend reflects the presence of numerous empty nesters. In the case of Spotswood/South Kingsville and Newport West, the data reflects the attractiveness of these areas to working singles and couples.

Table 4-3: Households Profile

	Altona North	Spots. Sth-Kingsville	Newport West	Metro Melb
Household Size	2.59	2.31	2.47	2.6
Couples with children	27.9%	25.1%	31.1%	33.6%
Couples without children	23.4%	25.4%	22.8%	23.5%
One parent families	12.3%	9.0%	9.0%	10.4%
Other families	1.8%	1.7%	1.6%	1.4%
Group household	4.0%	5.6%	5.5%	4.5%
Lone person	24.8%	29.0%	25.8%	22.3%
Other	5.9%	4.2%	4.2%	4.3%

Source: i.d. Consulting

Across Altona North, Spotswood-South Kingsville and Newport West, growth in households is projected across all household types. However, growth in couple families with children is projected to be particularly strong, comprising 35% of all projected increases in household numbers (see Figure 4.3). The i.d. Consulting forecasts indicate there will be approximately 1,766 additional small households (lone persons and couples without children) living in the areas of interest by 2031.

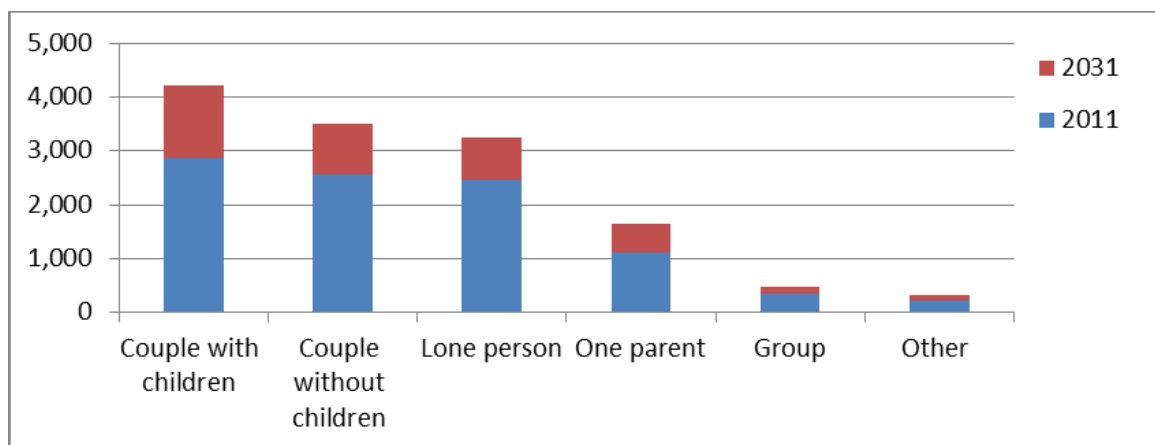


Figure 4-3: Growth in Households by Type - Altona North, Spotswood/South Kingsville and Newport West (adapted from i.d Consulting 2014)

4.4 Income

Table 2.5 shows the income profile of the areas of interest. As can be seen, the Altona North community was comprised of a much higher proportion of households on relatively low income when compared with Spotswood-South Kingsville, Newport West and metropolitan Melbourne as a whole.

The proportion of households in Spotswood-South Kingsville and Newport West with an income in the lowest quartile has decreased dramatically since 2001, indicating that these areas have experienced extensive renewal and gentrification. In comparison, the income profile of Altona North has remained relatively stable.

Table 4-4: Income Profile

	Altona North	Spotswood Sth Kingsville	Newport West	Metro Melb
Lowest group \$0 to \$624	35.1%	21.7%	20.1%	22.5%
Medium lowest \$625 to \$1,213	26.0%	23.2%	18.7%	23.5%
Medium highest \$1,214 to \$2,148	21.8%	23.7%	25.0%	25.6%
Highest group \$2,149 and over	17.2%	31.4%	36.2%	28.4%
% in Lowest group in 2001	35.5%	28.9%	27.2%	22.4%

Source: i.d. Consulting

4.5 Birthplace and Language

Altona North is home to a more culturally diverse population than the comparison areas. To illustrate, at the time of the last Census, 40% of Altona North residents were born overseas and 51.1% could speak a language other than English, more than double the proportion observed for Spotswood-South Kingsville and Newport West.

Table 4-5: Birthplace and Language

	Altona North	Spotswood Sth Kingsville	Newport West	Metro Melb
Overseas born	40.0%	28.0%	24.1%	31.4%
- Non-English speaking background	35.5%	20.3%	15.9%	24.2%
Speak Language other than English	51.1%	24.8%	21.1%	29.1%

Source: i.d. Consulting

4.6 SEIFA Index

Figure 4.4 below shows local variation in SEIFA Index of Disadvantage Scores within the City of Hobsons Bay. As can be seen Precinct 15 is located on a boundary between the relatively affluent areas of Newport West and South Kingsville and the less affluent Altona North.

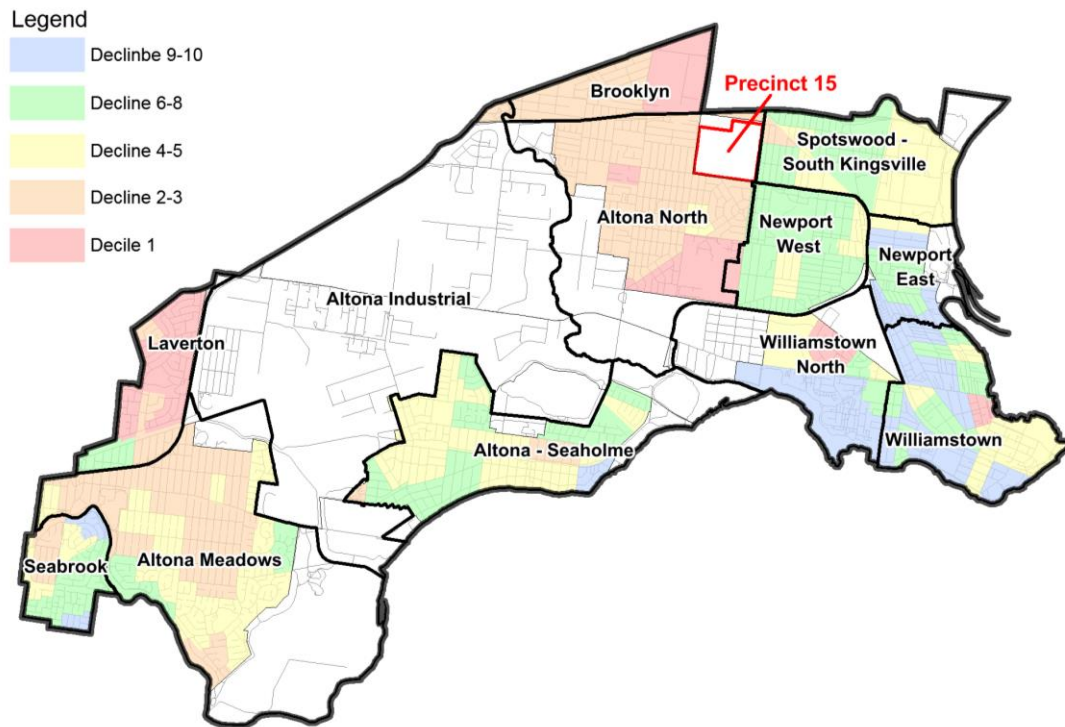


Figure 4-4: SEIFA Index of Disadvantage

5 Housing and Affordability

5.1 Introduction

This Section provides an overview of housing that is available in Altona North, Spotswood-South Kingsville and Newport West.

5.2 Dwellings and Tenure

Table 2.4 shows the dwelling and tenure profile of the areas of interest. As can be seen, separate houses were the dominant housing form in Altona North, comprising over 81% of all dwellings. Moreover, 83.2% of the dwellings in Altona North comprised three or more bedrooms.

In Spotswood/South Kingsville and Newport West medium density housing was more common, representing between 31.7% and 38.1% of the housing stock in these locations. However, in these areas the majority of the available medium density housing was semi-detached, row or terrace housing or townhouses. Flats, units and apartments were less common in Spotswood/South Kingsville and Newport West than for the metropolitan area as whole. Studio apartments and dwellings with 1-2 bedrooms were more common in Spotswood/South Kingsville and Newport West compared with Altona North.

