HOBSONS BAY HOUSING STRATEGY BACKGROUND REPORT (ADDENDUM)

DEMOGRAPHIC AND HOUSING NEEDS – 2016 ABS CENSUS UPDATES

(December 2017)

HOBSONS BAY CITY COUNCIL

Contents

Overview

1.0 Introduction

The Hobsons Bay Housing Strategy Background Report (updated December 2017[1]) was drafted in 2016/17. The Background Report identifies the key demographic and housing trends for the municipality to help guide future residential development in the municipality.

The Background Report was based on demographic and development data from .id profiles (2011 ABS Census) and .id forecasts for the period 2015 to 2035. Since the Background Report was drafted, the 2016 ABS Census data has been released[2].

The drafting of the Background Report included an in-depth analysis of key data. Although it was based on 2011 Census data, an initial assessment of the 2016 Census data indicates that the key housing needs and trends for Hobsons Bay are still in line with those identified in the Background Report. For this reason, it is unnecessary to undertake a complete review and update of the data and analysis undertaken in the Background Report.

Instead, an addendum to the document has been prepared to highlight the key demographic changes and updates that the Housing Strategy needs to consider to satisfy that the 20 year strategy is in line with the trends identified in the latest 2016 Census data.

1.1 Addendum structure

This addendum includes the following parts:

- Section 1: data analysis of the key areas[3]:
  - population changes
  - place of birth
  - age structure
  - households
  - housing tenure
  - housing stock
  - housing density and diversity
  - development trends
- Section 2: assessment of demographic trends and housing needs (2011 and 2016)
- Section 3: assessment of housing trends and housing needs (2011 and 2016)

[1] The Housing Strategy Background Report has been updated to reflect policy changes that have happened at both the State and local level since the report was finalised. Demographic or statistical data has not been updated.

[2] Note: not all the 2016 ABS Census datasets had been released at the time of drafting.

[3] Note: 2016 ABS Census data on Migration was still not available at the time of drafting the addendum.

1.2 Key Trends

In terms of planning for future housing, the following key trends in Hobsons Bay have been identified:

- declining household size – emergence of smaller household types
- increase in medium density housing and four bedroom dwellings
- ageing population

Hobsons Bay has a range of household types. Although the dominant household type is couples with children and this is expected to continue to be the most common type in the future, the forecasts identify an emergence/strong growth in smaller household types over the next 20 years (i.e. an increase in lone person and couples without children households).

An emerging trend over the past 15 years is for dwellings to contain more bedrooms despite the increase in medium density housing types. There is a trend away from smaller homes despite the forecasted decline in household size and the increase in smaller household types.

In terms of housing demand, there is a continued need for family-sized homes but also an increasing need for smaller medium and higher density housing formats. A diverse range of housing (in terms of density and number of bedrooms) is required across the municipality.

Hobsons Bay needs to plan for an ageing population, there is expected to be an increasing demand for housing which allows residents to age in place in the community.

Over the past decade, the majority of new dwellings have come from infill development rather than urban renewal sites. Over the next 10-20 years, it is expected that a major source of new dwelling supply will come from key strategic redevelopment areas.

Section 1: Data analysis

2.0 Population

2.1.1 What is the population of Hobsons Bay?

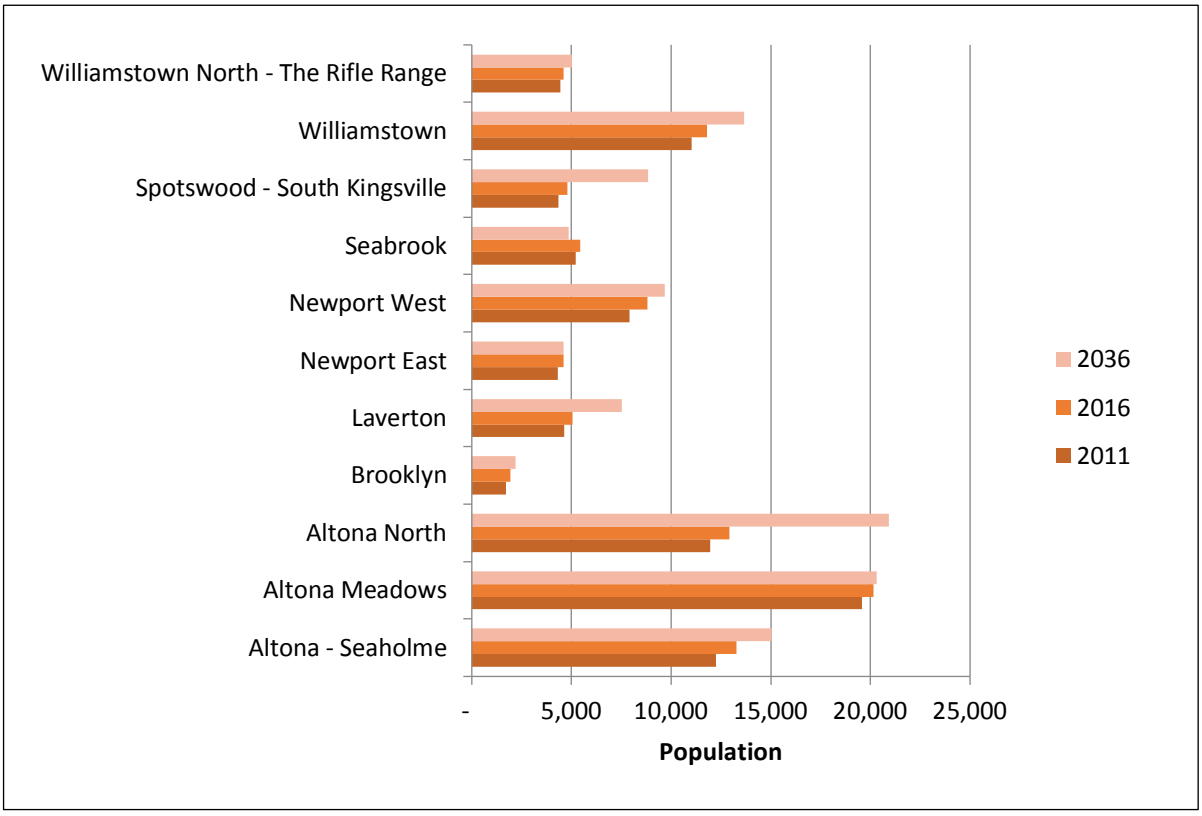
In 2016, the Hobsons Bay population was **93,392**[4]. This represents a **growth rate of 1.38** per cent over the previous five years. This is higher than the growth rate of 0.8 per cent recorded over the period 2006 to 2011.

The Background Report identifies that population growth has been below the metropolitan average and this trend is predicted to continue. The growth rate of Hobsons Bay (2011-16) has been about half of that of the Melbourne GCCSA[5] (2.6%).

2.1.2 How is the population changing?

The population is forecast to increase by around 20 per cent over the next 20 years (2016-36), (see Figures 1 and 2 and Table 1).

Figure 1: Population changes in each suburb (2011-36)



Source: forecast.id (2017)

[4] ABS ERP (2016) – profile.id.com.au/hobsons-bay
[5] Greater Capital City Statistical Area

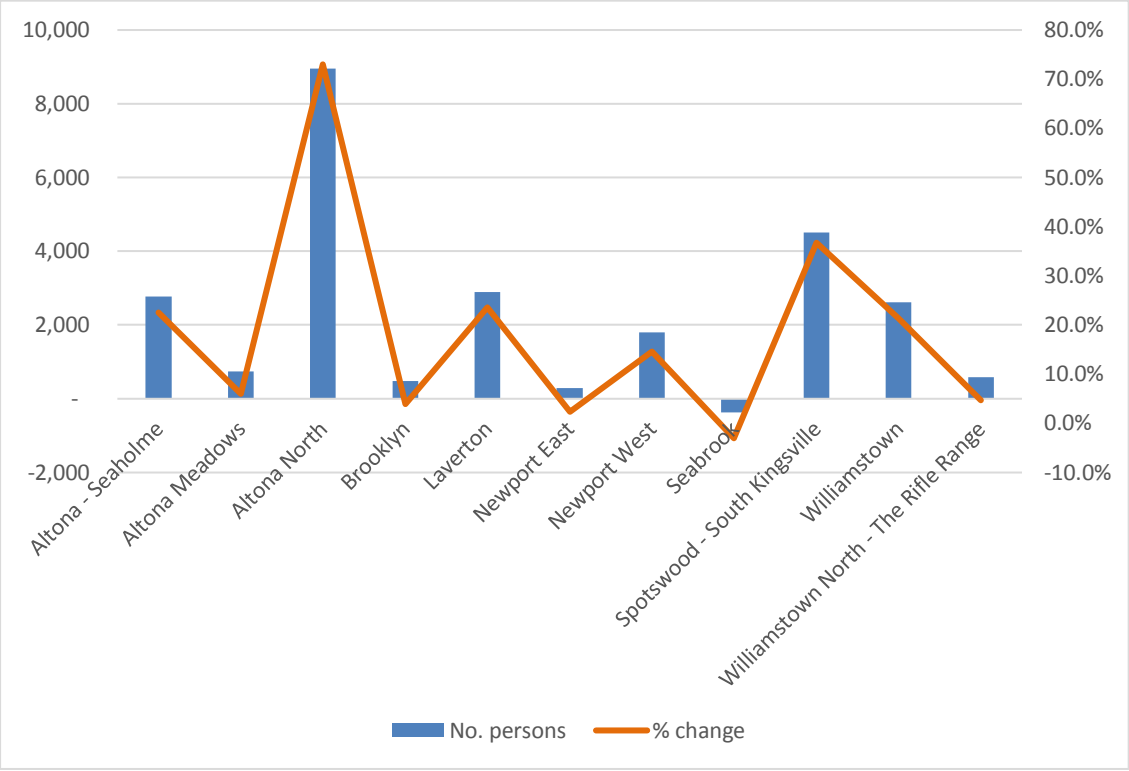
Table 1: Hobsons Bay population forecast (2011-36)

Area	Population (No.)			Change (2016-36)		
	2011	2016*	2036	No.	%	Per annum
Hobsons Bay City Council	**87,391**	**93,390**	**112,642**	**19,252**	**20.6**	**963**
Altona-Seaholme	12,260	13,277	15,031	1,754	13.2	88
Altona Meadows	19,565	20,141	20,302	161	0.8	8
Altona North	11,975	12,916	20,926	8,010	62.0	400
Brooklyn	1,705	1,945	2,179	234	12.0	12
Laverton	4,637	5,050	7,533	2,483	49.2	124
Newport East	4,324	4,608	4,618	10	0.2	0.5
Newport West	7,900	8,822	9,694	872	9.9	44
Seabrook	5,219	5,439	4,847	-592	-10.9	-30
Spotswood-South Kingsville	4,337	4,790	8,841	4,051	84.6	203
Williamstown	11,037	11,810	13,656	1,846	15.6	92
Williamstown North	4,432	4,591	5,013	422	9.2	21

**Source: forecast.id (2017)*

It is expected that by 2036, the population of Hobsons Bay will be around **112,642**[6]. The Housing Strategy is therefore planning for approximately an **additional 19,252 people** over the next 20 years (963 additional residents per annum).

Figure 2: Population forecasts (2011-36)



Source: forecast.id (2017)

[6] Forecast.id (2017)

All suburbs will experience growth over the next 20 years with the exception of Seabrook (refer Figure 2). The suburbs expected to experience the greatest population growth (in numbers) are:

i. Altona North
ii. Spotswood-South Kingsville
iii. Laverton
iv. Williamstown

The suburbs expected to experience the greatest percentage increases are:

i. Spotswood-South Kingsville
ii. Altona North
iii. Laverton
iv. Williamstown

Three of the suburbs expected to experience the most amount of growth (**Altona North**, **Spotswood-South Kingsville** and **Williamstown**) are due to the location of large strategic redevelopment areas (brownfield sites) identified for residential development.

Laverton is expected to experience the third highest levels of growth in Hobsons Bay. This is attributed to the fact that there are infill opportunities in the suburb due to the ageing housing stock.

Population forecasts – Summary

Population (ABS 2011)	**Population (ABS 2016)**
The Housing Strategy identified **92,761** existing residents in Hobsons Bay (ERP).	The 2016 data identifies the existing resident population in Hobsons Bay is **93,392** (ERP).
The population growth rate over the period 2006-11 was **0.8 per cent**.	The population growth rate over the period 2011-16 was **1.38 per cent**.
Population growth identified as **less than half** of the metropolitan average (2.1 per cent).	Population growth identified is **about half** of the metropolitan average (2.6 per cent).
Forecasted that an **additional 17,005 residents** need to be accommodated by 2035 – 850 people per annum.	Forecasts that an **additional 19,252 residents** need to be accommodated by 2036 – 963 people per annum.
Suburbs expected to experience the most amount of growth by 2035 (no.): - Altona North - Spotswood-South Kingsville - Altona-Seaholme - Williamstown	Suburbs expected to experience the most amount of growth by 2036 (no.): - Altona North - Spotswood-South Kingsville - Laverton - Williamstown

3.0 Place of birth

3.1 Place of birth (2011-16)

Between 2011 and 2016, the number of people born overseas increased by **1,185 people** (4.6 per cent), and the number of people from a non-English speaking background increased by 659 (3.4 per cent). This is about half of the total number of people born overseas that was recorded between 2006 and 2011 (2,180 people)[7].

The United Kingdom and India continue to be the most common birthplace (refer Figure 3) since recorded in the 2011 ABS Census, however New Zealand has overtaken Italy as the third most common birthplace.

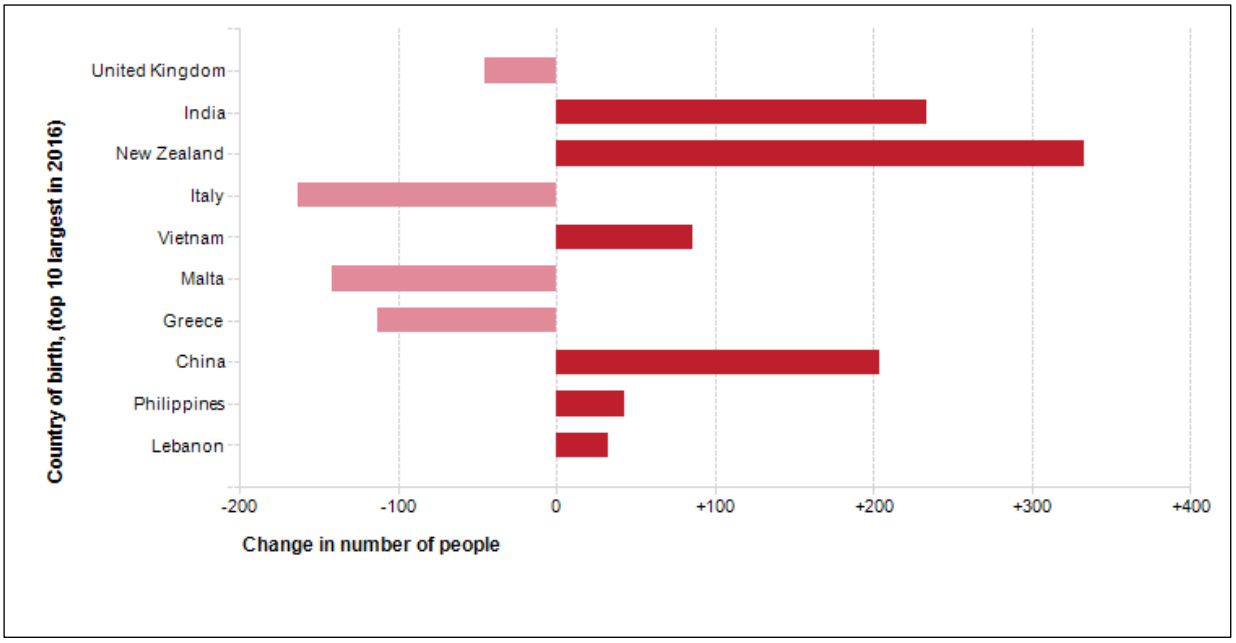
Figure 3: Birthplace (2016)

The largest changes in birthplace countries of the population in this area between 2011 and 2016 (refer Figure 4) were for those born in:

- New Zealand (+333 persons)
- India (+233 persons)
- China (+204 persons)
- Pakistan (+170 persons)

[7] Housing Strategy Background Report, Section 4.3 (2017).