Table 5-1: Dwellings²

	Altona North	Spotswood Sth Kingsville	Newport West	Metro Melb
Separate house	81.4%	60.7%	68.0%	72.7%
Semi-detached/townhouse	10.4%	25.0%	21.2%	11.6%
Flat, unit or apartment:	8.1%	13.1%	10.5%	15.3%
Other Dwelling	0.2%	1.2%	0.3%	0.4%
Medium Density	17.9%	38.1%	31.7%	21.1%
High Density	0.8%	0.0%	1.6%	7.2%
Studio and 1 Bedroom	4.9%	6.4%	5.4%	5.6%
2 Bedroom	12.0%	32.1%	27.2%	20.2%
3 Bedroom	69.4%	48.7%	52.6%	46.2%
4 + Bedrooms	13.8%	12.7%	14.8%	27.9%

Source: i.d. Consulting

² **Medium Density** includes two or more Flats/Units/Townhouses/Apartments/Houses joined together in a one storey, two or three storey building, as well as the same category with no storey information. **High Density** includes all dwellings joined together in a four or more storey block.

Home ownership in Altona North (65.0%) was similar to that observed at the metropolitan level (66.8%). However, a notably higher proportion of Altona North households had already paid off their home, suggestive of a well-established community. Households living in Spotswood/South Kingsville and Newport West were more likely to be renting or in the process of purchasing their home.

Table 5-2: Tenure

	Altona North	Spotswood-Sth Kingsville	Newport West	Metro Melb
Fully owned	42.7%	27.4%	27.3%	31.5%
Being purchased	22.3%	32.6%	38.1%	35.3%
Rented	25.6%	34.7%	28.9%	26.5%
- Public/Social Housing	4.8%	2.1%	3.1%	2.9%
Other Tenure	9.4%	5.3%	5.7%	6.7%

Source: i.d. Consulting

5.3 Housing Costs

5.3.1 Housing Prices

Table 5.3 shows median housing prices in the areas of interest. As can be seen, prices in Altona North were somewhat higher than the metropolitan average, but considerably lower than in neighbouring suburbs, such as Spotswood and Newport. Across the Study Area, median apartment prices were substantially lower than median house prices.

Table 5-3: Median Housing Prices for Selected Areas

	Metro Melbourne	Altona North	Spotswood	South Kingsville	Newport
House	\$485,000	\$517,500	\$680,000	\$619,500	\$700,000
Apartment	\$440,000	\$451,000	\$520,000	\$490,000	\$510,000

Source: DTPLI - A Guide to Property Values 2014 & 2008

5.3.2 Rental Prices

Table 5.4 shows median rental prices for Newport/Spotswood and Altona. The data were taken from the DHS Rental Report which does not provide figures for Altona North or South Kingsville.

As can be seen, median rent for smaller dwellings (flats and apartments and 2 bedroom houses) was lower in Newport/Spotswood than the metropolitan average, but higher for 3 bedroom houses. As with purchase prices, rent for flats was notably lower than for houses providing a comparable level of accommodation.

Table 5-4: Moving Annual Rent for Selected Areas

	Metro Melbourne	Altona	Newport/Spotswood
1 Bedroom Flat	\$300	\$230	\$240
2 Bedroom Flat	\$370	\$280	\$300
2 Bedroom House	\$380	\$300	\$370
3 Bedroom House	\$350	\$325	\$435

Source: DHS Rental Report March 2014

5.3.3 Affordability

Increases in housing costs in recent years relative to wages have raised interest/concern about housing affordability. To illustrate, between 2001 and 2011 the median house price to median income ratio for metropolitan Melbourne increased from 4.9 to 7.1.

The same ratio, but using the median house price for Altona North, increased from 4.4 to 7.5, indicating declining affordability in this suburb overall and also relative to the metropolitan average. However, prices have not increased in Altona North to the same level as other parts of City of Hobsons Bay, such as the neighbouring Newport and Spotswood.

Table 5-5: Ratio of Median Income to Median House Price of Selected Areas

Year	Metro Melbourne	Altona North	Spotswood	South Kingsville	Newport
2001	4.9	4.4	5.7	5.0	6.2
2006	6.2	5.3	7.0	7.0	7.5
2011	7.1	7.5	8.7	8.8	9.8

Source: A Guide to Property Values 2014 & 2008; ABS Census 2011, 2006 & 2001

6 Community Facilities and Open Space

6.1 Introduction

This Section provides an assessment of community facilities and open space located in Altona North, Spotswood-South Kingsville and Newport West.

Community facilities and open spaces are located to the north of the site in City of Maribyrnong and these would be accessible to future residents of Precinct 15. However, the national freight rail line and the West Gate Freeway are physical barriers which limit pedestrian and cycling access northward. Accordingly the focus of this Section is facilities/services located in Altona North and adjoining suburbs located within City of Hobsons Bay.

The population of Precinct 15 would not generate demand for residential aged care and therefore residential aged care is not addressed in this assessment.

6.2 Early Years Facilities

6.2.1 Sessional Kindergarten

There are five sessional kindergarten facilities in the Study Area which provide a total of 308 licenced places (see Table 6.1 and Figure 6.1). In the case of Newport Gardens and Emma Maclean, some licenced capacity is used to deliver long day care (LDC) programs. Based on a standard two group timetabling model and rooms being filled to allow for an optimal staffing ratio (1 staff member per 11 children) the five facilities would be able to accommodate approximately 352 four year old kindergarten enrolments.

Table 6-1: Sessional Kindergartens in the Study Area

Map Ref	Name	Licensed Places	Enrollment Capacity	Distance from site (km)
1	South Kingsville	30	44	0.3
2	Altona Gate	30	44	0.8
3	Altona North Early Childhood Centre	58	88	1.4
4	Newport Gardens	149	132	1.5
5	Emma McClean	41	44	1.7
Total		308	352	

Source: ACEQUA2014; Public Place 2014

As at 2014 there were approximately 393 four year olds living within the Study Area. DEECD reports that approximately 95% of four year olds enrol in a four year kindergarten program, suggesting locally generated demand for 373 kindergarten enrolments. Sessional kindergarten programs accommodate approximately 80% of kindergarten enrolments in Hobsons Bay, the remainder being within a long day care centre, suggesting locally generated demand for 298 sessional enrolments (see Table 6.2).

The above considered, local supply of facilities supporting sessional kindergarten programs is sufficient to meet current demand. However, over the next two decades, demand may increase to a level which could no longer be accommodated. Whether capacity is exceeded will depend on the share of kindergarten enrolments which are accepted by sessional providers. At the present, 80% of enrolments are accepted by sessional providers in Hobsons Bay. However across the metropolitan area, sessional enrolments account for 65% of kindergarten enrolments³, down from approximately 85% in 2007. This change reflects the increasing popularity of kindergarten programs integrated with long day. The popularity of sessional programs in Hobsons Bay will need to be monitored overtime to assess whether facilities providing sessional programs can meet local demand.

Table 6-2: Demand for Sessional Kindergarten Enrolments in the Study Area

Name	2014	2021	2031
Total Kindergarten Enrollments	373	420	544
Sessional Kindergarten Enrollments (80%)	298	336	435
Sessional Kindergarten Enrollments (65%)	224	252	326

Source: DEECD 2014; ABS 2012; Public Place 2014

Approximately 30-40% of three year olds enrol in a three year old kindergarten programs. A two group timetable for four year old sessional kindergarten allows for up to two three-year-old groups to be operated at the same centre, due to their shorter length (2.5 to 3.5 hours). Consequently, where it is concluded that there is infrastructure to support delivery of four year sessional programs, this also implies that there is infrastructure available to support delivery of three year old programs.

³ Preschool Education, Australia, 2012

6.2.2 Long Day Care

There are seven licensed children's services located in the Study Area which provide a long day care service (see Table 6.3 and Figure 6.1).

Table 6-3: Long Day Care in the Study Area

Map Ref	Name	Licensed Places	Distance from site (km)
1	Bright Steps – South Kingsville	105	0.9
2	Altona North Children's Centre	56	1.35
3	Bright Steps - Altona North	48	1.4
4	Early Learners	186	1.4
5	Emma McLean	19	1.7
6	Newport Gardens	83	1.5
7	New Port Lakes	65	1.5
Total		562	

Source: ACEQUA 2014

The provision of licenced places for LDC within the Study Area is currently well in excess of the metropolitan average of 1 place for every 6.8 children aged 0-6. This may reflect higher than average demand. However, supply in the Study Area also exceeds the Hobsons Bay municipal average by some margin. As a result, it is likely that existing supply is adequate.

If trends continue, utilisation of LDC will increase over the next 20 years. Public Place projects that supply of approximately 1 place per 6.15 children aged 0-6 will be required by 2031, based on a (conservative) extrapolation of historical trends in utilisation. Depending on actual future utilisation rates and the accuracy of existing population forecasts, locally generated demand would approach local supply near 2031.

Table 6-4: Demand for Long Day Care in the Study Area

	Benchmark	Required Places		
		2014	2021	2031
Metro Average	1 place for every 6.8 children aged 0 – 6 as at 2011, growing to 1 Place per 6.15 children aged 0-6 by 2031.	384	467	599
Municipal Average	1 place per 4.4 children aged 0-4	447	502	618

Source: i.d. Consulting 2014; Public Place 2014

6.2.3 Maternal and Child Health

There are three Maternal and Child Health (MCH) facilities in the Study Area and one under construction (see Table 6.5 and Figure 6.1).

Table 6-5: MCH Facilities in the Study Area

Map Ref	Name	Consulting Offices	Distance from site (km)
1	South Kingsville	1	0.3
2	Altona North	1	1.4
3	Newport Gardens	2	1.5
4	Newport Youth Library Seniors Project (to be developed shortly)	2	1.8

Funding for the MCH Program is provided by the State Government and is matched by each local Council across Victoria. The amount of funding each Council receives varies to reflect the number of eligible children, the extent of disadvantage in the municipal area and its remoteness. A commonly used rule of thumb is that approximately 1 MCH nurse is required for every 130 birth notifications received in a municipal area.⁴

Table 3.1 shows the total number of children aged 0 projected to reside in the Study Area and the associated need for MCH nurses. As can be seen, approximately 3 MCH nurses are required to service demand emanating from within the Study Area, and this figure is projected to grow to 4.2 by 2031.

Notwithstanding the above, HBCC reports that both the South Kingsville and Altona North MCC Centres operate at capacity and that additional offices are required to house the service in the Study Area. The development of the Newport Youth Library Seniors Project should assist in this respect.

Table 6-6: MCH Nurses Required in the Study Area

	2014	2021	2031
Children aged 0	392	431	544
Nurse EFT	3.0	3.3	4.2

Source: i.d. Consulting 2014; Public Place 2014

⁴ Pers Com. MAV September (2013)

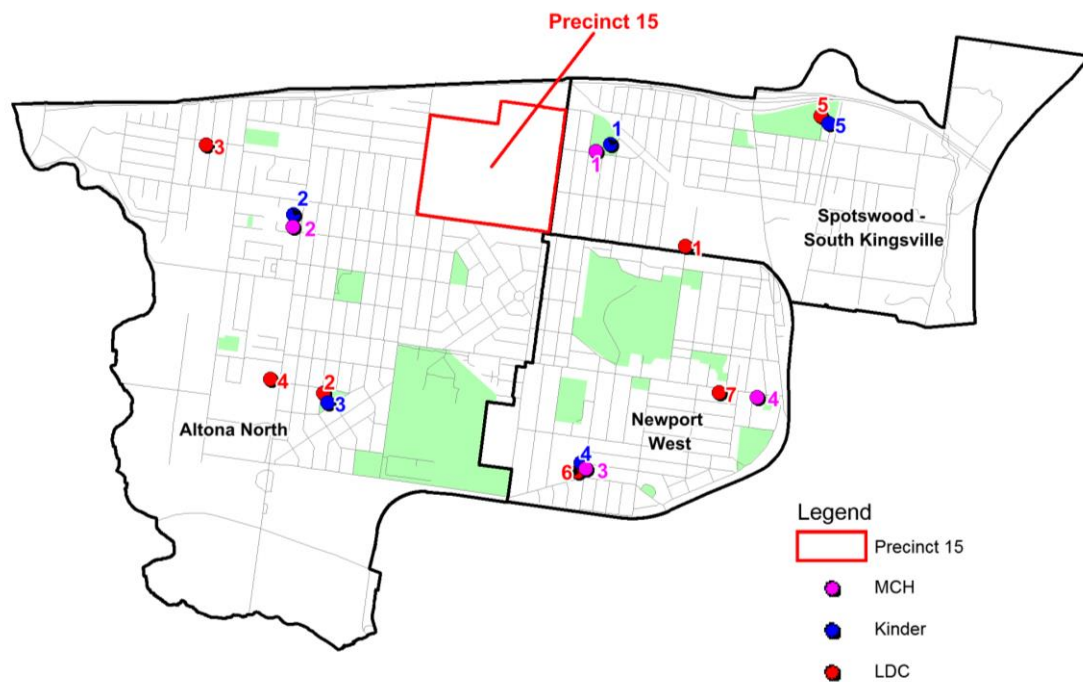


Figure 6-1: Early Years' Facilities in the Study Area

6.3 Schools

6.3.1 Primary Schools

There are four public primary schools located within the Study Area. Precinct 15 is currently located in the DEECD demand catchment of Altona North Primary.

Table 6.7 shows modelled demand for enrolments and the capacity of each of the three closest schools to Precinct 15. As the table shows, there is ample capacity at Altona North Primary to meet modelled demand to 2031. There is also ample capacity within Spotswood Primary to meet demand for the foreseeable future and therefore future residents of Precinct 15 may also be able to attend this school. Modelled demand for Newport Lakes Primary exceeds this school's capacity and therefore future residents of Precinct 15 may not be able to access a place within this school.

DEECD demand projections rely on Victoria in Future (VIF) population projections. The VIF projections are published at the LGA level and indicate a similar number of children of primary school age in City of Hobsons Bay in 2021 to the population forecasts produced for City of Hobsons Bay by i.d. consulting. However, the VIF projections indicate notably more children of primary school age than the i.d. projections as at 2031 (1,330 more children are projected). How these discrepancies in the forecasts play out in the Study Area cannot be determined as the VIF data are not released at the suburb level. However, it appears that the DEECD forecasts assume a greater increase in the number of primary school students living in the Study Area to 2031 than projected by i.d. consulting.⁵

Table 6-7: Government Primary Schools in Williamstown

School Name	Capacity	In Catchment Demand		
		2014	2021	2031
Altona North Primary	400	287	323	334
Newport Lakes Primary	400	417	471	447
Spotswood Primary	300	137	154	142

Source DEECD 2013; Public Place 2014

There are also two catholic primary schools in the Study Area, St Margaret's Primary (0.9 km from the site) and St Leo the Great Primary (1 km from the site).

⁵ DEECD will be updating its demographic forecasts in 2015, DEECD pers.com

6.3.2 Secondary Schools

The public secondary school serving Precinct 15 is Bayside College. Bayside College has three campuses: Altona North (years 7-9, 1 km from the site), Williamstown (years 7-9, 3.4 km from the site) and Newport (years 10-12, 1.3 km from the site). Further to the south and outside the Study Area is Williamstown High School, which comprises two campuses, both in Williamstown, Bayview (years 7-9) and Pascoe (years 10-12).

Table 6.8 shows modelled demand for places and the capacity of each of the schools. As the table shows, demand for secondary school places arising within Bayside College's neighbourhood area is projected to increase such that as at 2031 the school could potentially face difficulties accommodating demand. However, it is unlikely that a capacity issue would arise in practice. The Williamstown High School would have substantial capacity to enrol students from outside its neighbourhood area at this time. Moreover, Williamstown High School presently attracts students from within Bayside College's neighbourhood area, a trend which is likely to continue. When the combined capacity of Williamstown High School and Bayside College are considered, there is more than adequate capacity for the foreseeable future.

Table 6-8: Government Secondary Schools in Williamstown

School Name	Capacity	2013 Enrol	In Catchment Demand		
			2013	2021	2031
Williamstown High School	1,550	1,469	284	276	282
Bayside College	1,875	929	1,550	1,986	2,115
Total	3,425	1,211	1,835	2,262	2,397

Source: i.d. Consulting 2014; DEECD 2013; Public Place 2013

There is also one catholic secondary school in the Study Area, Emmanuel College (1.3 km from the site) (See Figure 6.2).