Figure 4: Change in birthplace (2011-16)



Place of Birth – Summary

Place of Birth (2006-11)	Place of Birth (2011-16)
Around **31 per cent** of residents (25,840) were born overseas	Around **30 per cent** of residents (27,024) were born overseas
Most common birthplace: UK, India and Italy	Most common birthplace: UK, India and New Zealand
Around **23 per cent** from a non-English speaking background	Around **23 per cent** from a non-English speaking background
Largest changes in birthplace: - India (+1,639) - China (+313) - Italy (-200) - Myanmar (+190)	Largest changes in birthplace: - New Zealand (+333) - India (+233) - China (+204) - Pakistan (+170)

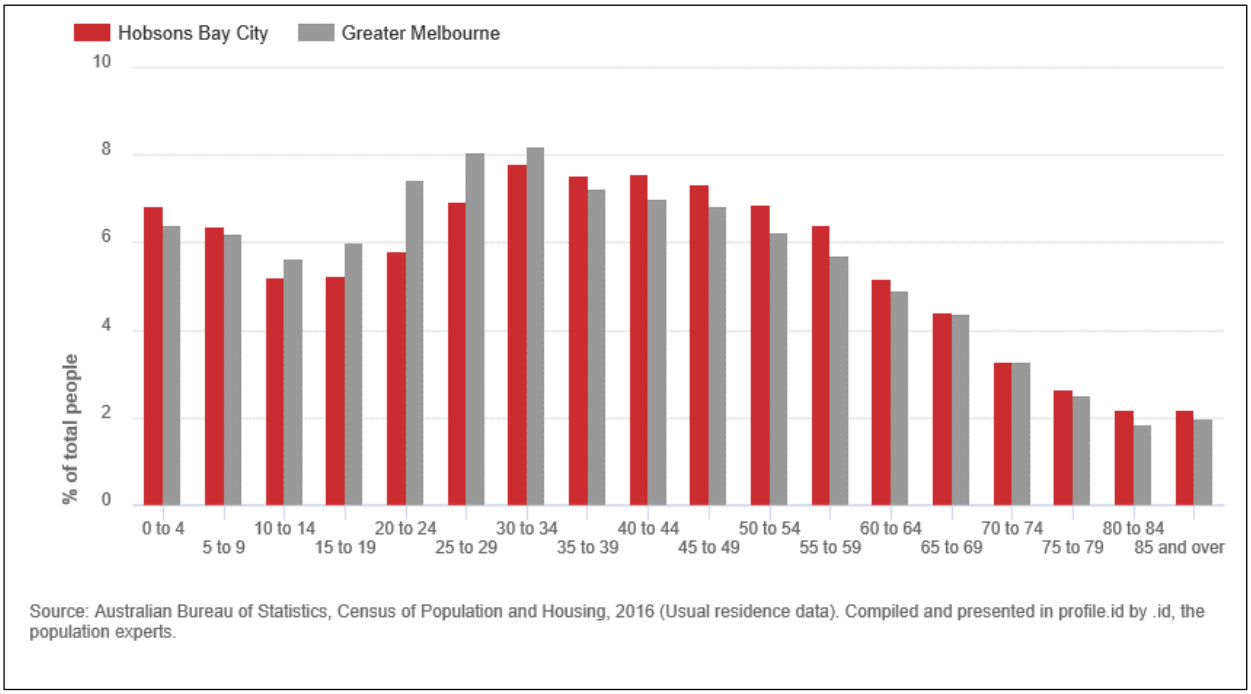
4.0 Age structure

4.1 Age structure (2016)

In 2016, the age structure of Hobsons Bay was largely similar to that of Greater Melbourne (refer Figure 5). The notable difference is that there was a larger percentage of persons aged 35 to 64 years and 0 to 9 years and a smaller proportion of younger persons aged 10 to 19 years and 20 to 34 years.

Overall, 18.4 per cent of the population was aged between 0 and 15, and 14.8 per cent were aged 65 years and over, compared with 18.3 per cent and 14.0 per cent respectively for Greater Melbourne.

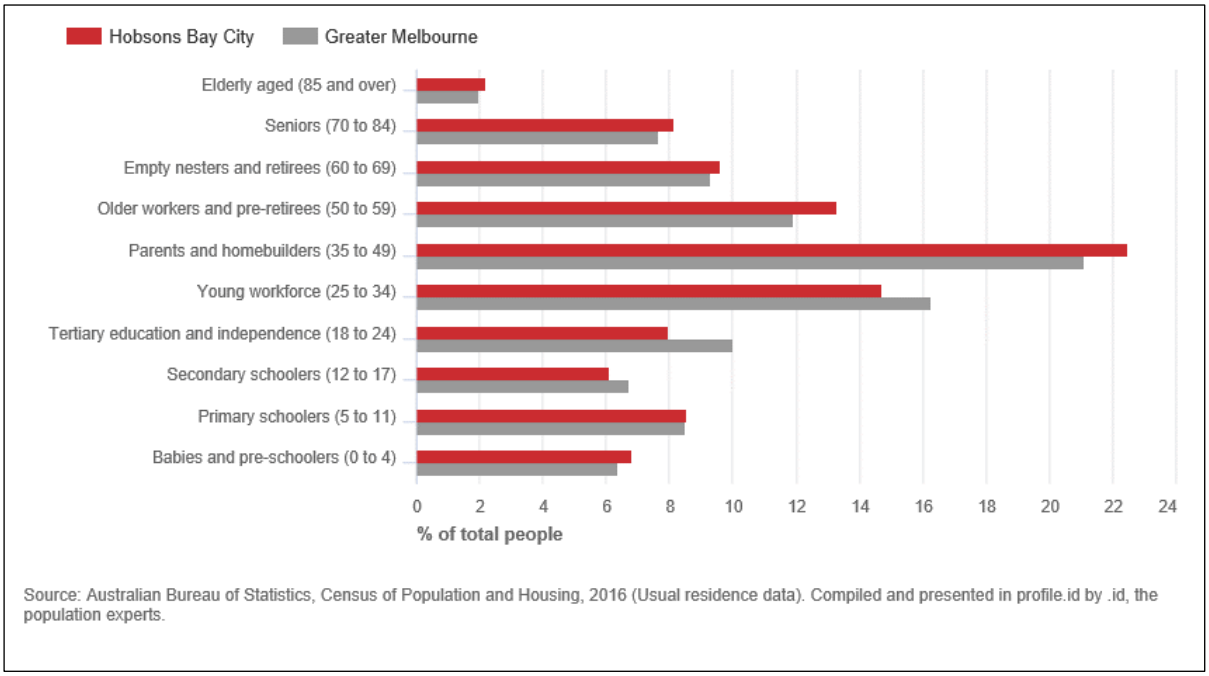
Figure 5: Age structure, Hobsons Bay and Melbourne (2016)



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Usual residence data). Compiled and presented in profile.id by .id, the population experts.

In terms of service age groups (see Figure 6), the age structure differences between Hobsons Bay and Greater Melbourne are more apparent. Hobsons Bay has an older population (from 'Parents and homebuilders' to the 'Elderly aged 85 and over') and a lower proportion of residents in the younger age cohorts (aged 34 years and below).

Figure 6: Age structure – service age groups (2016)

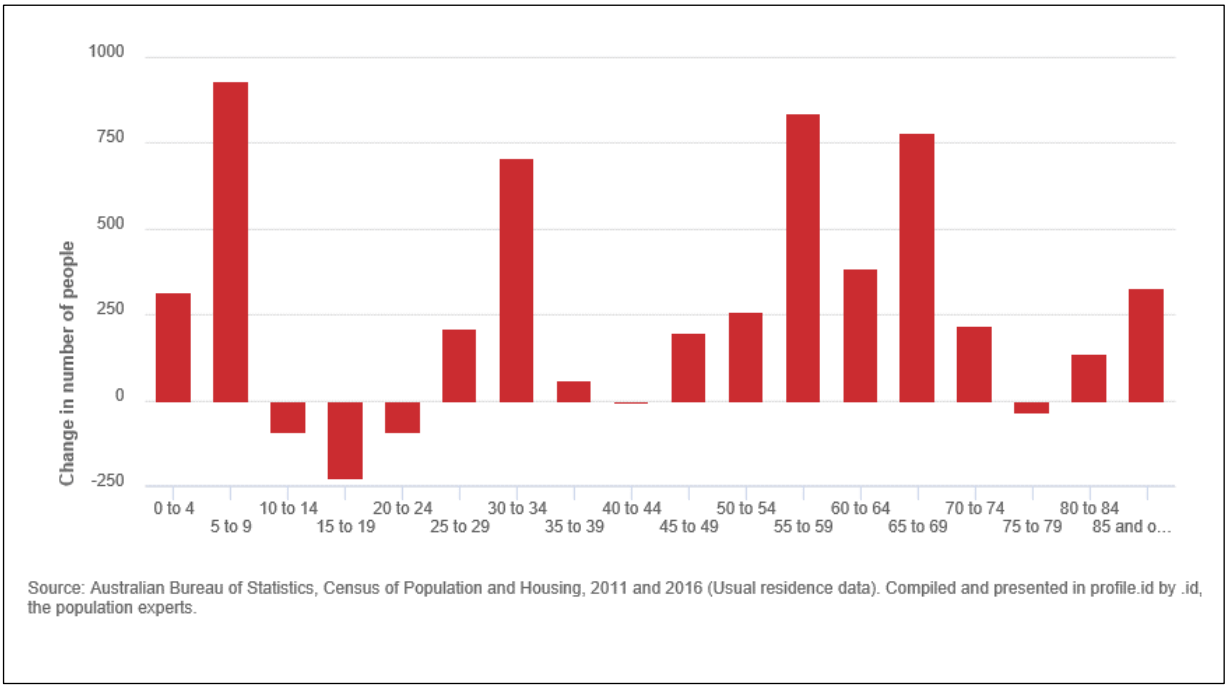


4.2 How has the age structure changed? (2011-16)

From 2011-16, the main changes in age structure was increases in the 5 to 9 years (16%) and 55 to 59 years (15%) age groups, as shown in Figure 7. However, in terms of percentage change, it was the 65 to 69 years (20%) and the 85 years and over (17%) age groups that showed the greatest change.

The largest age group in 2011 was 40 to 44 year olds (8 per cent of total population) and in 2016, the 30 to 34 year olds were the predominant age group (8.2 per cent of total).

Figure 7: Change in age structure (2011-16)



4.2.1 Ageing population

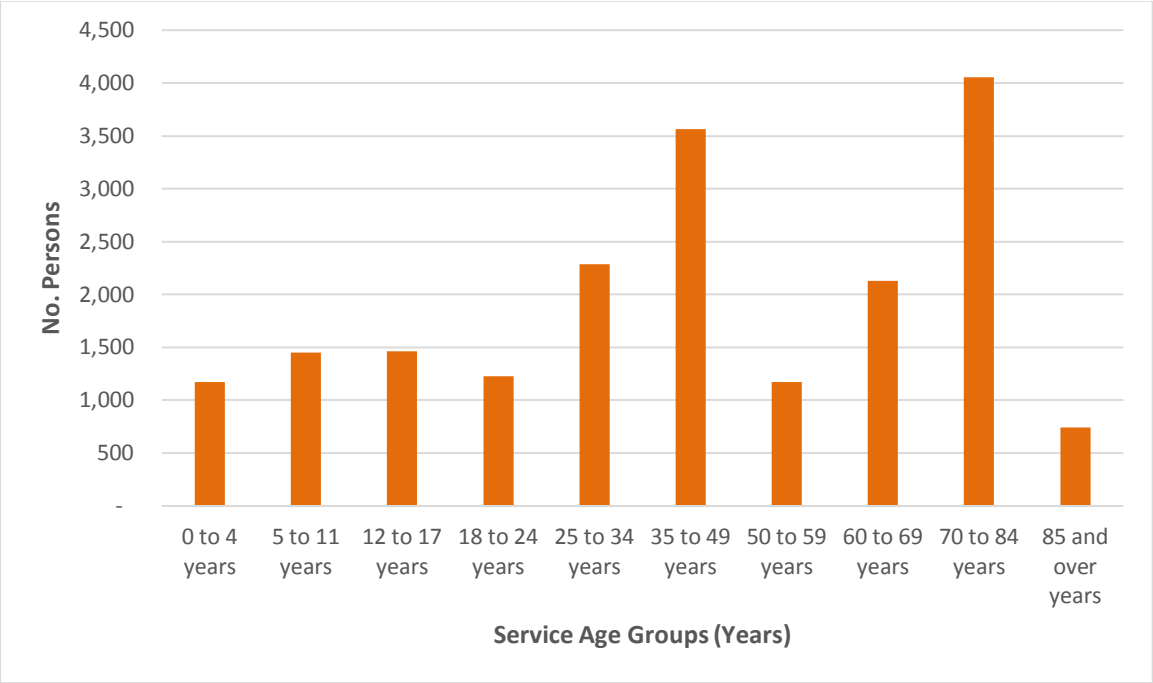
Hobsons Bay has an ageing population. The number of residents aged 65 years and over increased by around **13 per cent** between 2011 and 2016 and the number of frail elderly persons (aged 85 years and over) increased by just over **20 per cent**.

4.3 How is the age structure expected to change?

Figure 8 and 9 shows the expected change in age structure between 2016 and 2036. Growth is expected in all age cohorts.

In terms of the service age groups, the greatest increases are expected in the 35 to 49 years and 70 to 84 years age cohort.

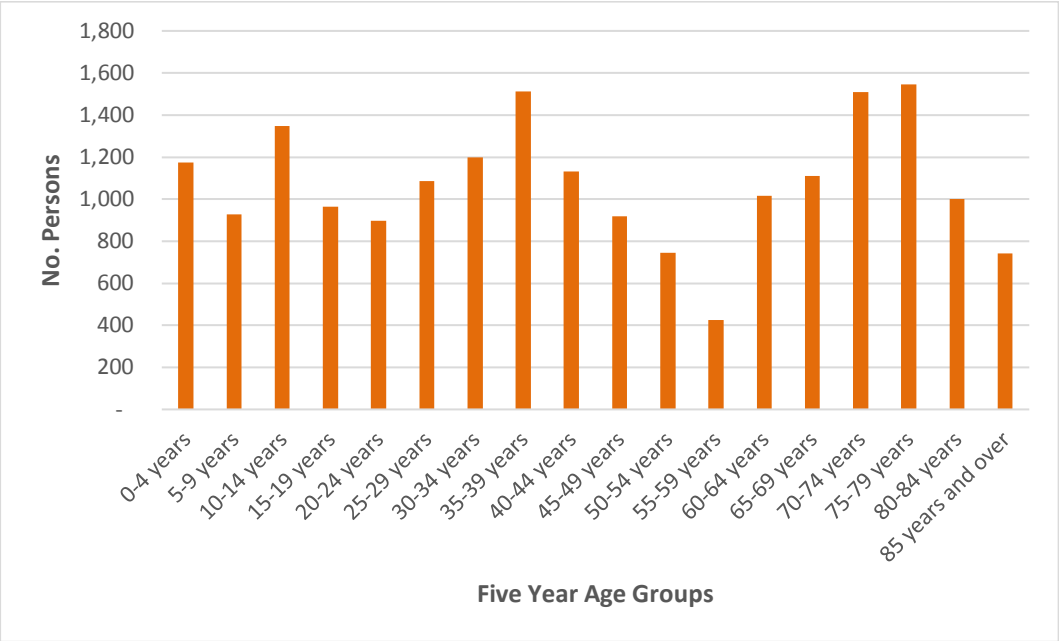
Figure 8: Change in age structure – Service age groups (2016-36)



Source: forecast.id (2016)

In terms of the changes within the five year age groups, there is expected to be slightly more growth for family age groups (30-39 years and 0-14 year olds) and retirees/elderly persons (55-79 year olds).

Figure 9: Change in age structure – Five year age groups (2016-36)



Source: forecast.id (2016)

4.3.1 Ageing population (2016-36)

The number of residents aged 65 years and over is expected to increase by around **44 per cent** by 2036 compared to 2016. The number of frail elderly persons (aged 85 years and over) is forecast to increase by around **37 per cent**.

The Background Report identified that for the period 2011 to 2035, that the number of residents aged 65 years and over and the number of frail elderly persons would be over 50 pent and 46 per cent respectively.

Age Structure – Summary

Age Structure (2006-11) and 2035	Age Structure (2011-16) and 2036
In 2011, the age structure of Hobsons Bay was largely similar to that of Melbourne, except: - Higher proportion of 35-59 and 0-4 year olds - Lower proportion of 20-29 and 5-19 year olds	In 2016, the age structure of Hobsons Bay was largely similar to that of Melbourne, except: - Higher proportion of 35-64 and 0-9 year olds - Lower proportion of older children/teenagers (10-19 year olds) and young adults (20-34 year olds)
In general, Hobsons Bay has an older population compared to Greater Melbourne	In general, Hobsons Bay has an older population compared to Greater Melbourne
Planning for an ageing population. In 2011, there were around 12,186 residents (13.9%) aged 65 years and over and 1,690 elderly	Planning for an ageing population. In 2016, there were around 13,807 residents (14.8%) aged 65 years and over and 2,053 elderly

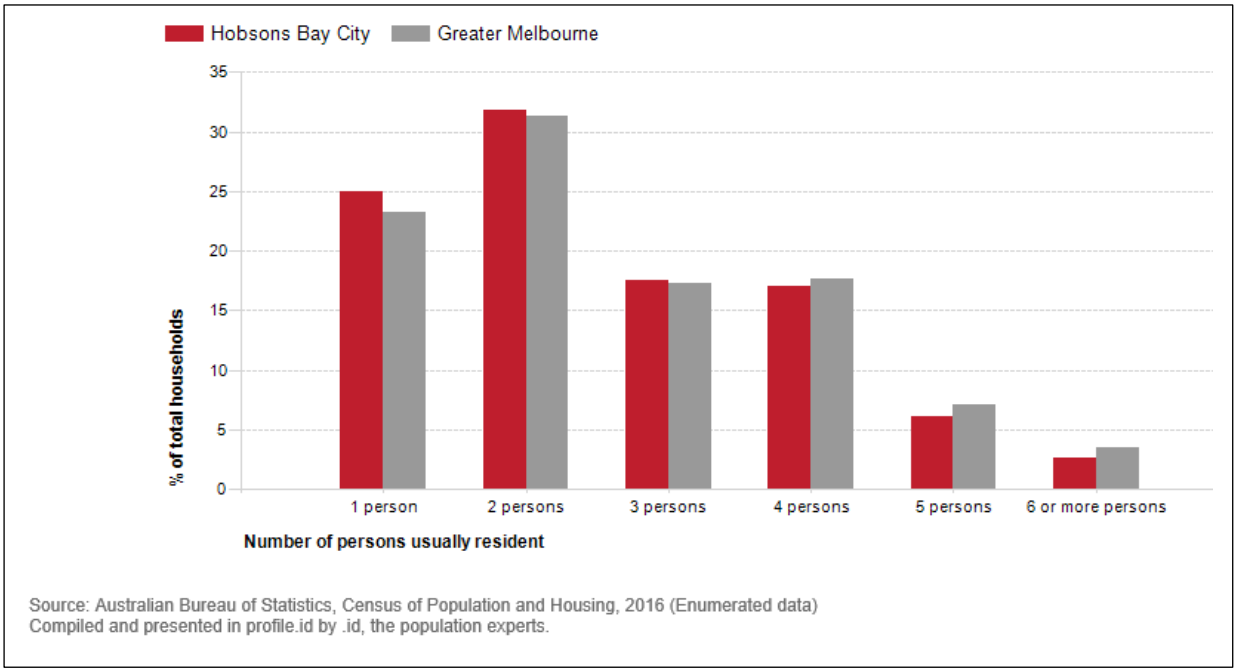
residents aged 85 years and above (1.9% of total).	residents aged 85 years and above (2.2% of total).
Forecasted change in age structure (2015-35) – growth expected in all age cohorts with slightly more growth forecast for family age groups (30-39 years and 0-14 year olds) and retirees/elderly persons (55-79 year olds).	Forecasted change in age structure (2016-36) – growth expected in all age cohorts with slightly more growth forecast for family age groups (30-39 years and 0-14 year olds) and retirees/elderly persons (55-79 year olds).