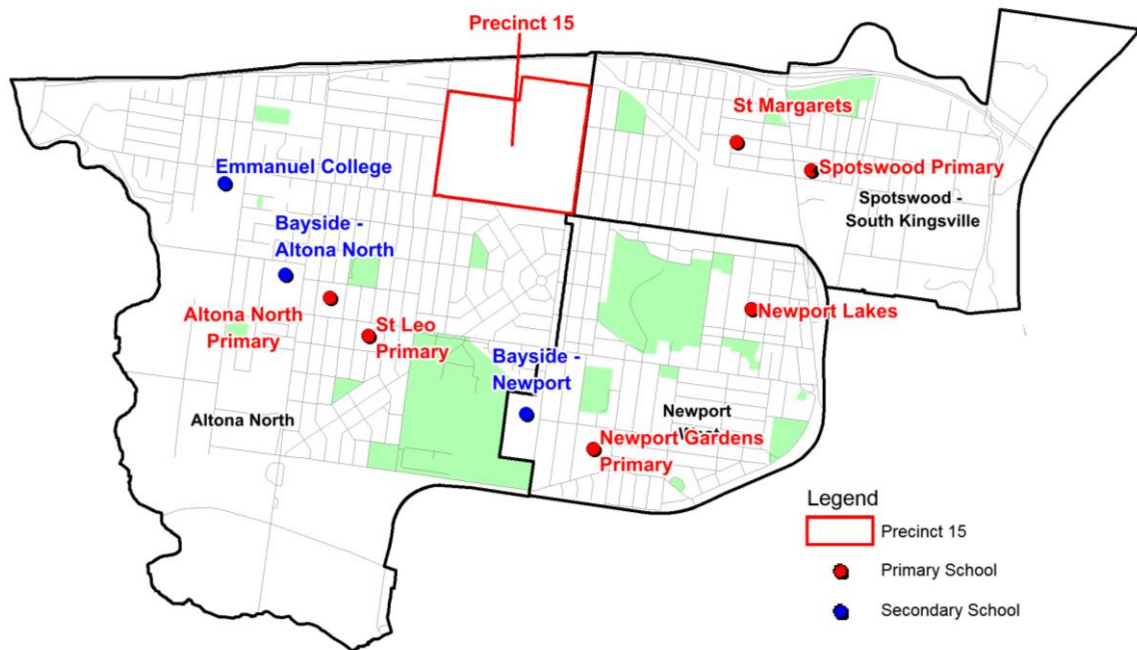


Figure 6-2: Schools in the Study Area

6.4 Community Spaces

6.4.1 Community Centres and Meeting Spaces

There are eight (8) community meeting spaces in the Study Area with a ninth under development (see Table 6.9 and Figure 6.3).

Table 6-9: Community Meeting Spaces in the Study Area

Map Ref	Name	Suitable For	Capacity - People	Distance from site (km)
1	South Kingsville Community Centre	Neighborhood House, Meetings, Activities, Luncheons, Private Functions, PAG, Occasional Care	150	0.3
2	Walker Close Community Centre	Neighborhood House, Meetings, Receptions, Classes	100	0.8
3	Altona North Seniors Citizens	Seniors center	No est.	0.8
4	Altona North Community Library	Community meeting spaces are available for hire.	No est.	1.1
5	Newport Senior Citizens Centre	Seniors center	No est.	1.1
6	Spotswood Community House	Neighborhood House, Playgroups, meetings, classes, small parties	20	1.3
7	Outlets Co-op Ltd	Meetings, Classes, Private Functions	80	1.6
8	Newport Community Hall	Various Community Activities and Meetings	70	1.8
9	Newport Youth Library Seniors Project	Will replace Newport Library, Newport Seniors building and Sloane House, PAG, MCH	700	1.8

Source: City of Hobsons Bay 2014; theconferencepeople 2014

The spaces and services listed in the table above are complemented by a variety of other community spaces including scouts halls, sporting pavilions, church halls and a range of cafes, restaurants and other semi-private spaces.

HBCC is currently in the process of developing a new multi-purpose facility in Newport, the Newport Youth Library Seniors Project. The development will replace old buildings that surround Paine Reserve with a modern, multi-use building. The Newport Mechanics Institute will be retained and refurbished as part of the development. There will be a youth service centre, a modern library and maternal and child health services, along with a music studio and a variety of activity rooms for use by seniors and other groups in the community. The project is due to be completed in September 2016.

Industry standards for general meetings spaces are outlined below to provide an indication of the adequacy of existing supply of meeting spaces in the Study Area (See Table 6.10). Based on these benchmarks, it can be concluded that Study Area residents enjoy access to a sufficient number and variety of spaces which can be used to support social activities and service delivery.

Table 6-10: Demand for and Supply of Community Meeting Space in the Study Area

Name	Benchmark	Examples of Relevant Spaces in the Study Area
Multi-Purpose Community Centre	1 per 8,000 to 10,000 people (2-3 required)	Altona North Community Library, Newport Community Hall, South Kingsville Community Centre, Walker Close Community Centre, Altona North Seniors Citizens, Newport Youth Library Seniors Project
Meeting Spaces	1 sq. per 30-50 people (500-800 square meters required)	Well in excess of 1,300 sq.m. is available
Neighborhood House	1 Neighbourhood House program per 20,000-40,000 people. (1 required)	South Kingsville Community Centre, Spotswood Community House, Walker Close Community Centre

Source: ASR 2008, 2012

6.4.2 Libraries

There are two libraries located in the Study Area, the Altona North Library (1.1 km from site) and the Newport Library (1.8 km from site).

- The Altona North library was opened in March 2010 and is located opposite the Borrac Square shopping precinct and next door to Bayside Secondary College. Altona North Library has meeting spaces available for hire.
- Newport Youth Library Seniors Project - Hobsons Bay Council is currently in the process of developing a new multi-purpose facility in Newport, which will incorporate a modern library. The project is due to be completed in September 2016

Residents of the Study Area will therefore shortly have access to two modern library facilities with capacity to meet community needs for the foreseeable future.

Table 6-11: Demand for and Supply of Libraries in the Study Area

Name	Benchmark	Libraries in the Study Area
Libraries	1 per 30,000 to 60,000 residents (1 required)	Altona North Community Library, Newport Youth Library Seniors Project
Library Floor Space	28 to 30 sq.m per head depending on catchment size (1,173 sq. m required)	Altona North Community Library, Newport Youth Library Seniors Project

Source: ASR 2008, People and Places 2013; Public Place 2014

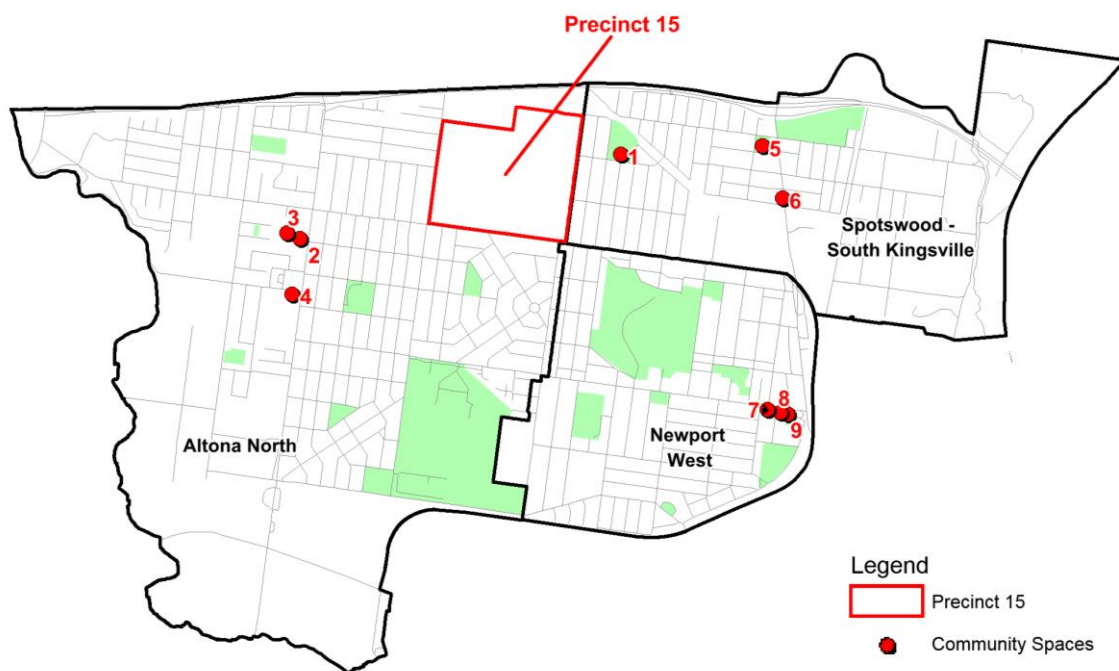


Figure 6-3: Community Spaces in the Study Area (includes Libraries)

6.6 Open Space and Recreation

6.6.1 Open Space

Table 6.12 provides a schedule of open spaces located in Altona North, Newport West and Spotswood-South Kingsville. Figure 6.4 shows their distribution relative to the subject site.