5.0 Households

5.1 Household size

In 2016, the average household size was 2.56 which remains unchanged compared to 2011. However, changes did occur across the suburbs (see Table 2). Around 25 per cent of households containing only one person (lone person households), compared with 23 per cent in Greater Melbourne (see Figure 10). The dominant household size being two persons per household.

Figure 10: Household size in Hobsons Bay and Greater Melbourne (2016)



Since 2011, some suburbs have experienced an increase in average household size and some a decrease or no overall change (see Table 2).

Analysis of household size correlates to household types which is discussed in Section 5.2.

Table 2: Change in average household size by suburb (2011-16)

Suburb	2011	2016	Change
Hobsons Bay City	**2.53**	**2.53**	**No change**
Altona - Seaholme	2.31	2.31	No change
Altona Meadows	2.66	2.59	Decrease
Altona North	2.60	2.58	Decrease
Brooklyn	2.28	2.26	Decrease
Laverton	2.70	2.72	Increase
Newport East	2.60	2.73	Increase
Newport West	2.47	2.53	Increase
Seabrook	2.94	2.96	Increase
Spotswood - South Kingsville	2.28	2.39	Increase
Williamstown	2.45	2.49	Increase
Williamstown North - The Rifle Range	2.59	2.55	Decrease

5.2 Expected change in household size

It is forecast that the average household size in Hobsons Bay will decline from 2.56 (2016) to 2.51 by 2036.

5.3 Household types (2016)

In 2016, there were **34,193 households** in Hobsons Bay, an increase of around five per cent from 2011 (see Table 3).

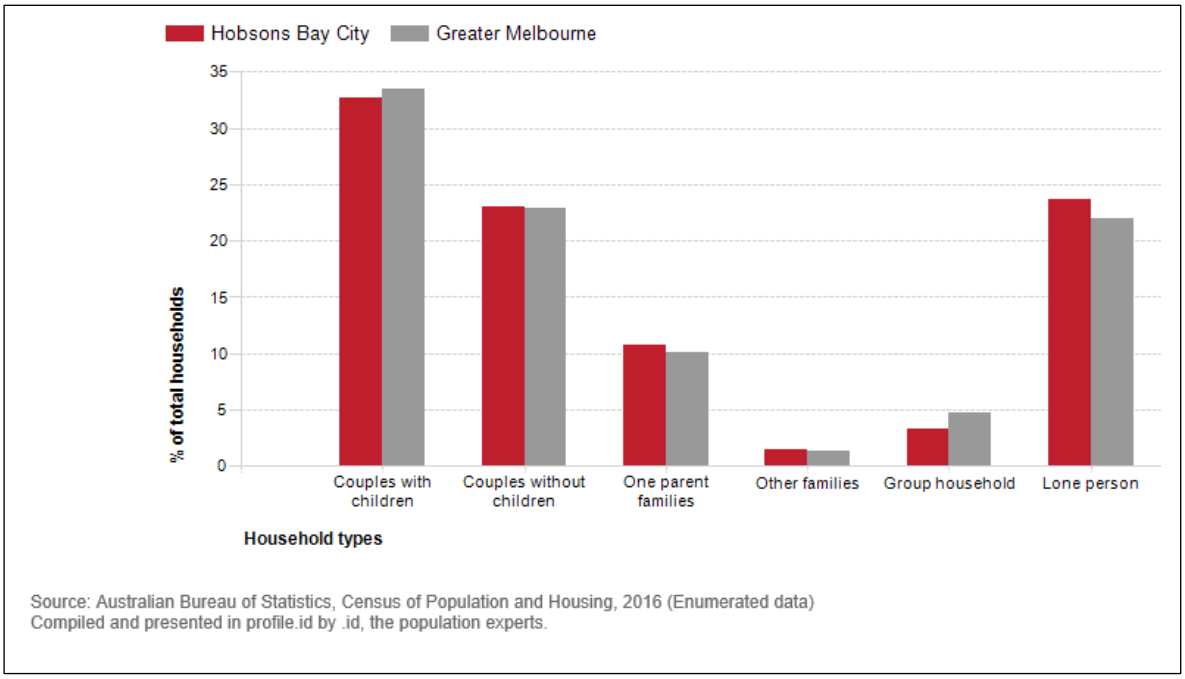
Couples with children remain as the dominant household type accounting for almost a third of total households. Households types in Hobsons Bay are very similar to the wider metropolitan Melbourne area (see Figure 11).

Table 3: Household type (2011 and 2016)

Household Type	2011			2016			Change
	No.	%	Greater Melbourne (%)	No.	%	Greater Melbourne (%)	2011-16 (%)
Couples with children	10,303	31.7	33.6	11,197	32.7	33.5	2.7
Single parent families	3,597	11.1	10.4	3,690	10.8	10.1	0.3
Couples without children	7,631	23.5	23.5	7,876	23.0	22.9	0.8
Lone person households	7,901	24.3	22.3	8,101	23.7	22.0	0.6
Group households	1,237	3.8	4.5	1,128	3.3	4.7	-0.3
Other family households	475	1.5	1.4	507	1.5	1.4	0.1
Visitor only households	271	0.8	0.9	223	0.7	0.9	-0.1
Other not classifiable households	1,111	3.4	3.4	1,471	4.3	4.5	1.1
Total households	**32,523**	**100.0**	**100.0**	**34,193**	**100.0**	**100.0**	**5.1**

Source: profile.id (2016)

Figure 11: Household type (2011 and 2016)



5.4 Change in household types (2011-16)

Figure 12 shows the changes in household types between 2011 and 2016, the greatest change was in the number of 'Couples with children' households (+894). However, as a percentage, the household types in 2016 were very similar to in 2011.

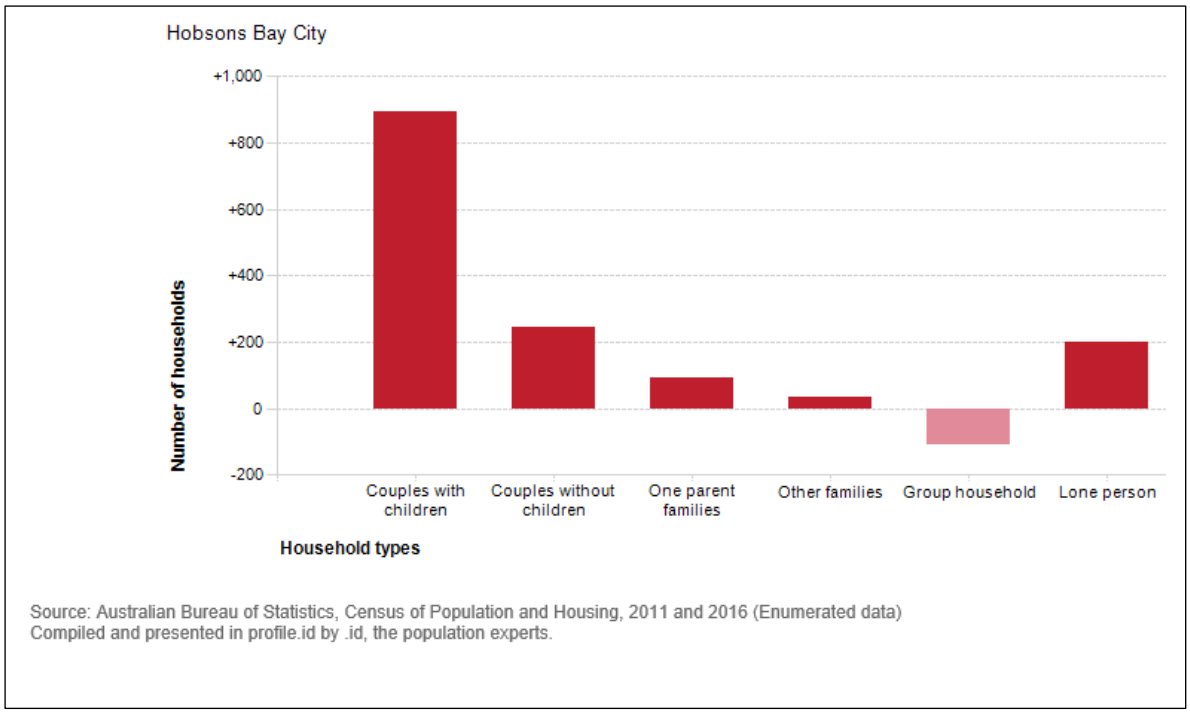
The change in household types are not uniform across the municipality. In many areas, family households are declining in number, whilst in others they are increasing. This is examined further in Appendix A.

If household types are categorised into 'larger households' (e.g. couples with children and one parent families) then they account for around 44 per cent of total household types. The 'smaller households' (e.g. couples without children and lone person households) account for about 47 per cent of the total.

The Background Report identifies that it is the 'smaller household' types (lone persons and couples without children) that are forecast to grow faster than larger households[8]. This correlates with the expected decline in the average household size in Hobsons Bay over the next 20 years[9].

[8] Housing Strategy Background Report (2017), Section 4.5.5.
[9] *Ibid,* Section 4.6.

Figure 12: Change in household type (2011-16)

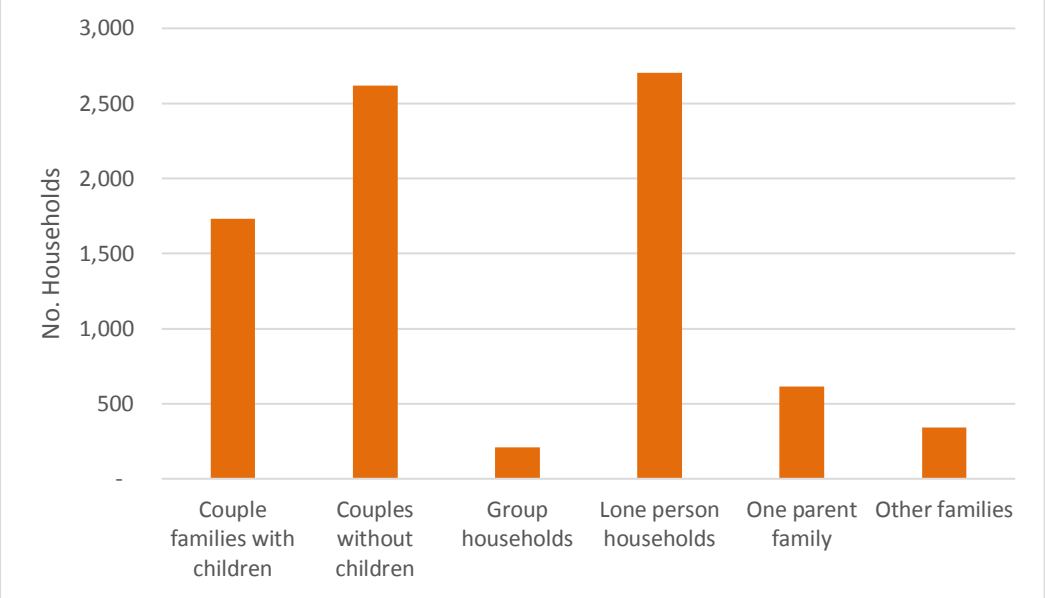


5.5 Expected change in household types (2016-36)

By 2036, there is expected to be **44,348 households** in Hobsons Bay. Figure 13 below shows the change in household type over the 20 year period. The greatest increase is expected in lone person households (+2,702 households) and couples without children (+2,618 households).

Although couple families with children households are expected to decline from the period 2016 to 2036, this household type will still remain the most dominant in Hobsons Bay.

Figure 13: Change in household type (2016-36)



Source: forecast.id (2016)

5.6 Household types and dwelling demand

The change in household types may be in response to the type of new dwellings that are being provided or are available in an area and not necessarily what is driving the type of housing in the market. For example, if more four bedroom dwellings are being provided then that will attract larger family sized households, conversely, if smaller one and two bedroom dwellings are being provided then this will increase the number of smaller households (e.g. lone persons and couples without children).

Analysis of the change in average household size, household types and number of bedrooms per dwelling between 2011 and 2016 has been undertaken (see Appendix A).

Overall, the change in the number of bedrooms per dwelling aligns with the changes in household types in each suburb (e.g. where there was a decrease in lone person households there was also a decrease in one and two bedroom dwellings), however there are some notable exceptions:

- **Altona Meadows** – experienced a decrease in average household size attributed to an increase in the number of couples without children. The increase in the number of two bedroom dwellings reflects this change although not the increase in the number of dwellings with four or more bedrooms.
- **Altona North** – experienced a decrease in average household size. Whilst a more diverse and even mix of dwellings with two, three and four or more bedroom dwellings was provided over the five year period, there was a loss in the number of one or fewer bedrooms.
- **Brooklyn** – this suburb also experienced a slight decrease in average household size probably attributed to an increase in the number of lone person households. There was a loss of dwellings with one or fewer bedrooms but an increase in the number of two beds.
- **Laverton** – experienced an increase in average household size with an increase in the family households (number of couples with children), however in regards to dwellings, there was a loss in the number of four bedroom houses.
- **Williamstown** – the number of couples with children and couples without children households both increased between 2011 and 2016, however the biggest increase in dwellings were for four or more bedrooms, with a loss of one and two bedrooms.
- **Williamstown North (The Rifle Range)** - despite a decrease in the average household size, only dwellings with four or more bedrooms were provided.

Whilst the data summarised in Appendix A shows what has happened over the last five years in terms of household changes and dwelling stock provided, what it does not show is the 'true' demand for housing based on the housing needs due to social changes occurring amongst the existing residents.

The Housing Strategy Background Report identified this matter through the community consultation that was undertaken and the subsequent feedback that was received from both residents and real estate agents. For example, more opportunities for ageing residents to downsize within the community. The provision of three and four bedrooms does not meet this demand.

The Background Report identifies that average household size in Hobsons Bay is forecast to decline over the next 20 years due to an ageing population as well as social changes[10]. Whilst this decline may not be uniform across the municipality, in terms of planning for future housing, a diversity of housing formats with a mix of bedrooms is important to cater for a range of household types and remains to be the key objective of the housing strategy.

Households – Summary

Households 2011 and 2035	Households 2016 and 2036
In 2011, the average household size was 2.56 and it was forecast to decline to 2.51 in 2035	In 2016, the average household size was 2.56 and it was forecast to decline to 2.51 in 2036
Couples with children were the dominant household type in Hobsons Bay (31.7%)	Couples with children were the dominant household type in Hobsons Bay (32.7%)
The smaller household types ('Couples without children' and 'Lone person households') accounted for almost half of all household types (47.8%)	The smaller household types ('Couples without children' and 'Lone person households') accounted for almost half of all household types (46.7%)
Household types in Hobsons Bay in 2011 were similar to Greater Melbourne	Household types in Hobsons Bay in 2016 were similar to Greater Melbourne
Couples with children is expected to decline by 2035 to around 30.6%	Couples with children is expected to decline by 2036 to around 30.5%
By 2035, the greatest increases are expected to be in lone person households (26.8%) and couples without children (26.1%)	By 2036, the greatest increases are expected to be in lone person households (26.3%) and couples without children (26.5%)

6.0 Housing tenure

6.1 Housing tenure (2016)

Analysis of the housing tenure of the population of Hobsons Bay City in 2016 compared to Greater Melbourne shows that there was a larger proportion of households who owned their homes; a smaller proportion purchasing their homes; and a similar proportion who were renters (see Table 4 and Figure 14).