Table 6-12: Passive and Active Open Space in the Study Area

Map Ref	Name	Function	Area (Ha)	Distance from site (km)
1	Edwards Res.	Local reserve soccer field, playground, shelter	3.7	0.2
2	R.J. Cooper Res.	Local reserve with playground, sandpit, 1 cricket field)	1.7	0.2
3	Newport Lakes	Large regional passive open space, picnic areas, bbq, toilets. Several kilometers of walking tracks	34	0.3
4	AW Langshaw Res.	Local playing field for cricket /rugby, playground.	3.6	0.5
5	Paisley Park	Major sporting park in Hobsons Bay. Gymnasium, swimming pool, golf course, premier league soccer facility 3 fields), bowling club, badminton, lacrosse	24.6	0.9
		Altona Lakes Golf Course	30.2	1.1
6	Durcrow Res.	Local reserve with playground, cricket pitch	1.4	0.9
7	AW Bonds Res.	Local reserve with playground, picnic facilities, cricket pitch, soccer pitch, sports field	2.1	1.0
8	Loft Reserve	District reserve with playground, cricket pitch, sports field, basketball court, rugby goals	4.9	1
9	VL Hearn Reserve	Small local park with playground	0.2	1.0
10	Mary Street Res.	Small local park with basketball court, bowling green, veterans reserve	1.1	1.1
11	Jack Madigan Res.	Undergoing major improvement works 2014-16	0.9	1.1
12	Hoffman Res.	Local reserve with toilets, playground, cricket pitch, basketball court	2.25	1.2
13	Don McLean Res.	District reserve with car park, cooking facilities, playground, shelter, cricket pitch, football goal, tennis court, skate ramp, sports field	9	1.2
14	W.J. Irwin Res.	Local reserve with Playground	1.54	1.2
15	JJ Ginifer Reserve	Local reserve, half court, picnic fac. playground	1.13	1.4
16	SJ Clement Res.	Local reserve with playground, 1 soccer field, sports field, dogs off-lead	2.8	1.6
17	Fowler Res.	Small passive open space	0.5	1.8
18	Market Street	Smaller passive open space with playground	0.3	1.8
19	Newport F'Ground	Local football oval and netball court	4	1.8

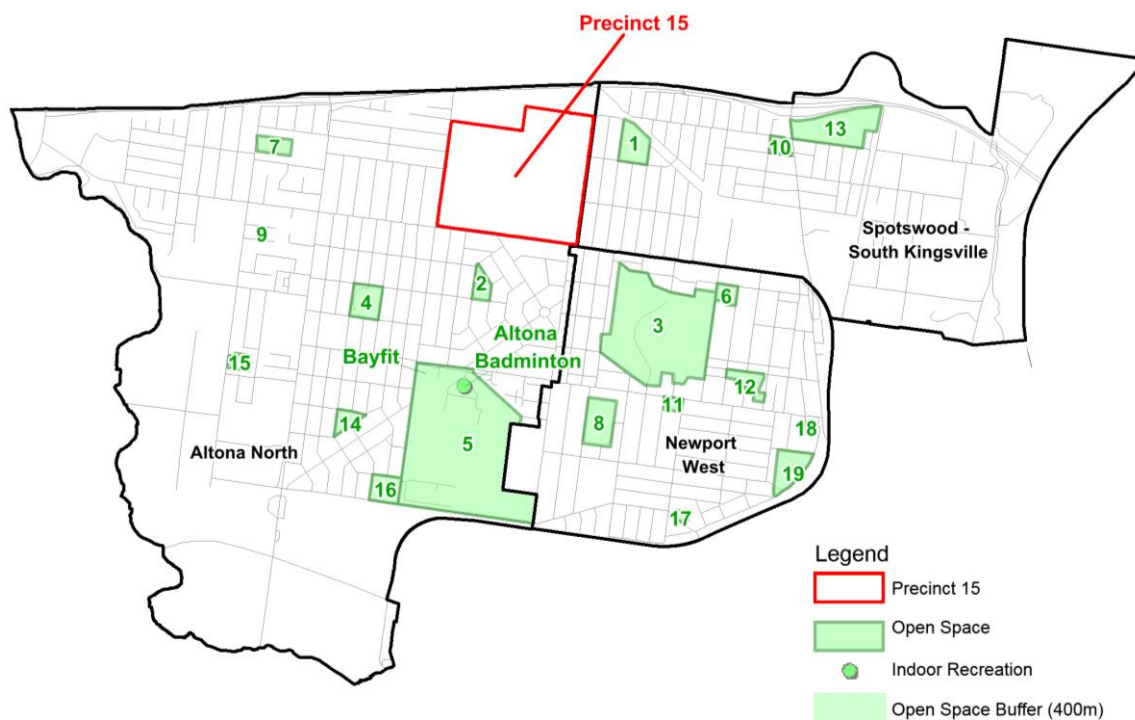


Figure 6-4: Open Space in the Study Area

As Table 6.12 shows there are 19 passive and active open space areas distributed across Altona North, Newport West and Spotswood-South Kingsville, all of which are within two kilometres of the subject site. Collectively these provide approximately 130 hectares of open space (approx. 100 hectares if the Altona Golf Course is excluded).

The adequacy of an open space network can be judged in terms of its ability to ensure convenient access to a range of open spaces for the community. For example, a common standard is to supply locally orientated open space so that spaces are within 400-500 metres of all residential dwellings and so that regional open spaces are within two kilometres (ASR 2008). Some observations relating to Table 6.12 and Figure 6.4:

- All locations in the Study Area are within 2 kilometres of a regional open space.
- The majority of the Study Area is located within 400 metre of an open space. Exceptions include the majority of the subject site and immediately to the west of the subject site.
- Two local sporting reserves which incorporate passive open space and children's playgrounds are located within 400 metres of the subject site's boundary (Edwards Reserve and RJ Cooper Reserve).
- Newport Lakes, a regional scale regional passive open space area, is also located within 400 metres of the subject site's boundary.

- AW Langshaw Reserve, a sporting reserve incorporating passive open space and a children's playground, is located approximately 500 metres from the subject site.

There are not universally accepted planning benchmarks for open space provision per-capita. However, various Councils throughout Melbourne have adopted a figure of approximately ten square metres per person to guide their provision of public open space.⁶ The Study Area has a very generous overall level of supply (39.9 sq. m per resident) when compared with this aspirational standard. If the population grows as projected and no additional open space is provided in the Study Area, open space provision per-capita would decline to approximately 28.5 sq. m per resident by 2031.

On the basis of the above, it is concluded that the overall supply of open space in the Study Area is generous, although there is a minor spatial void in supply immediately to the west of the subject site.

Table 6-13: Open Space Per-Capita in the Study Area

	2014	2021	2031
Population	25,055	29,034	35,107
Rate of provision (sq. m per resident) (assumes no additional open space provided).	39.9	34.4	28.5

Source: i.d. Consulting 2014; Public Place 2014

6.6.2 Active Recreation

A number of the open space areas listed in Table 6.11 include playing fields which support sports such as cricket, soccer and football. Cricket/football and soccer fields are typically provided at rate of 1 per 5,000 to 6,000 people suggesting that currently approximately 4-5 fields should be available in the Study Area to support these sports. At present:

- The Paisley Park Soccer complex includes 3 fields and there are 5 other soccer fields located in the Study Area.
- There are nine fields suitable for cricket/football.

There are also other playing fields such as the four lacrosse fields located in Paisley Park, suggestive of a good overall supply of outdoor recreational spaces.

⁶ City of Stonnington - Public Realm Strategy

There are two indoor recreation complexes located in close proximity to the subject site

- **The Bayfit Leisure Complex** (800 metres) - is located at the north east corner of Paisley Park. The complex includes an indoor 25m lap pool, a gym and group fitness areas. The centre also provides occasional care and a café.
- **The Altona Badminton Centre** (900 metres). Is a dedicated Badminton facility (12 Courts) located within Paisley Park.

There are no indoor basketball / netball facilities in the Study Area with full sized / competition standard courts.

Participation trends in active recreation can be investigated at the state level using ABS data (data are not publically available at the LGA level). The data indicate a trend away from traditional club based sports such as cricket and tennis, and greater participation in casual activities such as fitness classes, gyms and jogging. As a result, even though the population of the Study Area is growing, in future reductions in the total number of participants may occur with regard to particular activities such as AFL and cricket (between 2006 and 2031). In relation to other sports such as tennis, modest increases in the total number of participants may occur. However, the greatest uplift in total number of participants can be expected in relation to activities such as fitness classes, gyms and jogging (see Table 6.14).

Table 6-14: Participation in Active Recreation in the Study Area (persons aged 15 or over).

	Participation Rate				Participants			Annual Growth 2006 - 2031
	2006	2009	2011	2031 (trend)	2006	2011	2031	
AFL	3.3%	2.7%	2.0%	1.6%	589	380	444	-1.1%
Cricket	2.8%	1.9%	2.0%	1.5%	500	380	416	-0.7%
Lawn bowls	1.7%	1.3%	1.4%	1.2%	303	266	333	0.4%
Soccer	1.9%	1.1%	1.9%	1.2%	339	361	333	-0.1%
Tennis	4.8%	4.7%	4.2%	4.0%	857	799	1,109	1.0%
Netball	3.2%	3.0%	3.5%	3.4%	571	666	943	2.0%
Basketball	2.6%	3.0%	3.2%	3.6%	464	609	998	3.1%
Fitness/Gym	11.8%	14.4%	17.6%	20.2%	2,106	3,348	5,600	4.0%
Jogging	4.2%	7.5%	7.8%	10.5%	749	1,484	2,911	5.6%

Source: ABS Participation in Sport and Physical Recreation, Victoria (2011-12).

PART B – OVERVIEW OF ANTICIPATED CHANGES

7 Anticipated Social Changes

7.1 Population of Precinct 15

Population outcomes for Precinct 15 are estimated below. The profile of the incoming population of Precinct 15, such as average household size and age profile, will be influenced strongly by the type and size of dwellings developed within Precinct 15.

In order to estimate the likely size and structure of the population of Precinct 15, Census data for Hobsons Bay were used to establish trends. Specifically, the average household size and age profile of residents living in dwellings of different types and sizes was observed. These observations were then used to guide assumptions about what the future average household size and age profile of particular dwelling classes in Precinct 15 may be. The assumptions used relating to average household size are conservative, in that a larger average household size has been assumed than observed for Hobsons Bay.

Based on the proposed dwelling mix and likely number of persons per dwelling by housing type, the population of Precinct 15 would be approximately 7,000 persons once fully occupied (see Table 7.1).

Table 7-1: Likely Population Outcomes at Precinct 15

	Apart' 1 Bed	Apart' 2 Bed	Apart' 3 Bed	T'House 2 Bed	T'House 3 Bed	T'House 4 Bed	All	
Dwellings	300	500	200	500	1,000	500	3,000	Age Profile
HH size Actual	1.2	1.7	2.4	1.7	2.6	3.3	-	
HH size Assumed	1.3	1.8	2.5	1.8	2.7	3.4	2.36	Precinct 15 H'Bay
Population	1,170	3,240	750	900	2,700	1,700	7,090	
0 to 4	29	220	55	65	264	198	634	8.9% 6.9%
5 to 9	6	84	39	36	173	189	450	6.3% 5.9%
10 to 14	6	61	43	29	132	132	341	4.8% 5.2%
15 to 19	5	71	33	27	144	151	366	5.2% 5.6%
20 to 29	233	755	162	134	335	246	1,110	15.7% 13.3%
30 to 49	363	1,157	249	321	1,002	472	2,403	33.9% 30.6%
50 to 69	321	564	125	164	469	312	1,291	18.2% 22.5%
70+	208	328	43	125	181	0	495	7.0% 10.1%

Source: ABS Census 2011; Public Place 2014

Due to the mix of proposed dwellings, when compared with the City of Hobsons Bay age profile, the development would be home to:

- A higher proportion of young children (aged 0-9) and more adults aged 20 to 49.
- Fewer older adults aged 50+.

Demographic characteristics such as tenure status and income are also influenced by dwelling type and size. Specifically, occupants of smaller apartments are more likely to be renting and earning lower income than households living in larger detached housing. This reflects the age of members of lone person, group and couple households and the stage they have reached in their life/careers. Given the mix of dwellings within Precinct 15, which includes apartments and townhouses, the population of the precinct would consist of a broad range of households. These would include singles and groups households comprised of younger persons who are renting and also young and mature adult couples and family households with younger children who would be more likely to owner occupiers.

The Figures presented in Table 7.1 are an estimate only. The overall size of the Precinct 15 population at any particular time may differ from that presented in Table 7.1. Notwithstanding, over time the population of Precinct 15 can be expected to approximate that shown in 7.1.

PART C – Analysis and Response to Social Impacts

8 Demographic Impacts

Precinct 15 would provide 3,000 residential dwellings and result in an influx of approximately 7,000 permanent residents to the site.

The mix of households, age structure and tenure profile of the incoming residents would be somewhat different to that which exists in the local area. Specifically, the incoming population would be comprised of a higher proportion of young and mature adults aged 20 to 49 and also a higher proportion of young children (aged 0-9) than the population of Altona North, Newport West and Spotswood-South Kingsville (See Figure 4.1)

Notwithstanding, as Figure 8.1 indicates, Precinct 15 would not fundamentally alter the demographic character of Altona North, Newport West and Spotswood South Kingsville.

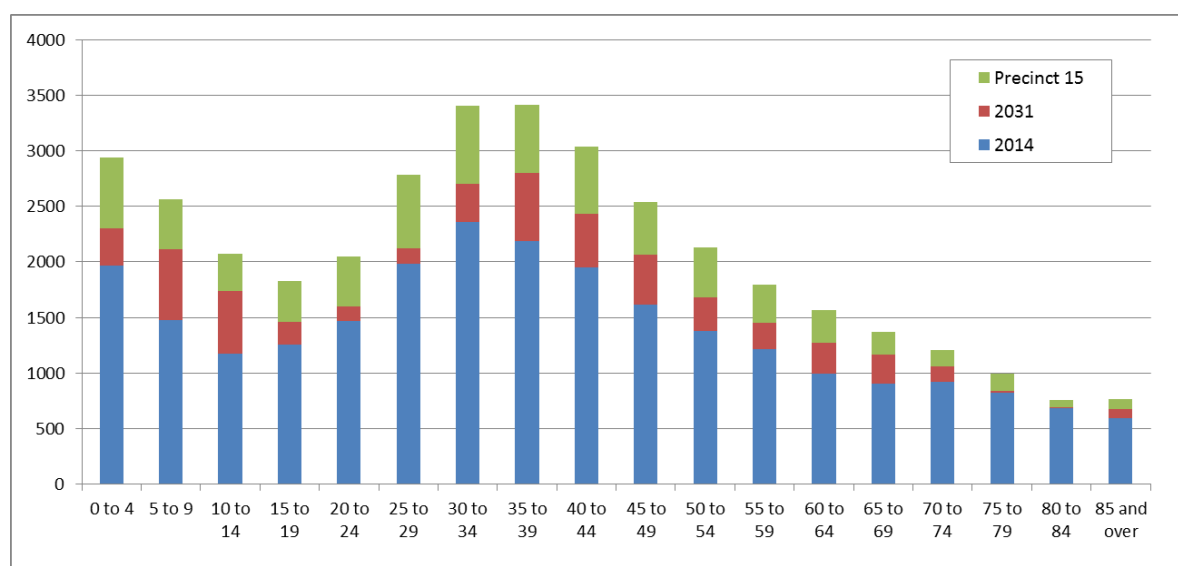


Figure 8-1: Age Profile of Altona North, Newport West and Spotswood South Kingsville in 2014 and in 2031 with and without Precinct 15.

9 Housing Affordability

Table 9.1 indicates the likely affordability of the proposed housing. Market rents for housing products comprising the proposed development are assumed to be equivalent to market rent in Newport/Spotswood at the 75th percentile. That is, the assumed rent level is such that the rent payable would be more expensive than 75 per cent of all comparable dwellings providing the same amount of accommodation in areas immediately to the east of the subject site. Housing prices are considerably higher in Newport/ Spotswood than in Altona North (See Table 5.3), and therefore the assumption is conservative.