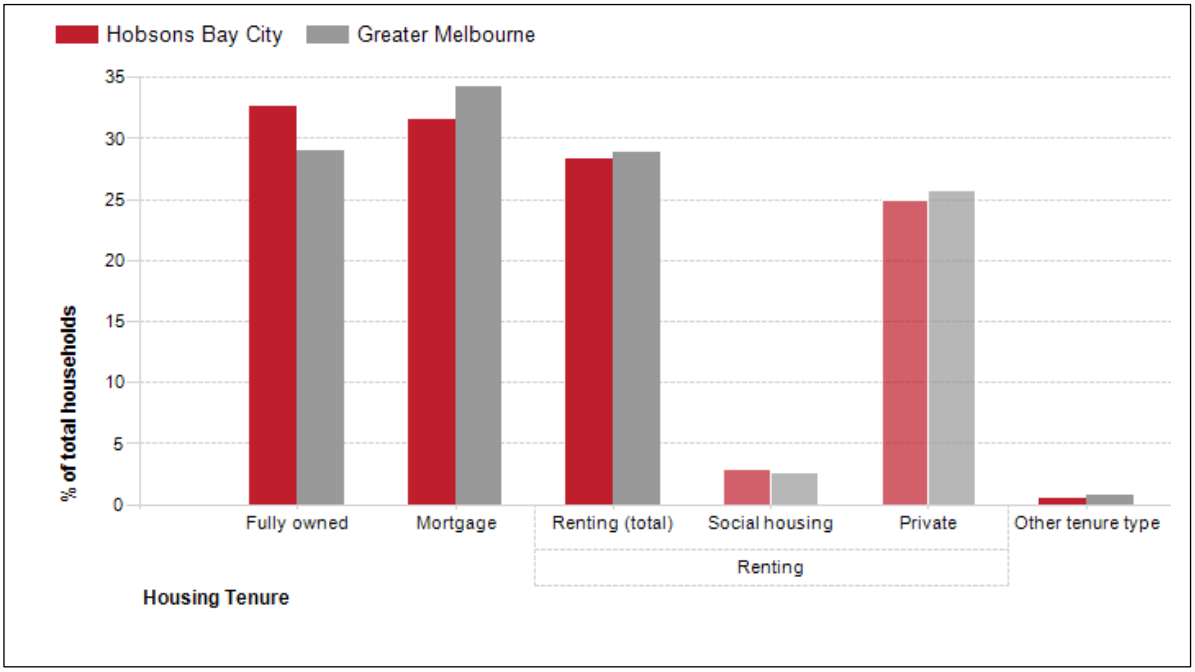
Table 4: Housing ownership within Hobsons Bay and Metropolitan Melbourne (2011 and 2016)

Housing ownership	2011		2016	
	Hobsons Bay (%)	Metro Melb (%)	Hobsons Bay (%)	Metro Melb (%)
Home ownership, fully owned	35.0	31.5	32.7	29.0
Home ownership, with mortgage	31.4	35.3	31.6	34.3
Renting - private	23.5	23.1	25.0	25.8
Renting – social	3.0	2.9	2.9	2.6
Other arrangements	7.1	7.2	7.9	8.3

Source: profile.id (2016)

[10] Housing Strategy Background Report (2017), Section 4.6.

Figure 14: Housing tenure (2016)



Source: profile.id (2016)

6.2 Change in housing tenure (2011-16)

Figure 15 shows the change in housing tenure for 2011 to 2016. The largest changes in housing tenure categories for the households in Hobsons Bay were:

- Renting - Private (+913 persons)
- Mortgage (+595 persons)
- Fully owned (-208 persons)

The total number of households in Hobsons Bay City increased by 1,672 between 2011 and 2016.

Figure 15: Change in housing tenure (2011-16)

Source: profile.id (2016)

Housing tenure – Summary

Housing tenure (2006-11)	Housing tenure (2011-16)
Around two-thirds of residents live in private market housing	Around two-thirds of residents live in private market housing
Higher rate of home ownership and lower rate of mortgages compared with metropolitan Melbourne	Higher rate of home ownership and lower rate of mortgages compared with metropolitan Melbourne
Around 3 per cent of households were in social housing which was slightly higher than the metropolitan average	Around 3 per cent of households were in social housing which was slightly higher than the metropolitan average

7.0 Housing stock

7.1 Total dwellings (2011 and 2016)

In 2016, there were **37,183 dwellings** in Hobsons Bay, this is an increase of around five per cent since 2011 (see Table 5). In terms of growth rate, this is around an additional **359 new dwellings per annum** over the five year period (1 per cent per annum). This compares to a growth rate of 0.8 per cent per annum between 2006 and 2011 (271 dwellings per annum).

Table 5: Total dwellings (2011 and 2016)

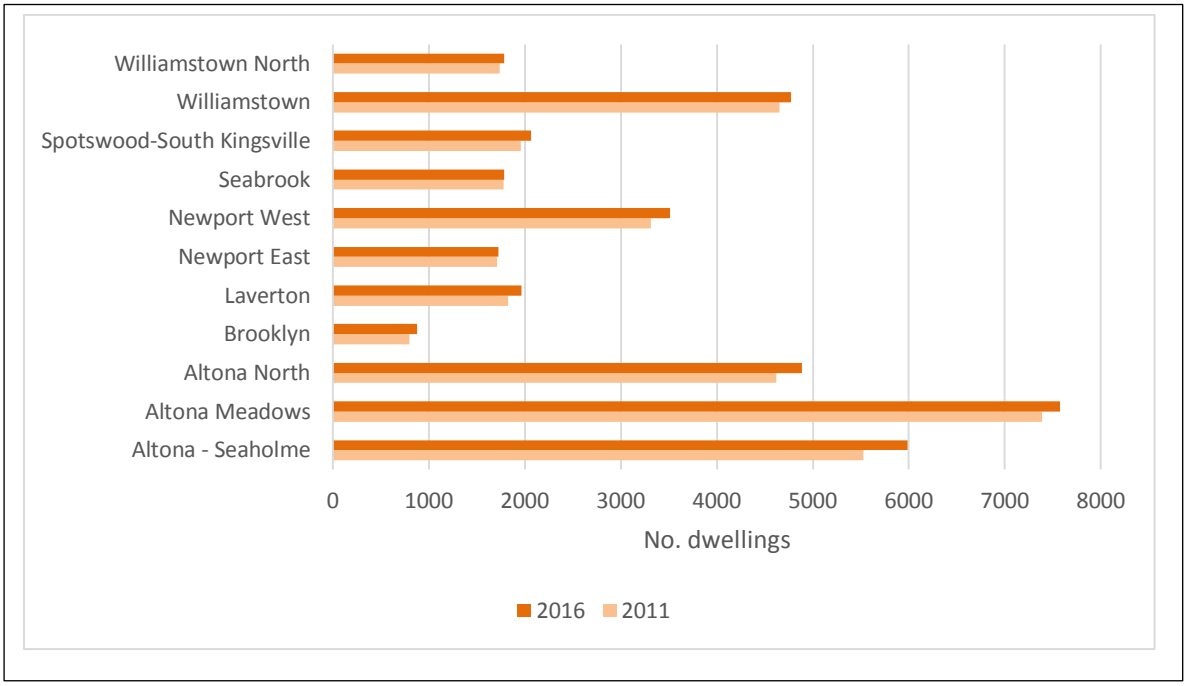
Dwelling type	Hobsons Bay (2011)		Greater Melbourne	Hobsons Bay (2016)		Greater Melbourne	Change 2011-16
	(No.)	(%)	(%)	(No.)	(%)	(%)	(%)
Occupied private dwellings	32,527	91.9	91.2	34,195	92.0	90.7	4.9
Unoccupied private dwellings	2,861	8.0		2,988	8.0		
Non private dwellings	1,023	0.1		1,073			
Total dwellings	**35,388**	**100**	**100**	**37,183**	**100**	**100**	**5.1**

Source: profile.id (2016)

7.2 No. dwellings per suburb (2011 and 2016)

Figure 16 shows the increase in dwellings per suburb between 2011 and 2016. All suburbs experienced an increase in the number of dwellings over the five year period with the greatest increases in Altona-Seaholme, Altona North and Newport West. The least amount of change occurred in Seabrook.

Figure 16: No. dwellings per suburb (2011 and 2016)



Source: profile.id (2016)

7.2 Total dwellings by 2036

By 2036, the total number of dwellings in Hobsons Bay is forecast to be **46,391** (refer Table 6) which is an additional **8,849 new dwellings** expected over the next 20 years (443 new homes per annum). This compares to a total of 44,343 dwellings estimated by 2035 in the Background Report (381 new dwellings per annum).

7.3 Expected change in total dwellings (2016-36)

Table 6 and Figure 17 show the forecast changes to the total number of dwellings in each suburb from 2011 to 2036.

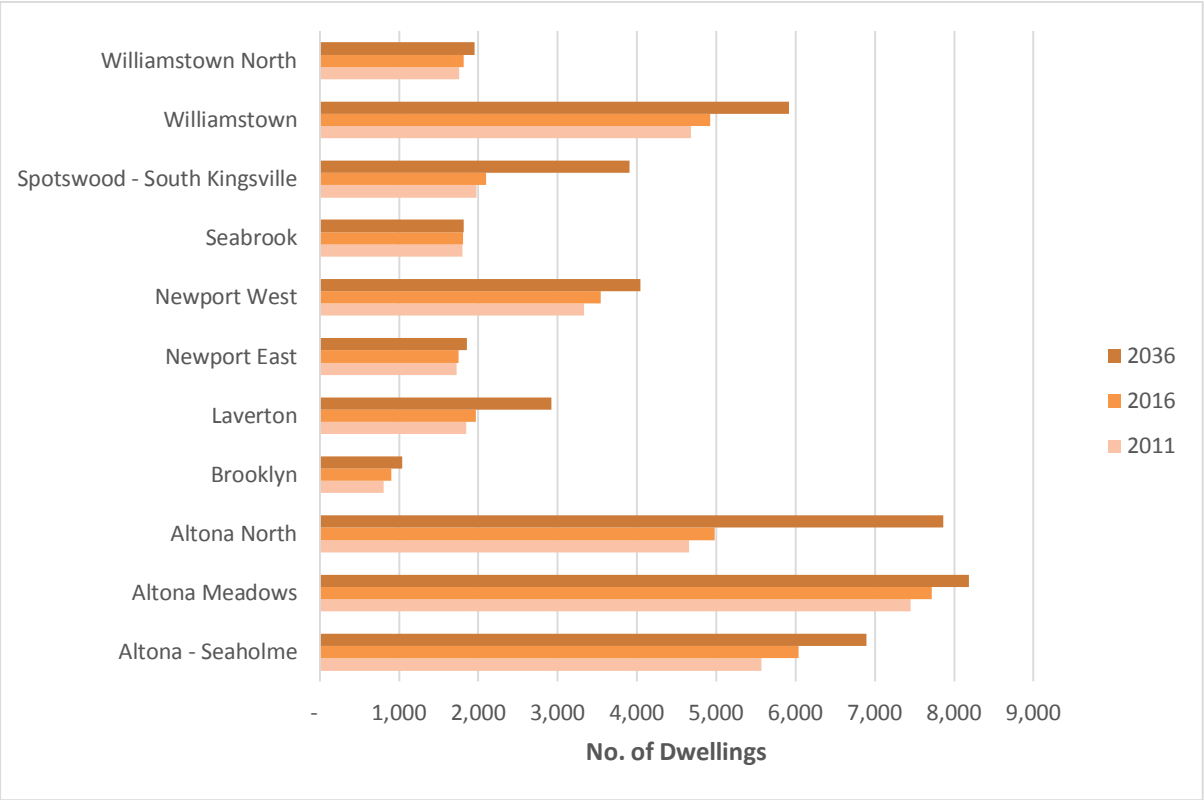
Table 6: Hobsons Bay dwelling forecast (2011-36)

Area	Dwellings (No.)			Change (2016-36)		
	2011	2016	2036	No.	%	Per annum
Hobsons Bay City Council	**35,595**	**37,542**	**46,391**	**8,849**	**23.6**	**442.5**
Altona-Seaholme	5,568	6,039	6,895	856	14.2	42.8
Altona Meadows	7,448	7,717	8,185	468	6.1	23.4
Altona North	4,657	4,981	7,863	2,882	57.9	144.1
Brooklyn	802	902	1,042	140	15.5	7.0
Laverton	1,845	1,967	2,923	956	48.6	47.8
Newport East	1,726	1,748	1,854	106	6.1	5.3
Newport West	3,336	3,543	4,040	497	14.0	24.9
Seabrook	1,802	1,807	1,815	8	0.4	0.4
Spotswood-South Kingsville	1,976	2,100	3,902	1,802	85.8	90.1
Williamstown	4,681	4,922	5,919	997	20.3	49.9
Williamstown North	1,754	1,816	1,953	137	7.5	6.9

Source: forecast.id (2016)

The total number of dwellings is expected to increase by just under a quarter by 2036. As identified previously, the greatest areas of housing growth is forecast to occur in Altona North, Spotswood-South Kingsville and Laverton.

Figure 17: No. dwellings per suburb (2011, 2016 and 2036)



Housing stock – Summary

Housing stock 2011 and 2035	Housing stock 2016 and 2036
The total number of dwellings in 2011 was 35,388	The total number of dwellings in 2016 was 37,183
The growth rate between 2006 and 2011 was around 0.8% per annum (271 dwellings per annum)	The growth rate between 2011 and 2016 was around 1% per annum (359 dwellings per annum)
A total of 44,343 dwellings estimated by 2035 (381 new homes per annum)	A total of 46,391 dwellings estimated by 2036 (443 new homes per annum)

8.0 Housing types

8.1 Housing diversity – dwelling type (2016)

In 2016, there were 24,152 separate houses in the area, 12,040 medium density dwellings and 637 high density dwellings.

Analysis of the types of dwellings in Hobsons Bay show that the number of separate houses (low density) has declined from 75 per cent in 2011 to 65 per cent in 2016 with an increase in medium and high density housing (refer Table 7 and Figures 18 and 19). This is in line with the infill development opportunities being realised across the suburb.

Table 7: Dwelling type (2011 and 2016)

Dwelling type	2011 (%)	2016 (%)
Separate houses (low density)	75.2	65.0
Medium density	22.7	32.4
High density	1.4	1.7

The greatest change to dwelling type since 2011 can be seen when compared with Greater Melbourne. In 2011, Hobsons Bay had a higher proportion of separate houses compared to Greater Melbourne but in 2016, this trend reversed. There is a much greater proportion of medium density housing in Hobsons Bay compared to Greater Melbourne (32.4 per cent versus 22.9 per cent) although much less high density (1.7 per cent versus 10.1 per cent).

Figure 18: Dwelling type (2016)

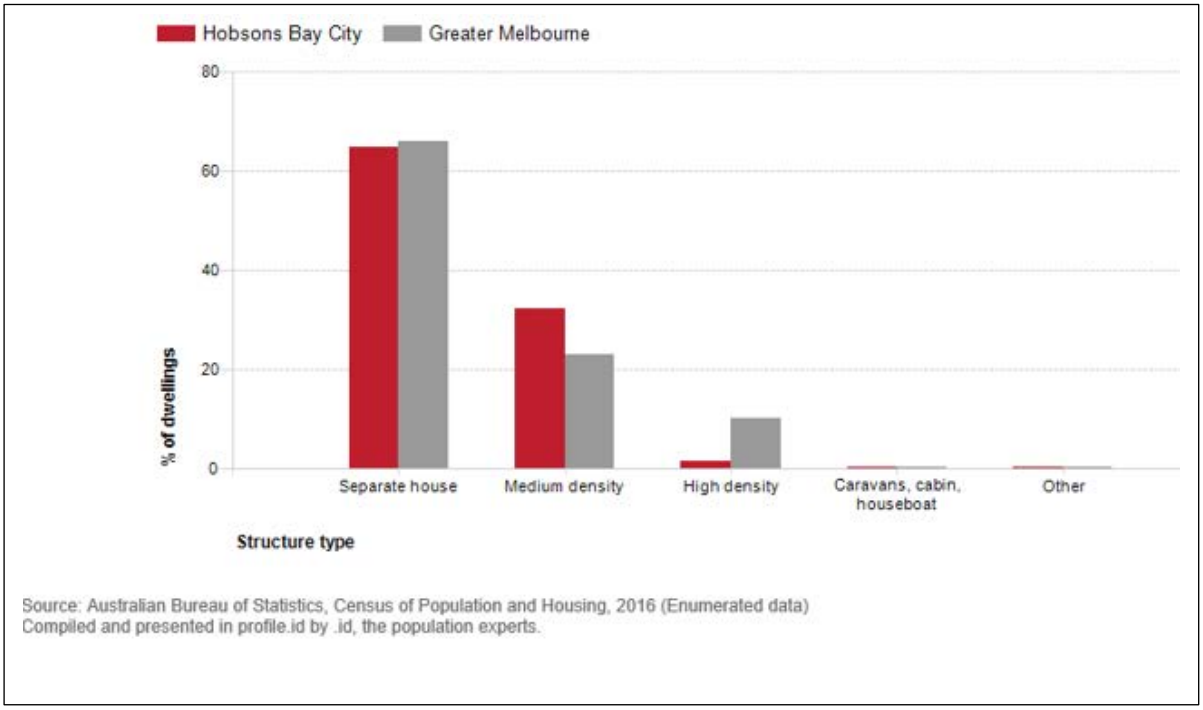
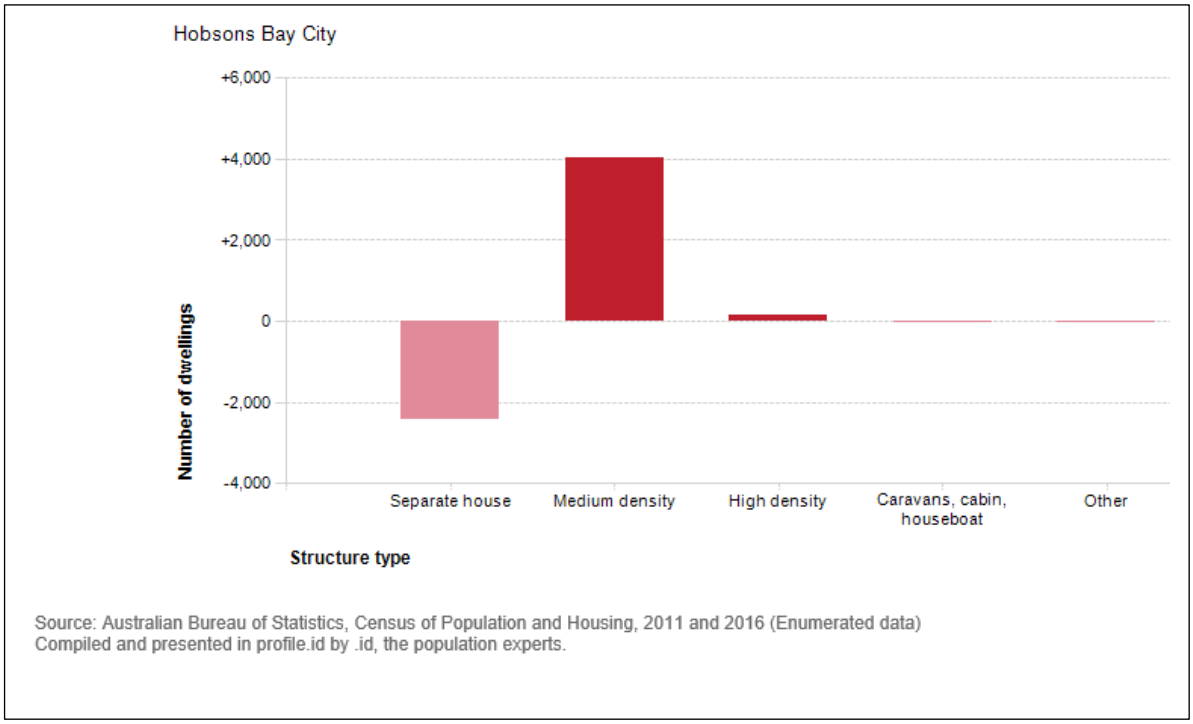


Figure 19: Change in dwelling type (2011-16)



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 and 2016 (Enumerated data)
Compiled and presented in profile.id by .id, the population experts.

8.2 Distribution of separate, medium and high density housing (2011 and 2016)

Figures 20 to 25 spatially show the distribution of the three housing density types across Hobsons Bay (Source: http://atlas.id.com.au/hobsons-bay).

Figure 20: Separate houses – low density (2016)

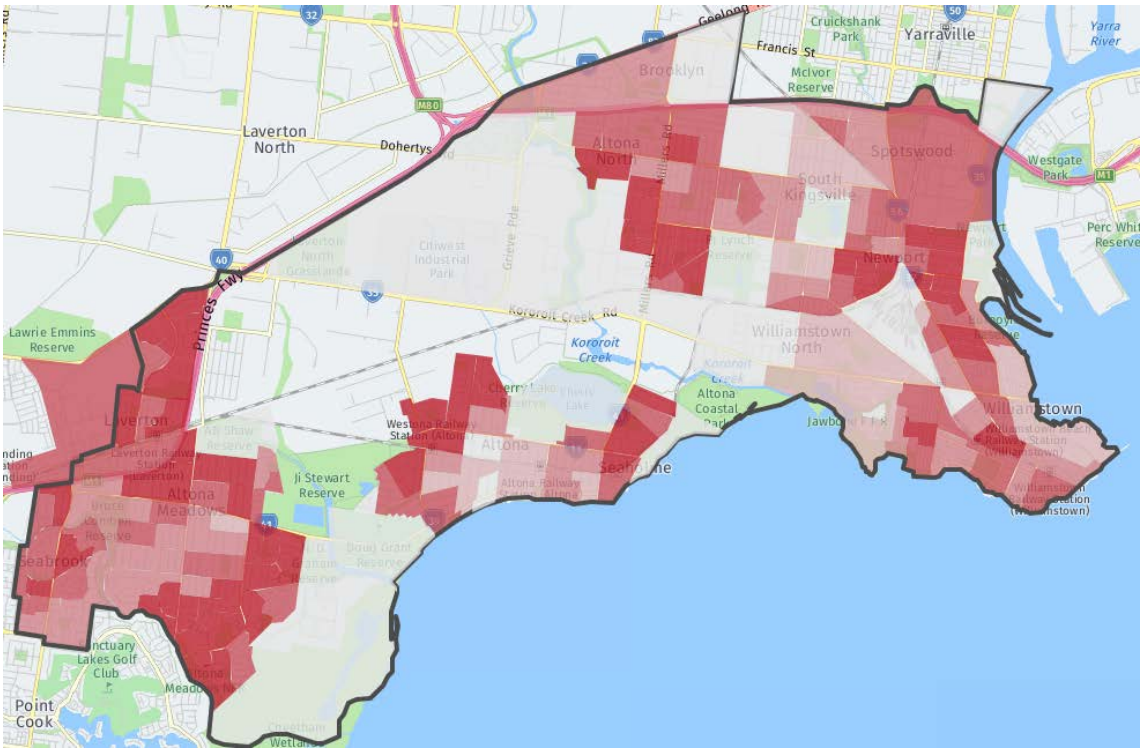


Figure 21: Separate houses – low density (2011)

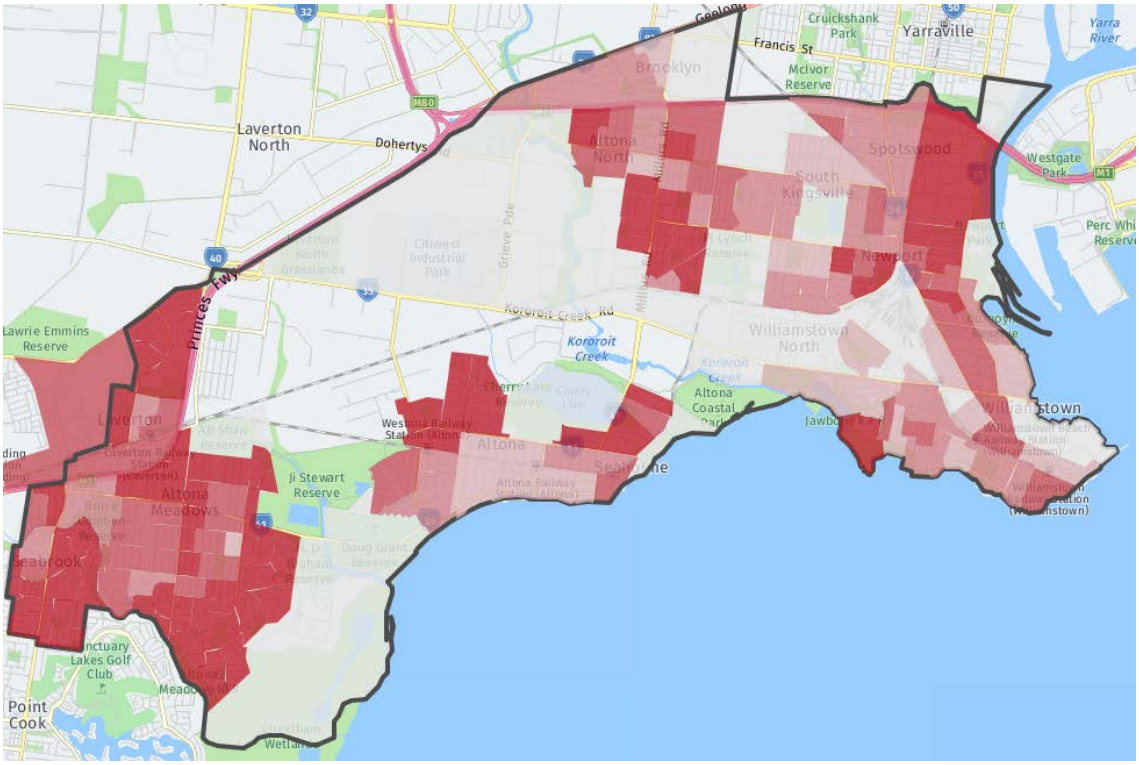


Figure 22: Medium density (2016)

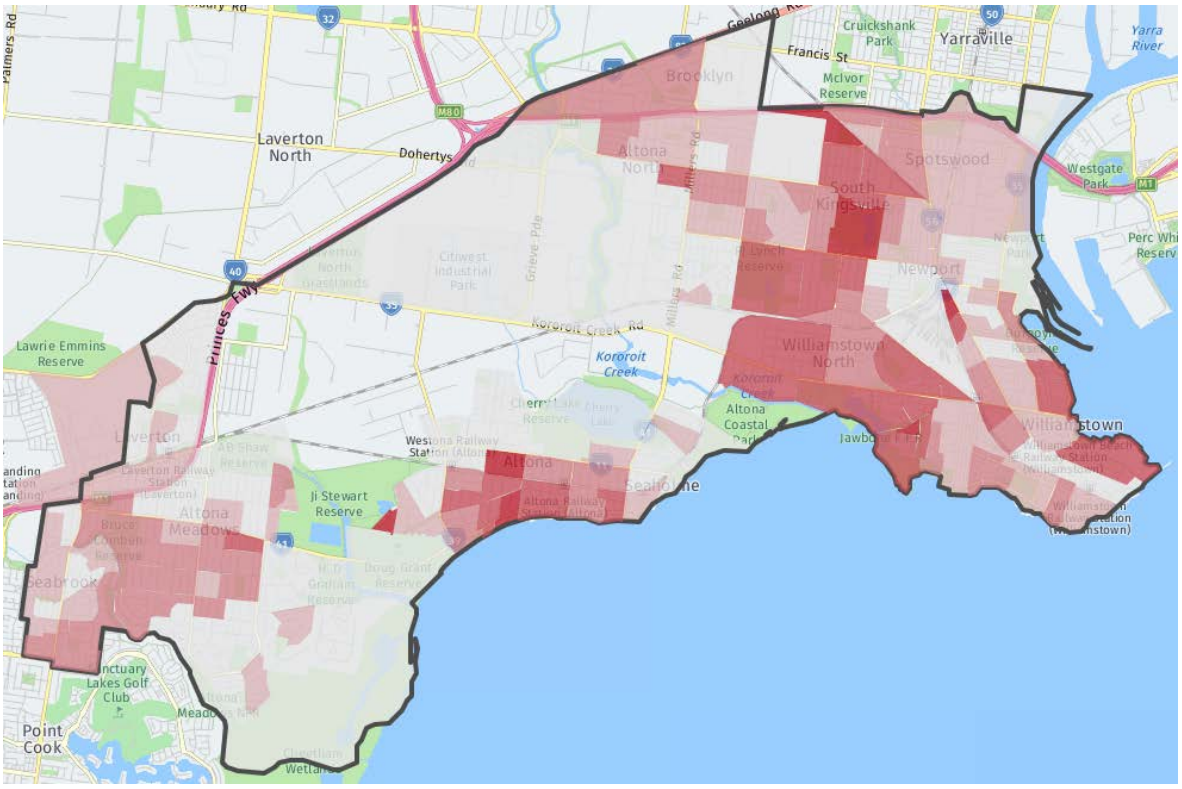


Figure 23: Medium density (2011)

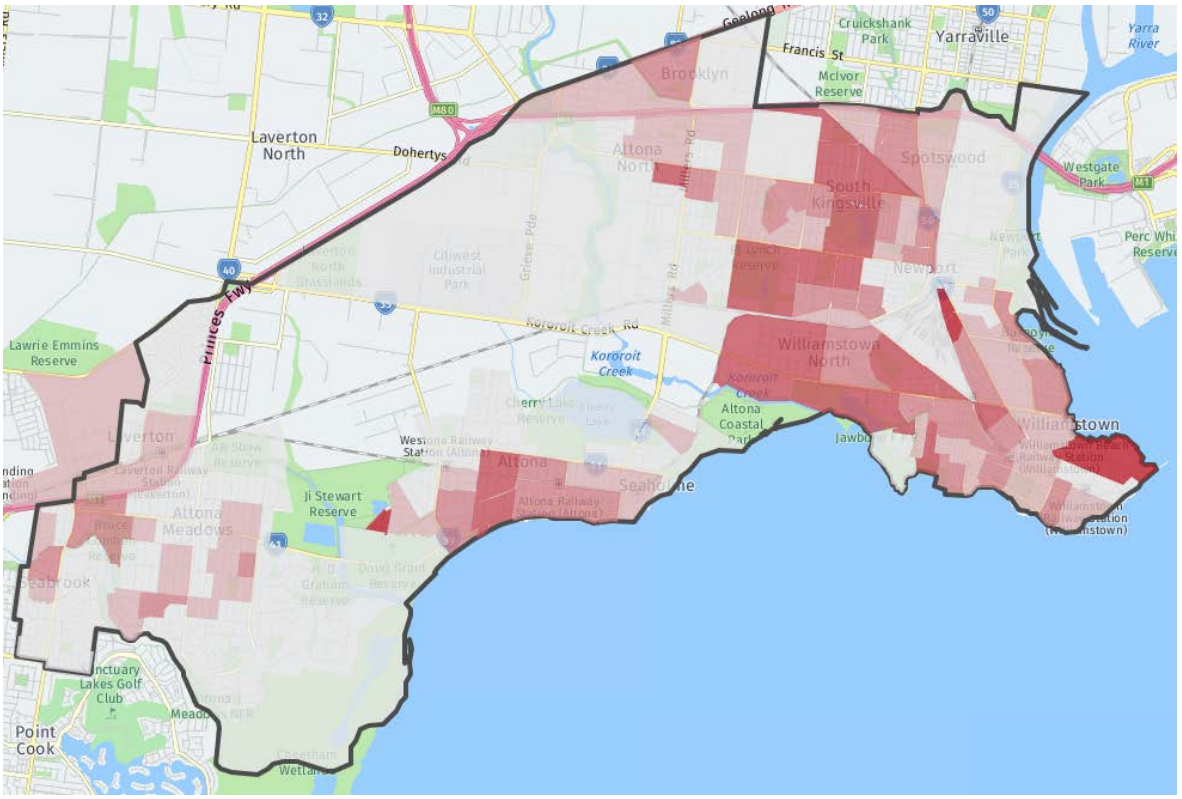


Figure 24: High density (2016)

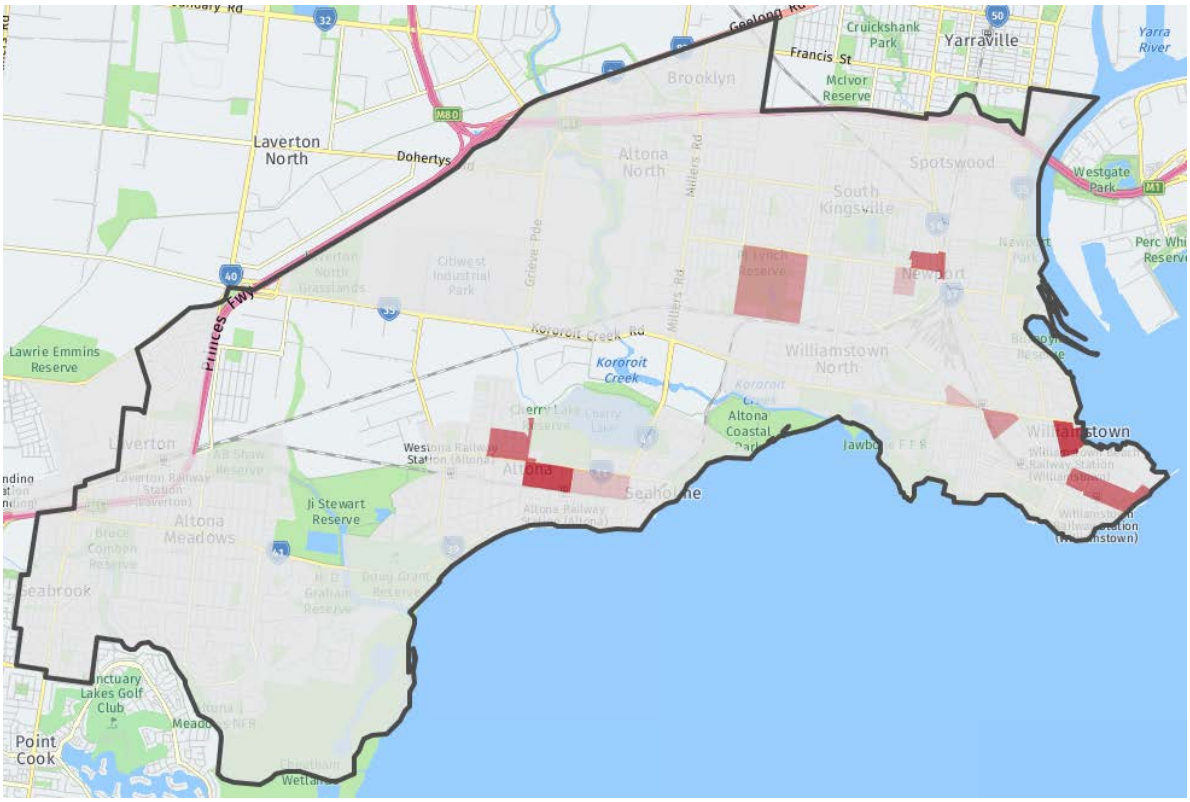
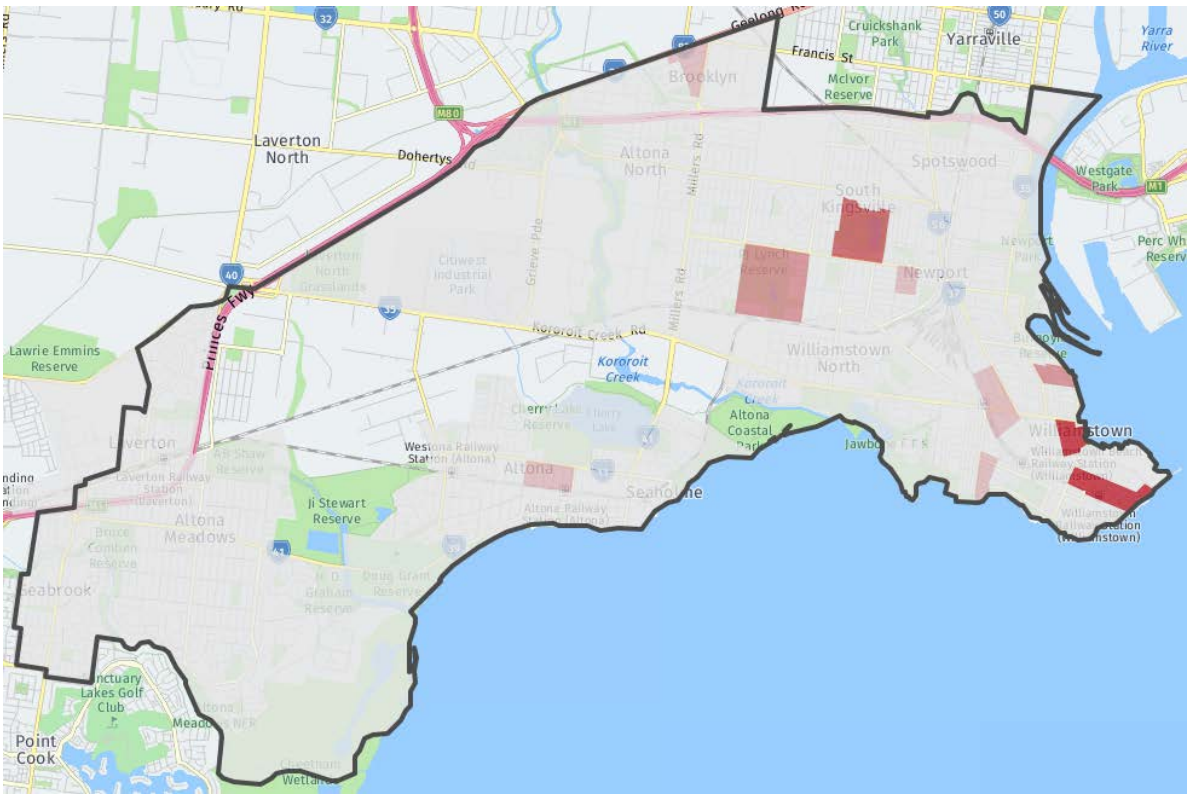


Figure 25: High density (2011)



8.3 Number of bedrooms per dwelling

In 2016, three bedroom dwellings were the most common accounting for just **over 50 per cent** of total dwelling stock (refer Table 8). This was higher than the Greater Melbourne average of 40 per cent (refer Figure 26).