Affordability is judged with reference to the \$56,100 threshold nominated in the Hobsons Bay Policy (corrected for inflation) and National Rental Affordability Scheme (NRAS) eligibility thresholds for 2013/2014. It is assumed that each type of household can afford to spend 30 per cent of their income on housing, consistent with Hobson Bay Policy and NRAS objectives.

As Table 9.1 shows, one bedroom apartments developed within Precinct 15 would be likely to be affordable when judged with respect to the Hobsons Bay Policy. Approximately 10% of the housing within Precinct 15 would be 1 bedroom apartments and therefore, Precinct 15 would deliver affordable housing to the level required by the Hobsons Bay policy. One bedroom apartments would respond to the needs of single and couple households. However, for other household types, such as families with children, one bedroom apartments would not meet their basic housing needs. For these larger households, larger (and typically more expensive) dwellings are needed. It is also the case that single bedroom apartments do not allow for singles to share, a common strategy for improving affordability amongst singles.

It is unlikely that the proposed two and three bedroom apartments/townhouses would meet the affordability test set out in the Hobsons Bay policy following release into the private rental market. However, it should not be concluded that the proposed two bedroom dwellings (apartments and townhouses) would make no contribution to addressing the issue of housing affordability in the Study Area. This housing would most likely be affordable to couples and couples with children, who are eligible for support under the NRAS and would be substantially more affordable than a detached house providing comparable accommodation.

It is possible that market rents would be higher than the 75th percentile for some of the proposed housing as the proposed dwellings would be new and in excellent condition. As a result, the greater the gap between the affordable weekly payment by household and rental cost at the 75th percentile, the more likely that the affordability standard (30 per cent of income) would be met once the housing is released to the market. Also, the greater the gap the deeper into the income profile the housing product would reach in terms of offering an affordable option.

Table 9-1: Rental Affordability Assessment

	Annual Income	Affordable weekly payment	Housing Type				
			1 Bed Apartment	2 Bed Apartment	3 Bed Apartment	2 Bed T'House	3 Bed T'House
H'Bay Policy	\$59,320	\$329	\$298	\$350	\$480	\$410	\$500
NRAS Single	\$47,289	\$265	\$298	\$350	\$480	\$410	\$500
NRAS Couple	\$65,378	\$358	\$298	\$350	\$480	\$410	\$500
NRAS Couple with Child	\$81,063	\$454	N/A	\$350	\$480	\$410	\$500
NRAS Couple 2 Children	\$96,748	\$542	N/A	\$350	\$480	\$410	\$500
NRAS Couple 3 Children	\$112,433	\$630	N/A	N/A	\$480	\$410	\$500

Source: DHS Rental Report 2013; FAHCSIA 2014

10 Community Facilities and Open Space

10.1 Facilities

The discussion below provides an indication of the likely demand for community facilities/services generated by Precinct 15 and the ability of existing infrastructure to accommodate this demand.

It should be noted that City of Hobsons Bay's population forecasts already assume that 1,975 dwellings would be developed within Precinct 15.

10.1.1 Multipurpose Community Centres

	Benchmark	Demand
Multi-Purpose Community Centre	1 per 8,000 to 10,000 people	0.8 to 0.9 centers
Meeting Spaces	1 sq. per 30-50 people	140-240 sq.
Neighborhood House	1 Neighbourhood House program per 20,000-40,000 people	0.18-0.35 houses

On the basis of industry benchmarks, the population of Precinct 15 would nearly generate demand for a Multi-Purpose Community Centre. However, the subject site is located close to a number of existing Community Centres / Houses and two libraries and these facilities/services would be highly accessible to future residents of Precinct 15.

It is proposed that 0.4 hectares be set aside within Precinct 15 at the south east corner of Quarry Park for the development of a community facility. It is also proposed that the developer construct a community building of up to 1,500 sq.m on this site. The positioning of a community facility within the body of Precinct 15 and in association with the major proposed open space would assist in the creation of a safe and cohesive community. However, due to the presence of existing community facilities in the local area, it will be important to ensure that the proposed facility responds to an identified community need and does not duplicate existing/planned facilities.

South Kings Properties Pty Ltd has indicated a preference for the community facility to have an early years focus. The incoming population would generate notable demand for early years services (see below) and therefore this approach would be appropriate.

10.1.2 Early Years Services

Demand for a selection of early years facilities/services created by the projected Precinct 15 population is shown in the Table below.

Table 10-1: Demand for Community Facilities Generated by Precinct 15

	Benchmark	Demand	Comment
Kindergarten Places	1 licensed place per 2.66 children aged 4	48 enrolments 23 licensed places	Demand for approx. 1 room
Childcare Places	1 licensed place per 6.15 children aged 0-6	132 licensed places	Centres vary in size, approx. 1 large centre required.
MCH	1 Nurse EFT per 130 children aged 0	1 EFT	Demand for approx. 1 consulting suites

The Precinct 15 population would generate notable demand for early years services. While currently there appears to be an adequate supply of facilities supporting delivery of early years services in the Study Area, demand is projected to grow and will approach the capacity of existing facilities post 2021 and potentially exceed local capacity by 2031. Some (approximately two thirds) but not all of the demand associated with Precinct 15 is accounted for in the HBCC population forecasts.

The proposed 1,500 sq. m facility could accommodate a range of early years services including a child care centre (100+ places) a sessional kindergarten room, MCH rooms and other consulting suites and a substantial community meeting space (80 to 100 sq. m). If an early years 'hub' was developed, then the Precinct15 development would be 'self-contained' with respect to early years infrastructure, and could deliver surplus capacity in the areas of MCH and kindergarten.

10.1.3 Schools

Table 10.2 provided an estimate of the number of government school enrolments that would be generated by the population of Precinct 15. DEECD has indicated that despite the development of Precinct 15 and other nearby infill sites, there is no need for additional primary or secondary school provision in the surrounding area. However, DEECD is continuously reevaluating this position on the basis of changing population forecasts. Information regarding the proposed number and mix of dwelling proposed for Precinct 15 should be provided to DEECD as soon as possible to assist the Department in its service planning activities.

Table 10-2: Demand for Government School Places - Precinct 15

Stage	Age	Children	Government School Yield*	Enrollments
Primary	5 to 11	586	67.8%	397
Secondary	12 to 17	423	54.7%	232

*Proportion of Hobsons Bay residents who attend a government primary school.

10.1.4 Libraries

Table 10.2 shows demand for library facilities/services created by Precinct 15. As can be seen, the total demand generated is relatively small and could be absorbed by the existing Altona North Library and soon to be upgraded Newport Library.

Table 10-3: Precinct 15 – Demand for Library Facilities/Services

	Benchmark	Demand
Libraries	1 per 30,000 to 60,000	0.12 to 0.23
	35sqm per 1,000	245 sq. m.

10.1.5 Indoor Recreation

Indoor recreation centres are typically provided at a rate of approximately:

- Courts 1 - per 10,000 people.
- Land 1 - hectare per 12,000 people.

Indoor recreation centres would normally include at least two courts (and serve catchments of at least 20,000 people). Therefore, Precinct 15 would not generate demand for an indoor sports centre. However, there are no indoor basketball / netball facilities within 2 kilometres of the subject site with full sized / competition standard courts.

HBCC does not currently have a current Sports and Recreation Strategy or a Community Infrastructure Strategy (although work is ongoing to develop these strategies). It is recommended that the existing lack of indoor sports facilities in the Study Area and demand generated by the Study Area's growing population including Precinct 15, be considered as the strategies are prepared.

10.1.6 Home and Community Care (HACC) – Programmed Activity Groups (PAG)

The majority of HACC services are delivered in the home. However Programmed Activity Groups (PAG) are delivered from community facilities (typically provided to serve catchments of between 30,000 and 60,000 people). PAG is currently delivered from the South Kingsville Community Centre and space is nominated to support PAG in the endorsed concept plans for

the Newport Youth Library Seniors Project. It is therefore concluded that existing facilities are adequate.

10.2 Open Space and Recreation

10.2.1 Open Space

Per capacity supply of open space in the Study Area is generous and there are a variety of spaces supporting active and passive recreation. However, there is a spatial void in the supply of locally orientated open space within the subject site and immediately to its west.

The Land Use Plan shows a total of 4.23 hectares of unencumbered open space (6.3% of the site). This space comprises one larger open space area of 2.95 hectares toward the centre of the site and four smaller open space areas of 0.25 to 0.38 hectares. A linear park of 0.75 hectares is also proposed (1.1% of the site).