Table 8: Number of bedrooms per dwelling (2011 and 2016)

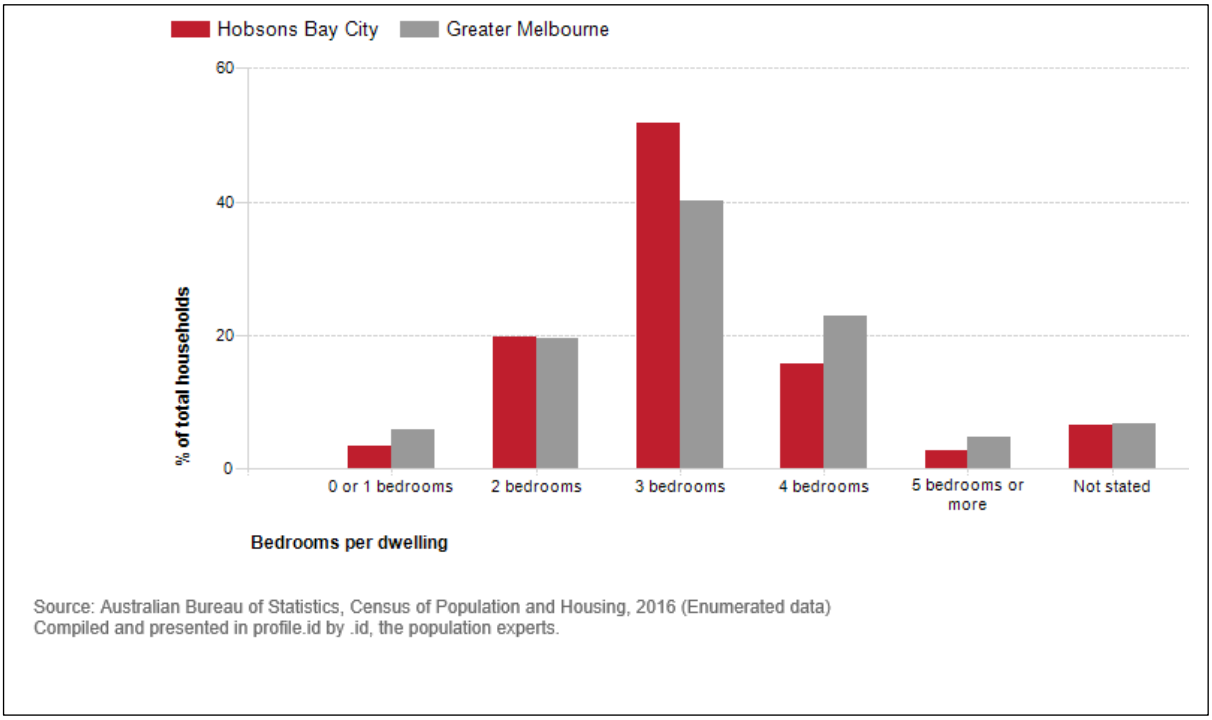
	2016			2011			Change (2011-16)	
Number of bedrooms	No.	%	Greater Melbourne %	No.	%	Greater Melbourne %	No.	%
0 or 1 bedrooms	1,182	3.5	6.0	1,243	3.8	5.5	-61	-5%
2 bedrooms	6,795	19.9	19.5	6,557	20.2	19.3	+238	4%
3 bedrooms	17,734	51.9	40.1	17,508	53.8	43.8	+226	1%
4 bedrooms	5,351	**15.6**	23.0	4,765	14.7	22.0	+586	11%
5 bedrooms or more	909	2.7	4.8	744	2.3	4.3	+165	18%
Not stated	2,224	6.5	6.8	1,707	5.2	5.1	+517	23%
Total households	**34,195**	**100.0**	**100.0**	**32,524**	**100.0**	**100.0**	**+1,671**	**5%**

Source: profile.id (2016)

Analysis of the number of bedrooms in Hobsons Bay compared to Greater Melbourne shows that there was a lower proportion of dwellings with two bedrooms or less, as well as a lower proportion of dwellings with four or more bedrooms.

Overall, 23.3 per cent of households were in dwellings with two bedrooms or less, and 18.3 per cent of four or more bedroom dwellings, compared with 25.4 per cent and 27.7 per cent for Greater Melbourne respectively.

Figure 26: No. of bedrooms per dwelling (2016)

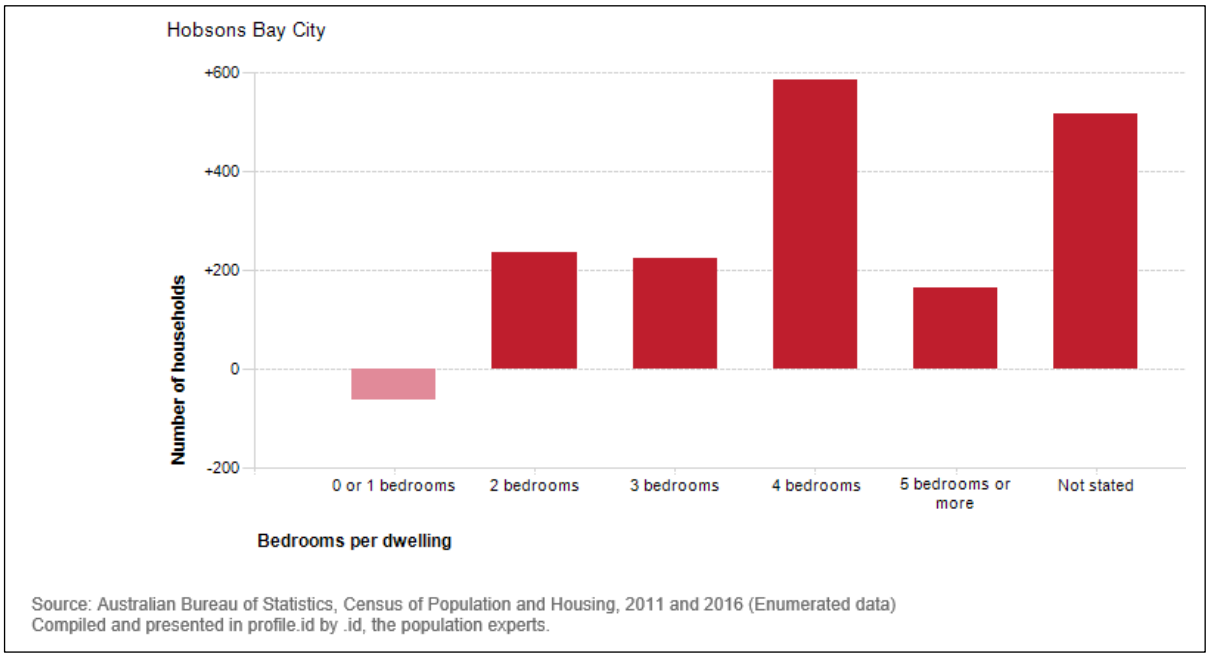


8.3 Change in number of bedrooms per dwelling (2011-16)

Figure 27 shows the changes in the number of bedrooms per dwelling in Hobsons Bay between 2011 and 2016. The greatest change was in the increase in the number of **four bedroom dwellings** which increased by 11 per cent over the five year period. There has been a decline in the number of dwellings with one or less bedrooms over the same period (five per cent decrease).

The Background Report[11] identified a trend in Hobsons Bay (over the period 2001-11) for dwellings to contain more bedrooms despite the increase in medium density housing types. There is a trend away from smaller homes despite declining average household size and the increase in smaller households.

Figure 27: Change in no. of bedrooms per dwelling (2011-16)



[11] Housing Strategy Background Report (2017), Section 5.4.

Housing density and diversity - Summary

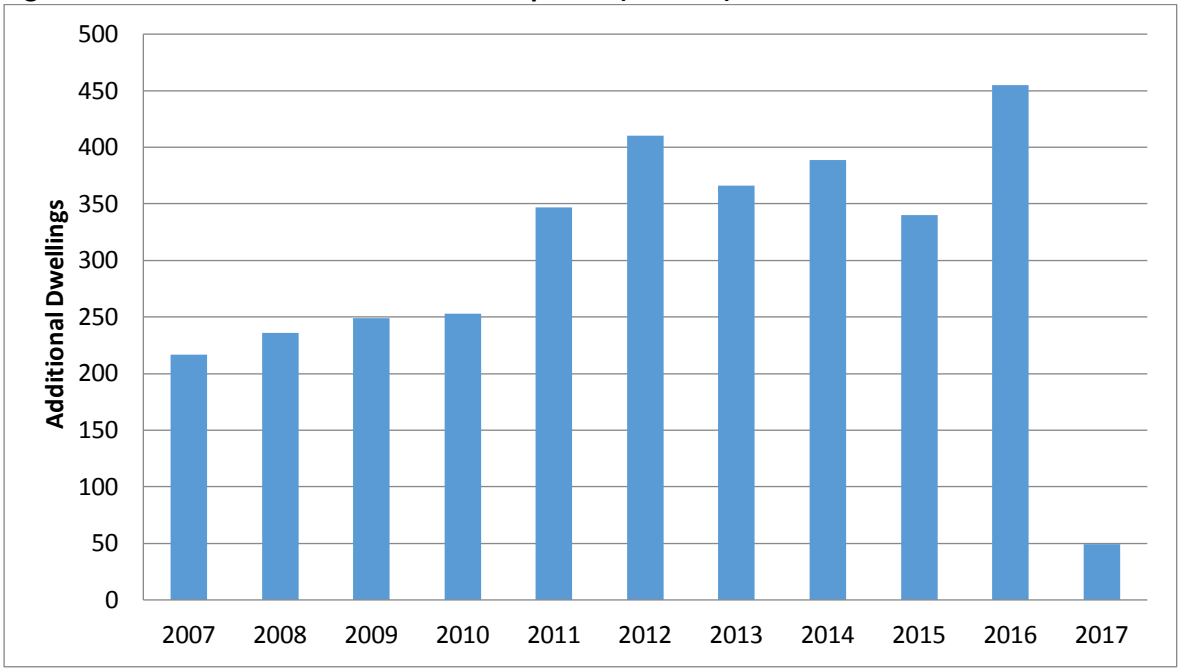
Housing density and diversity (2011)	Housing density and diversity (2016)
Separate houses (low density) accounted for around three quarters of the total housing stock	Separate houses (low density) accounted for around two thirds of the total housing stock. This decrease represents the amount of infill development that has been occurring over the past five years
Medium density housing accounted for around a 20 per cent total housing stock	Medium density housing accounted for around a 33 per cent of total housing stock
Around 1.4 per cent of total housing was high density	Around 1.7 per cent of total housing was high density. There has been little change in the amount of high density development reflective of the preference for more medium density housing formats in Hobsons Bay.
Around 54 per cent of all dwellings had three bedrooms	Around 50 per cent of all dwellings had three bedrooms
Dwellings with four or bedrooms accounted for around 17 per cent of total dwellings	Dwellings with four or bedrooms accounted for around 18 per cent of total dwellings
Dwellings with two or fewer bedrooms accounted for around 24 per cent of total dwellings	Dwellings with two or fewer bedrooms accounted for around 23 per cent of total dwellings

9.0 Residential development

9.1 New dwellings constructed (2007-17)

Over the 10 year period, a net additional **3,311 new residential dwellings** were constructed in Hobsons Bay (331 dwellings per annum). The recent rate of development over the last five years has been much greater, from 2012 to 2017, 402 new dwellings per annum were constructed.

Figure 28: Net additional residential development (2007-17)



Source: Opteon data (1/4/2007 to 1/4/2017)

Figure 28 shows the proportion of these 3,311 new dwellings per annum with the highest amount being constructed in 2016.

Figure 29 and Table 9 shows the distribution of these new dwellings per suburb. The suburbs which experienced the highest amount of residential development include:

- Altona-Seaholme (678 per annum)
- Altona North (641 per annum)
- Newport (590 per annum)

The growth in these suburbs can be attributed to the infill opportunities available, for example, the demolition of an existing house and replacement with medium density units and townhouses. Altona has also had a number of high density apartment developments completed over the past few years. The construction of dwellings in Altona Meadows is attributed to vacant lots rather than the demolishment and replacements of existing homes.

Figure 29: Net additional dwellings constructed per suburb (2007-17)

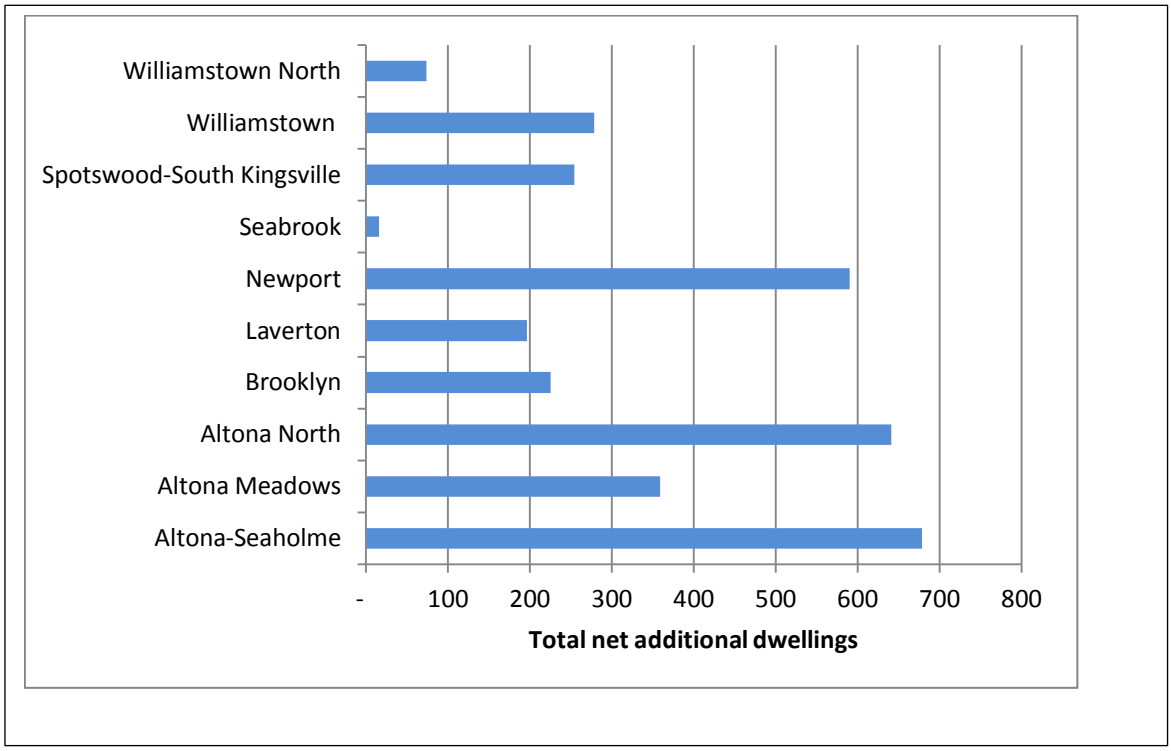


Table 9: Net additional dwellings constructed per suburb (2007-17)

Suburb	Net additional residential dwellings constructed (2007-17)		
	No.	%	Per Annum
Hobsons Bay	**3,311**	**100.0**	**331.1**
Altona-Seaholme	678	20.5	67.8
Altona Meadows	359	10.8	35.9
Altona North	641	19.4	64.1
Brooklyn	225	6.8	22.5
Laverton	196	5.9	19.6
Newport	590	17.8	59.0
Seabrook	16	0.5	1.6
Spotswood-South Kingsville	254	7.7	25.4
Williamstown	278	8.4	27.8
Williamstown North	74	2.2	7.4

**Seaholme accounted for 25*

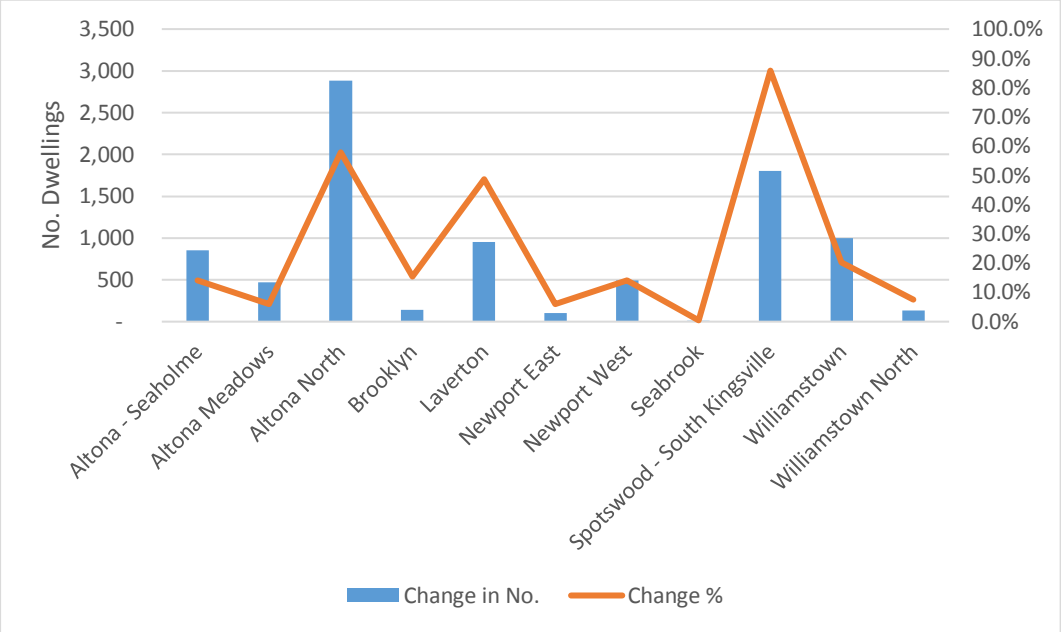
***South Kingsville accounted for 79*

9.2 Forecast residential development (2016-36)

Residential development forecasts assume the number of dwellings in Hobsons Bay will increase by an average of **443 dwellings** per annum to **46,391** in **2036**[12] (from 37,183 in 2016).

Figure 30 shows the residential growth expected in each suburb. All suburbs are expected to experience growth in the existing housing stock but the rate of increase varies significantly. As identified previously, Spotswood-South Kingsville and Altona North are forecast to experience the most growth due to the location of large strategic redevelopment areas in these suburbs driving development.

Figure 30: Hobsons Bay - Forecast residential development (2016-36)



Source: forecast.id (2016)

Residential development – Summary

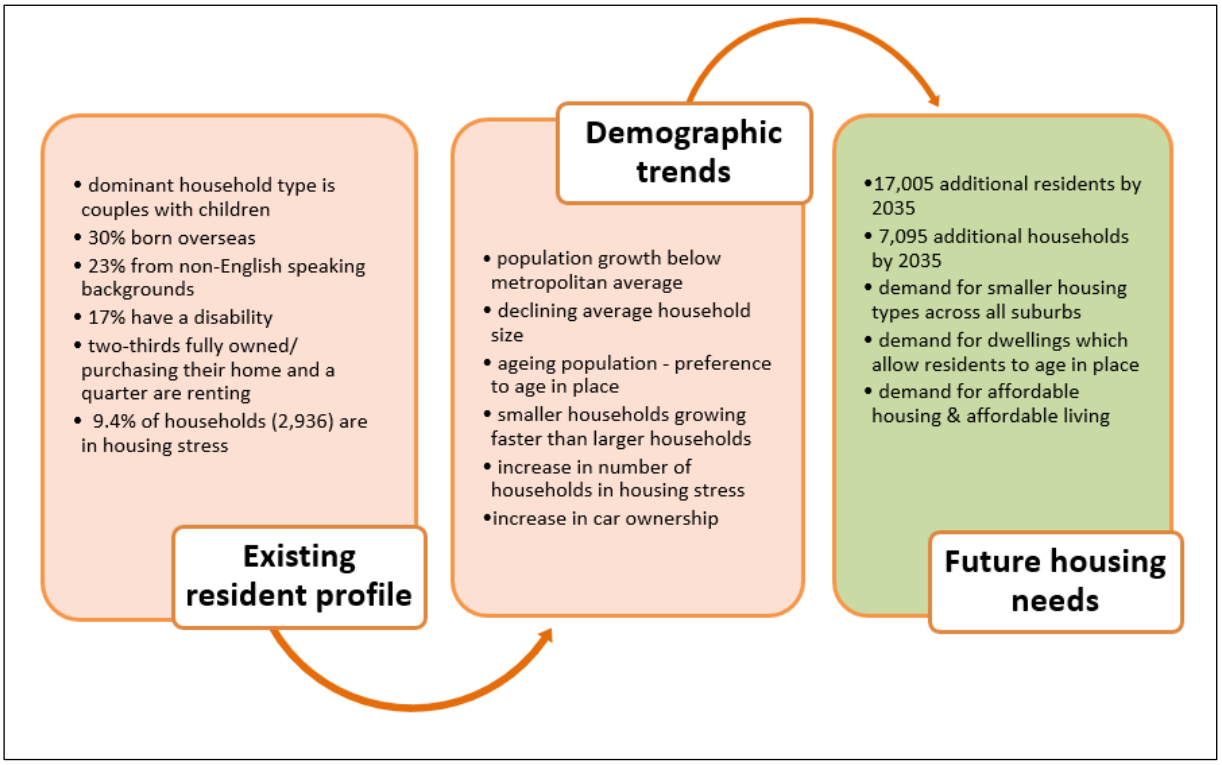
Residential development 2011 and 2035	Residential development 2016 and 2036
Between 2004-14, **3,314** net additional dwellings constructed in Hobsons Bay (**301** dwellings per annum)	Between 2007-17, **3,311** net additional dwellings constructed in Hobsons Bay (**331** dwellings per annum)
The suburbs with the highest amount of growth from 2004-14 included: - Altona-Seaholme - Altona North - Newport	The suburbs with the highest amount of growth from 2007-17 included: - Altona-Seaholme - Altona North - Newport
Forecasted residential development by 2035 was **44,343** (381 new homes per annum)	Forecasted residential development by 2036 is **46,391** (443 new homes per annum)

[12] Based on forecast.id data (2016).

Section 2: Demographic trends and housing needs

The demographic trends and future housing needs identified in the Housing Strategy Background Report are summarised in Figure 31.

Figure 31: Demographic trends and housing needs (Housing Background Report)



The addendum identifies that there are no notable differences between the 2011 and 2016 ABS Census data in regards to the existing resident profile and demographic trends.

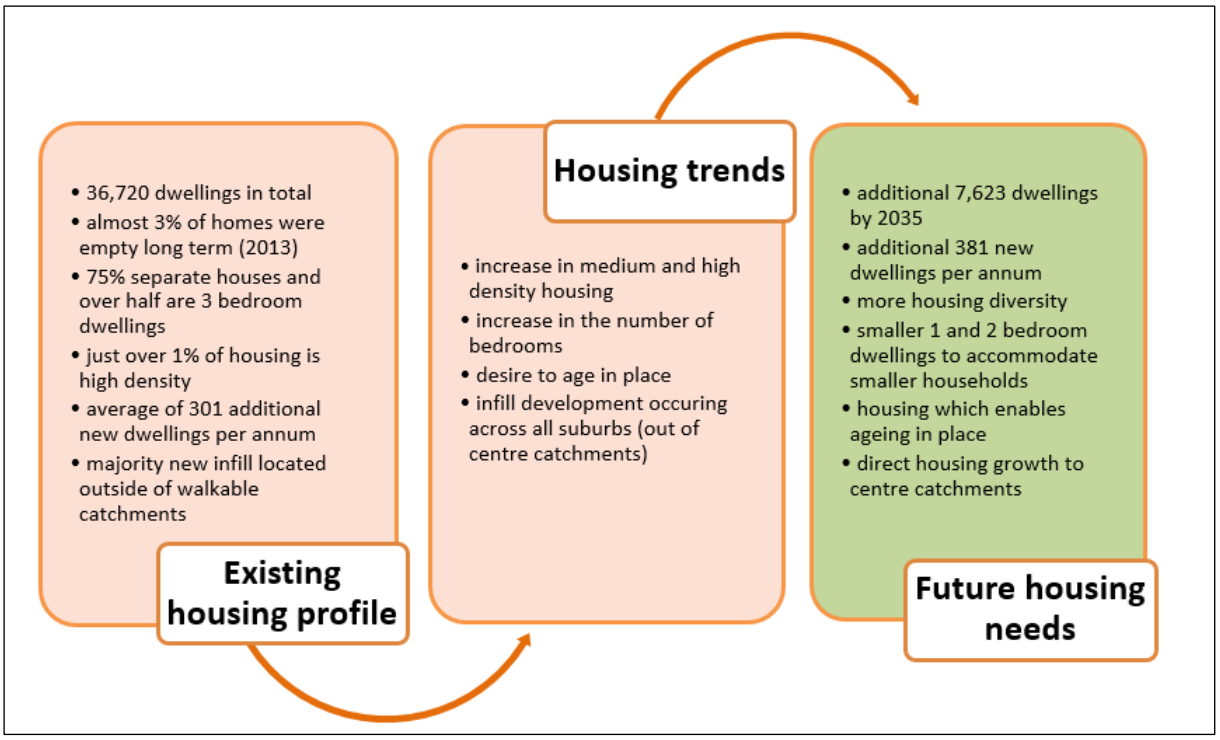
In terms of future housing needs, it is expected that the Housing Strategy needs to plan for around an **additional 19,252 residents** by 2036[13] which is an additional **8,217 households**.

[13] Based on forecast.id data (2016).

Section 3: Housing trends and housing needs

The housing trends and future housing needs identified in the Housing Strategy Background Report are summarised in Figure 32.

Figure 32: Housing trends and housing needs (Housing Background Report)



The addendum highlights some key changes in the existing housing profile although the housing trends are still in line with those identified in the Housing Strategy Background Report.

In 2016, there were 37,183 dwellings in Hobsons Bay. An additional 359 new dwellings were constructed over the five year period. The growth rate has increased over the five year period between 2011 and 2016 to one per cent, compared to 0.8 per cent between 2006 and 2011.

Housing diversity has increased over the past five years, as evidenced through the decrease in separate houses (10 per cent decrease) and increase in medium density developments (10 per cent increase). There was minimal change in the amount of high density housing that has been constructed.

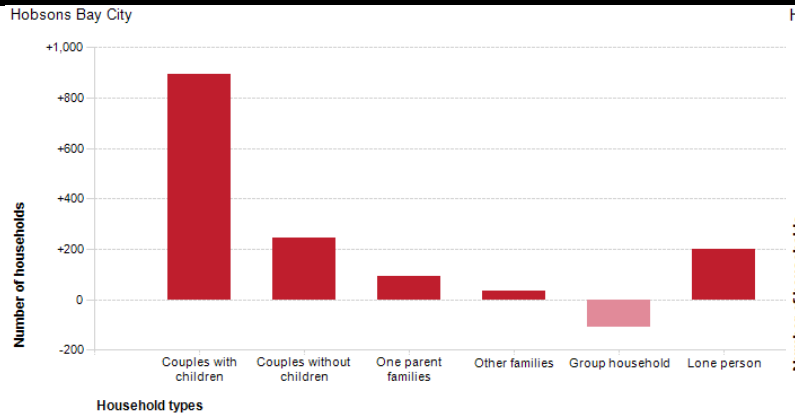
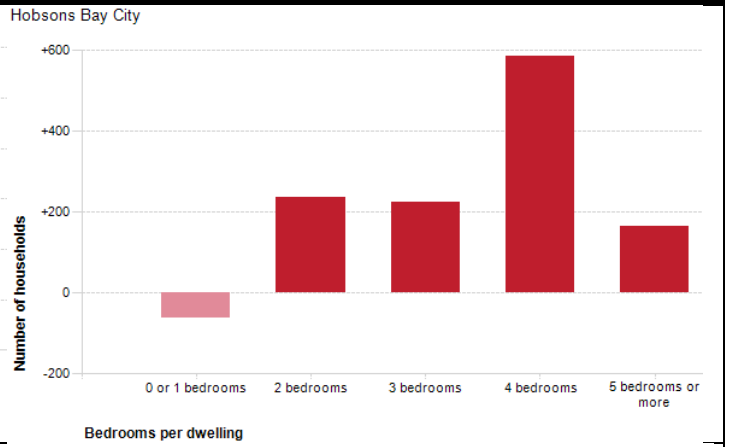
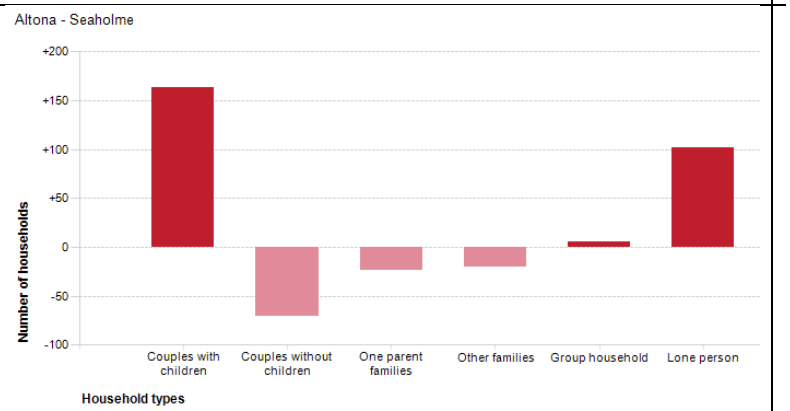
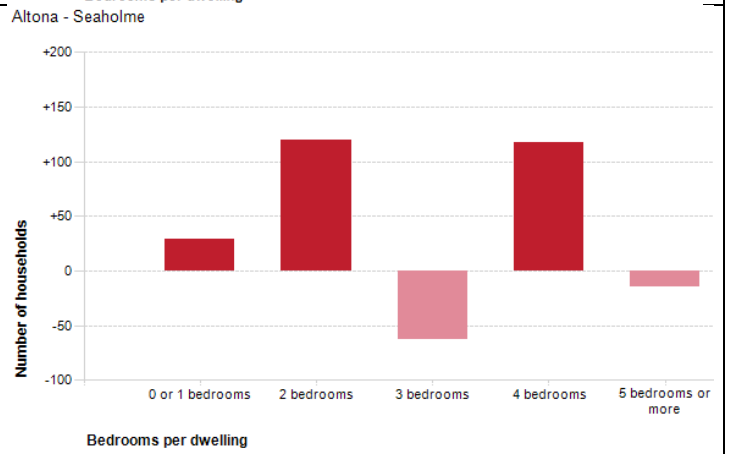
However, despite the increase in housing density, the supply of four bedroom dwellings continues. As identified in the Housing Strategy Background Report, there is a trend away from smaller homes despite declining average household size and the increase in smaller households. There is a need for smaller one and two bedroom dwellings to add to diversity in the housing stock.

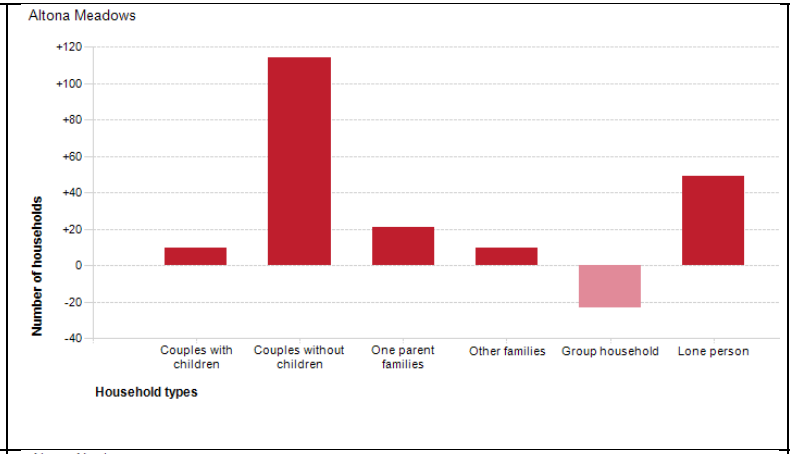
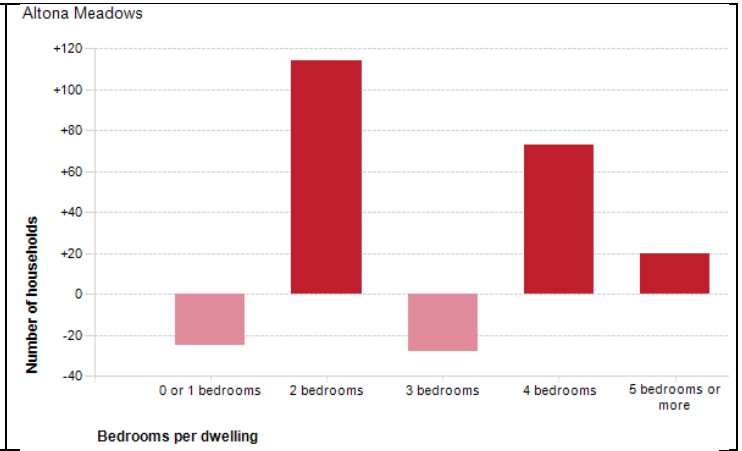
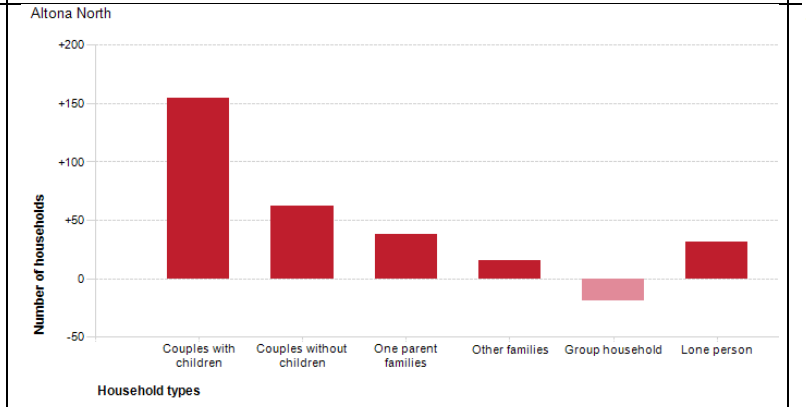
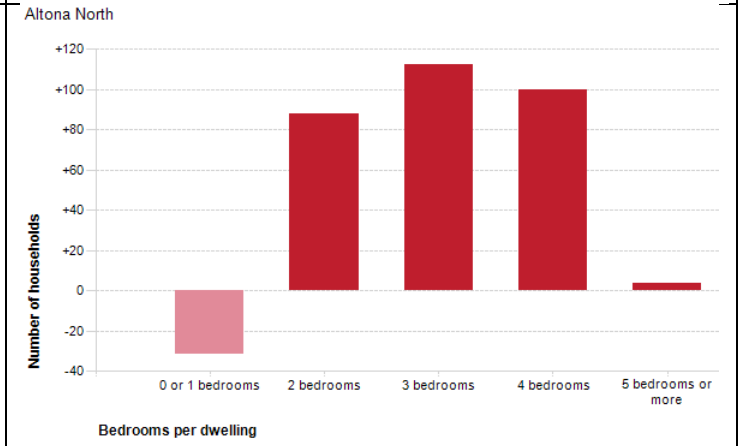
In terms of future housing needs, it is estimated that an additional **8,849 new dwellings** are required by 2036 (443 per annum)[14].