The proposed open space therefore exceeds the statutory requirement for an open contribution of 5% and meets the requirements of Clause 56 - Residential Subdivision of the Hobsons Bay Planning Scheme (see Table 2.1). The proposed spaces would provide for the local passive recreation needs of the Precinct 15 population. Moreover the larger space is of an adequate size to support informal active recreation. In this context it is recognised the Hobsons Bay Play Space Strategy indicates the need for a locally orientated play space within Precinct 15. Development of infrastructure such as children's playground and/or multi-sport courts may be appropriate. Details regarding the development and functional orientation of open spaces within Precinct 15 should be determined as the details of the proposed dwelling mix and likely demographic composition of the development are settled.

The proposed spaces would offset to a degree the existing spatial void in supply of open space immediately to the west of the subject site (See Figure 10.1) and in doing so make a valuable contribution to the supply of open space in the local area.

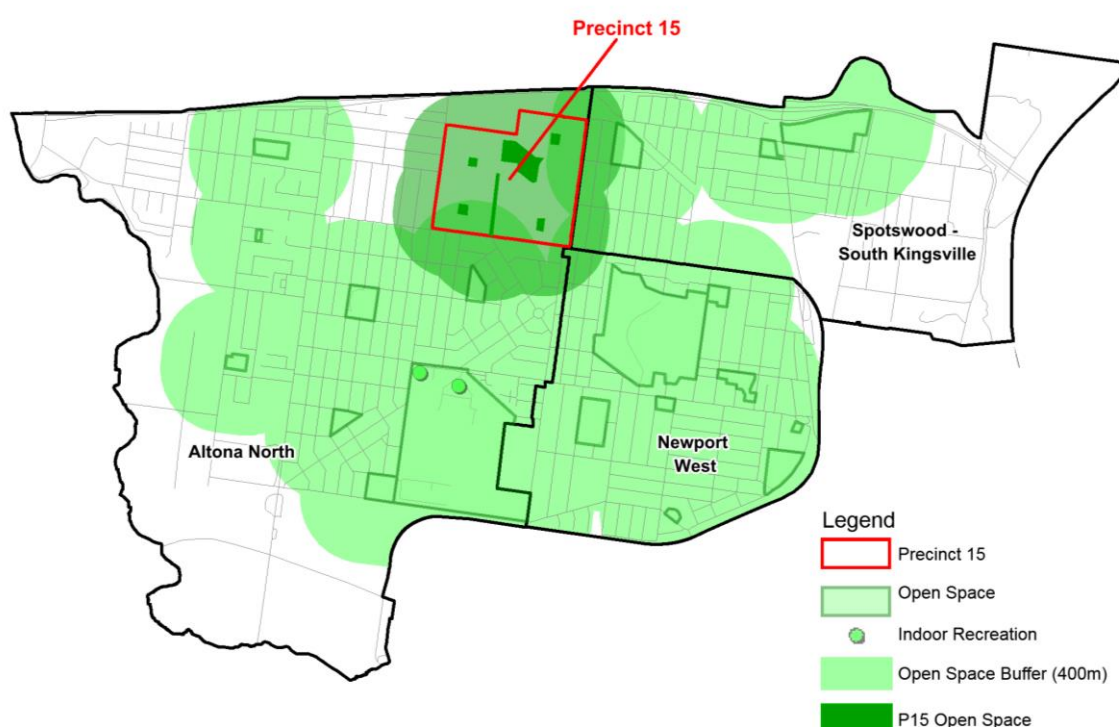


Figure 10-1: Open Space Supply including Precinct 15

10.2.2 Active Recreation

Some of the people who live within Precinct 15 will participate in organised sport and generate demand for infrastructure such as sporting fields and pavilions. Estimates of the total demand for a selection of activities are provided in the Table 10.4 based on data from the ABS.

Table 10-4: Precinct 15 - Participation in Active Recreation (persons aged 15 and over).

	Participation Rate		Participants	
	2011 rate	2031 (trend)	2011 rate	2031 (trend)
AFL	2.0%	1.6%	113	91
Cricket	2.0%	1.5%	113	85
Lawn bowls	1.4%	1.2%	79	68
Soccer	1.9%	1.2%	108	68
Tennis	4.2%	4.0%	238	227
Netball	3.5%	3.4%	198	193
Basketball	3.2%	3.6%	181	204
Fitness/Gym	17.6%	20.2%	997	1,144
Jogging	7.8%	10.5%	442	595

Source: ABS Participation in Sport and Physical Recreation, Victoria (2011-12).

In relation to the majority of the activities listed in Table 10.4, the total number of participants that would live within Precinct 15 would be modest and set against a trend of declining participation (see Section 6.6.2). As a result, increases in the total number of participants would help local clubs and associations to sustain their membership levels over the longer term and in turn increase their viability.

There is currently a range of sporting fields located in the Study Area, which support local and district competitions. On this basis and taking account of the data in Table 10.4 it is concluded that additional playing fields would not be required to respond to population increases associated with the development of Precinct 15. However, it is noted that some facilities in the local area such as sports fields and associated facilities are currently being improved to better respond to the needs of local sporting clubs and other users, and that the need for further improvements may be identified as part of the process to develop the revised HBCC Recreation and Open Space Strategy.

Larger numbers of the Precinct 15 population can be expected to participate in activities such as jogging, fitness classes and gyms. However in the context of the catchment size of a Council indoor aquatic centre/gym (approx. 60,000 people), the projected population of Precinct 15 is relatively small. Moreover, there is ample open space proposed within Precinct 15 and in surrounding areas to support activities such as jogging and walking.

10.3 Access and Mobility

The proposed Land Use Plan would provide a Mixed Use Zone (MUZ), open space and a community facility. These land uses would become a major focal point for future residents and for the adjoining communities of Altona North, Spotswood-South Kingsville and Newport West. A well designed and connected network of off and on-road pathways leading to and from the site, and linking to other surrounding pathways, open space assets, schools and activity centres is therefore a desirable outcome for Precinct 15.

The national freight rail line and the West Gate Freeway are physical barriers which limit pedestrian and cycling access northward. Also, Precinct interfaces with Blackshaws Road to the south which is a major road and barrier to movement southward. Notwithstanding, a number of features of the Land Use Plan would ameliorate these existing conditions:

- A grid street pattern is proposed which would result in a high level of pedestrian permeability within Precinct 15.
- A cycling path would be developed which runs through Precinct 15 and connects to:
 - Brunel Street, facilitating access eastward and to Edwards Reserve and the Spotswood Train Station.

- Marigold Avenue and Cylamen Avenue facilitating access westward and to the Altona Gate MAC.
- The Broadway, facilitating access southward and to the Circle shopping centre.
- There is an existing signalised crossing at the corner of Kyle Road and Blackshaws Road and a new signalised crossing is proposed at the south east corner of the proposed MUZ and Blackshaws Road. The crossing points would aid pedestrian movement across Blackshaws Road and in and out of Precinct 15.

The above considered, Precinct 15 would be a highly permeable and accessible site.

11 Conclusions

The Land Use Plan for Precinct 15 is well considered and would produce a number of important social benefits:

- The development of the precinct for residential and related purposes accords with the State Government's urban consolidation initiatives.
- The site presents an excellent opportunity for residential development coupled with a Mixed Use Zone, potentially enabling a neighbourhood activity centre (NAC), which is currently lacking in the area.
- The proposed mix of housing would make a notable contribution to housing diversity and affordability in the local area. Moreover, the proposed balanced range of accommodation would produce a population which comprises a broad range of household types.
- The community infrastructure audit shows that the area surrounding the subject site is well supplied with a diverse range of community facilities and open space. In most cases these can absorb the projected increase in population associated with Precinct 15.
- Notwithstanding, it is proposed that Precinct 15 include a substantial early years hub facility, subject to Council agreement, with a footprint of up to 1,500 sq. m. A facility of this size would allow for Precinct 15 to be self-sufficient with respect to early years services and potentially contribute to addressing growing demand generated by the population of the surrounding area. The facility could also provide general purpose meeting space to augment that already available in the local area.
- The proposed open space would meet the local passive open space needs of the resident population and offset to a degree the existing spatial void in supply of open space immediately to the west of the subject site.
- Due to the proposed grid street pattern, pedestrian and cycling routes and new signalised crossing at the south east corner of the proposed NAC, Precinct 15 would become a highly permeable and accessible site.