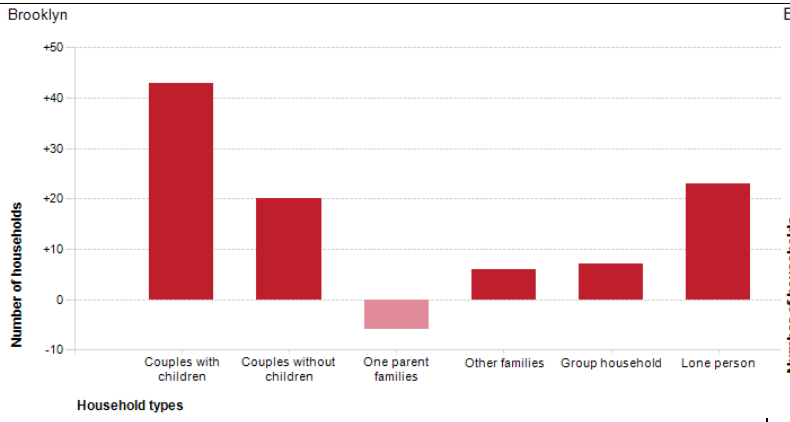
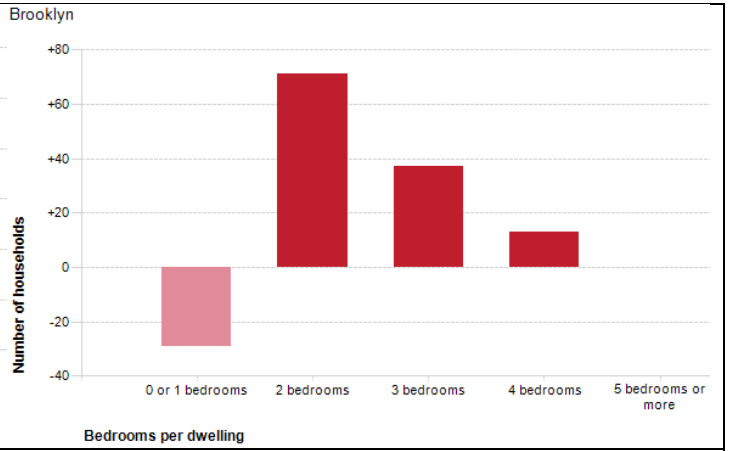
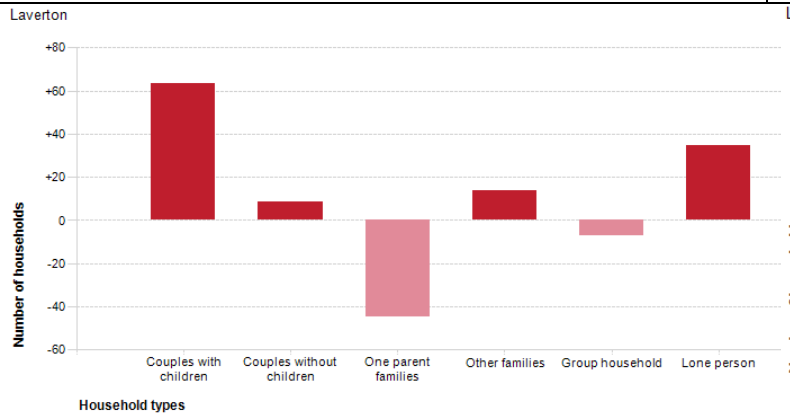
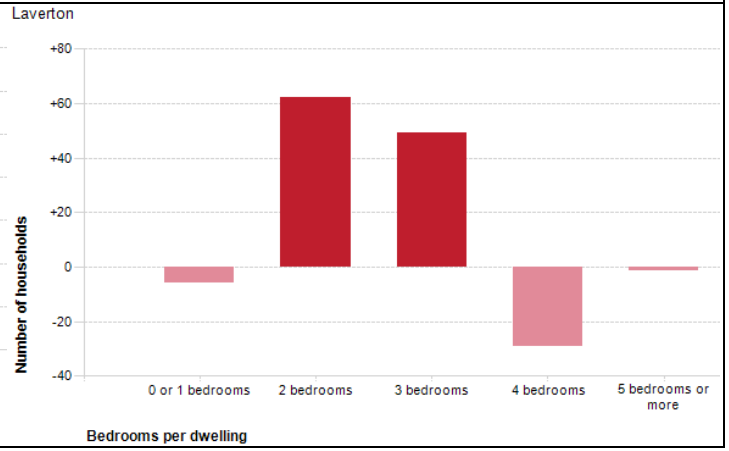
[14] Based on forecast.id data (2016).

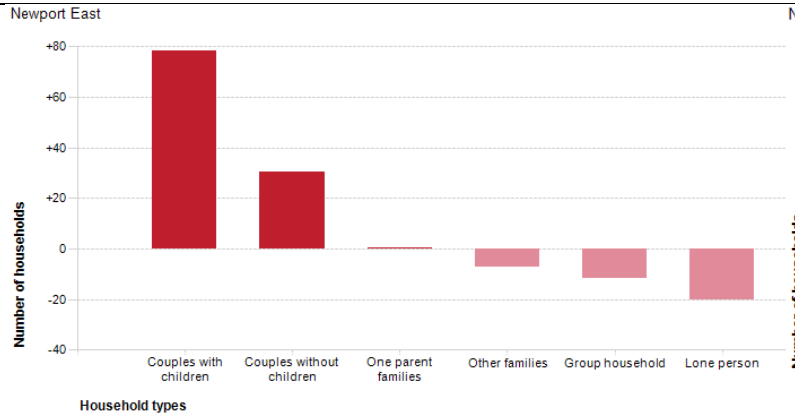
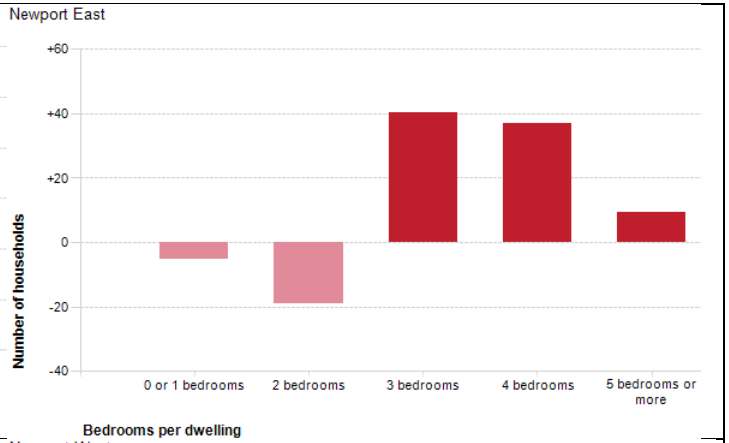
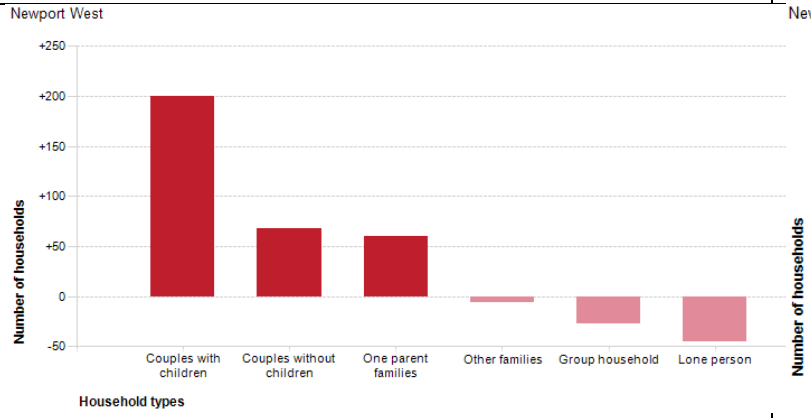
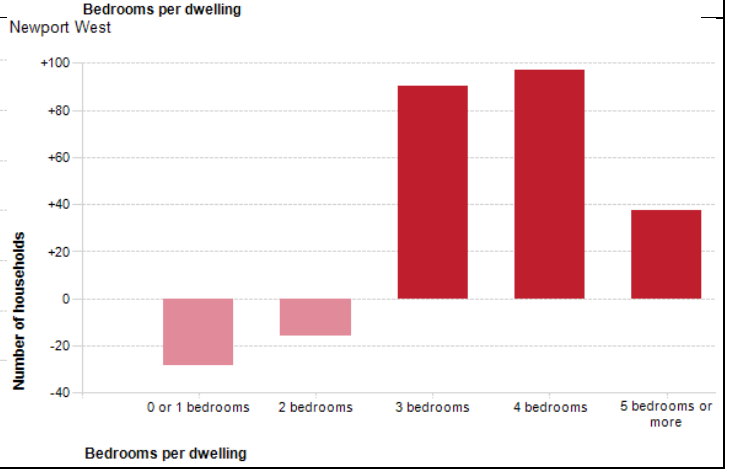
Appendix A: Change in average household size, household type & number of bedrooms (2011-16)

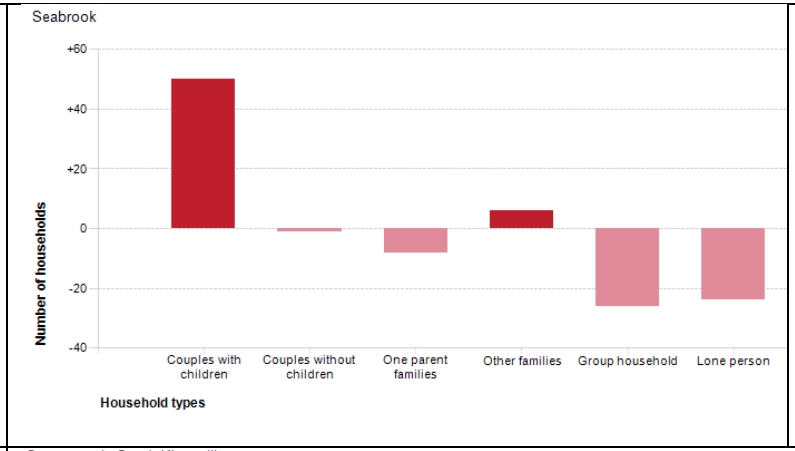
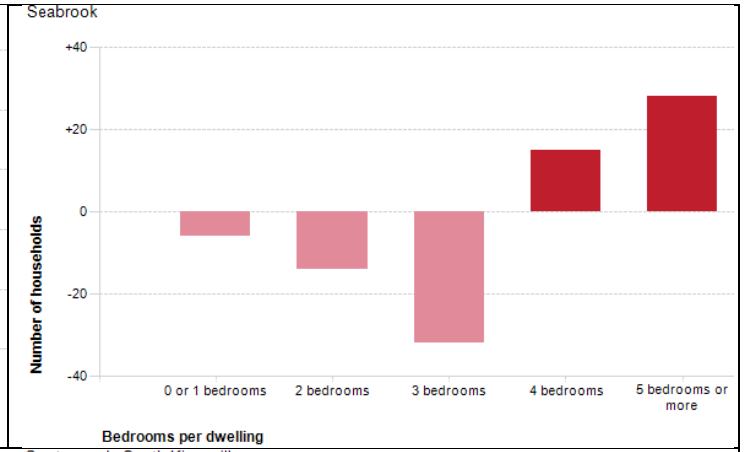
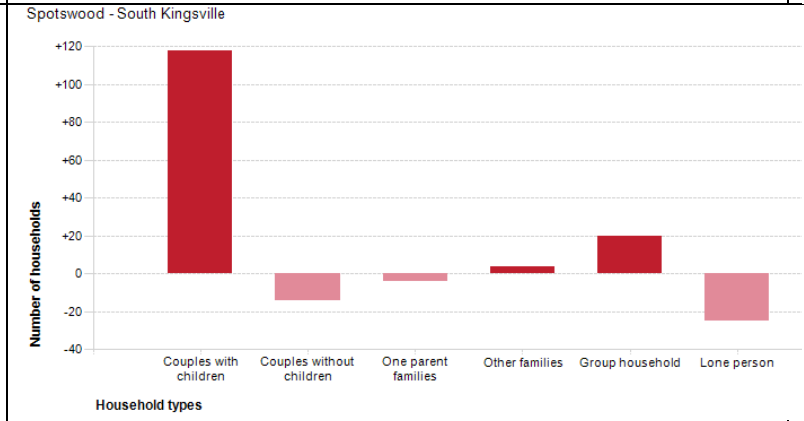
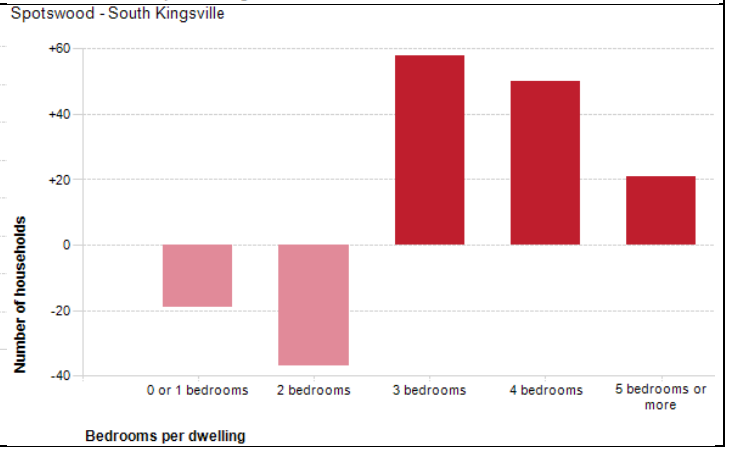
Table A: Change in average household size, household types and number of bedrooms (2011-16)

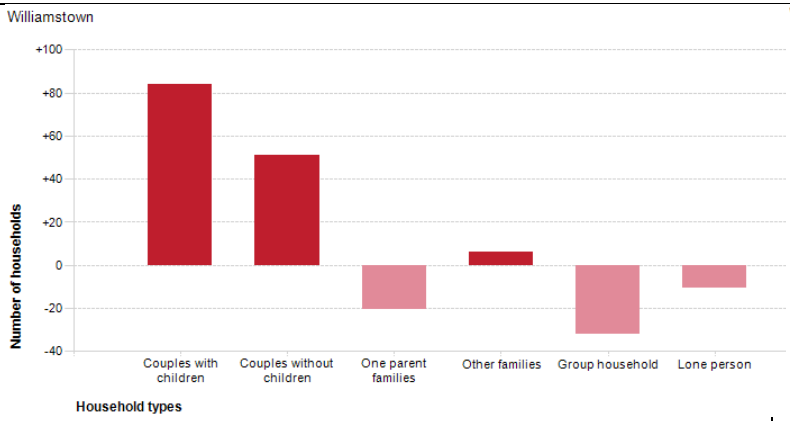
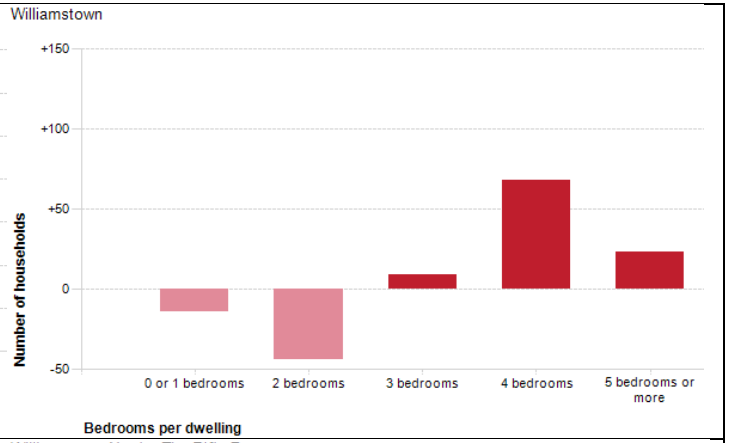
Suburb	2011	2016	Change	Change in household types	Change in number of bedrooms per dwelling
Hobsons Bay City	2.53	2.53	No change		
Altona - Seaholme	2.31	2.31	No change		

Altona Meadows	2.66	2.59	**Decrease**		
Altona North	2.60	2.58	**Decrease**		

Brooklyn	2.28	2.26	**Decrease**		
Laverton	2.70	2.72	Increase		

Newport East	2.60	2.73	Increase		
Newport West	2.47	2.53	Increase		

Seabrook	2.94	2.96	Increase		
Spotswood - South Kingsville	2.28	2.39	Increase		

Williamstown	2.45	2.49	Increase		
Williamstown North - The Rifle Range	2.59	2.55	**Decrease**