



SOCIAL IMPACT ASSESSMENT

PRECINCT 16 (West)

**Prepared for Alceon Group No. 67 Pty Ltd, ATF South
Kingsville Trust, Brymart Pty Ltd and Newport
Townhomes Pty Ltd**

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1 Introduction

Public Place was engaged by the land holders of Precinct 16 (West) to prepare a Social Impact Assessment (SIA) relating to a proposal to develop Precinct 16 as a medium density residential precinct. This report represents the findings of the SIA which has been prepared in accordance with Hobsons Bay City Council's (HBCC) *Social Impact Assessment Guidelines* (2011). An Outline Development Plan (ODP) has been prepared for the site and is the subject of the assessment.

1.1 The Requirement for an SIA

HBCC requires applicants to submit an SIA for development proposals which may generate significant social impacts. Council has developed a set of guidelines to assist in the preparation of SIAs, and these set out 'trigger criteria' indicating when an SIA is required. The relevant trigger criteria in the context of Precinct 16 (West) is:

- Proposals including 'multi-unit residential development of 20 or more dwellings'.

1.2 Tasks

The following tasks were undertaken to support this SIA:

- Review of the plans for the proposed development.
- Review of relevant City of Hobsons Bay policies and strategies.
- Demographic analysis of South Kingsville, Spotswood and surrounds.
- Mapping of community facilities in South Kingsville, Spotswood and surrounds.
- Consultation with HBCC's Social Planning Unit.

1.3 Report Structure

At Appendix 1 of the 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 The Site and Surrounds

The subject site comprises 5.14 hectares and is located in the suburb of South Kingsville, approximately six kilometres from the Melbourne CBD. The suburb of Newport is located immediately to the south of the site, Spotswood is located to the north and Altona North is located to the west. The site is bounded by Moresby Street to the north, Sutton Street to the east, Blackshaws Road to the south and Stephenson Street to the west.

City of Hobsons Bay has indicated that the SIA should have regard to the following nearby developments: Newport Village (Precinct 16 East), McLister Street, Precinct 15 and Precinct 17. In addition, City of Hobsons Bay directed that the SIA address the West Gate Tunnel Project and associated implications for health and wellbeing, connectivity of the site via public transport and walkability especially to primary schools and key services.

2.2 The Proposal

An upper limit of 650 dwellings has been agreed for Precinct 16 (West). However, at this stage it is expected that the total yield for the site will be closer to 500 dwellings. For the purpose of the SIA, it has been assumed that the site will yield 650 dwellings which will comprise a mix of 1, 2 and 3 bedroom apartments and 2, 3 and 4 bedroom townhouses. This approach ensures that the estimated population for Precinct 16 (West) (see Section 7) and associated demand for community facilities and services (see Section 10) reflects the highest likely population/demand scenario. If the total dwelling yield is less than 650, the population of Precinct 16 (West) and associated demand for community facilities and services would be lower than indicated in this assessment. An indicative schedule of the proposed land uses is provided in Table 2.1.

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

Land Use		Development Outcomes
Dwellings	1 Bedroom Apartment	281
	2 Bedroom Apartment	
	3 Bedroom Apartment	
	2 Bedroom Town House	369
	3 Bedroom Town House	
	4 Bedroom Town House	
Open Space	Open space 1	1,050 sq.m

**Source: MSK Property (2018)*

As part of the development of Precinct 16 (West) an existing pedestrian link over the train line to the north of the site would be upgraded.

The developer for 9 Sutton St, South Kingsville has indicated that the target market for the proposed townhouses would be local purchasers, in particular young families, who want to live in the local area but who cannot afford to purchase an established detached home.

The developer is seeking to design efficient (in term of land size) town homes that are expected to be priced at a discount to the surrounding established market (aiming to provide a product that sits between an apartment and a large stand-alone home on a big block, in terms of price point). The proposed homes would generally include two living areas and useable private outdoor space, to ensure they can meet the needs of young couples and families.

It is expected that Precinct 16 (West) would be developed by 2025. However, details regarding the staging and timing of the development have not yet been fully resolved.

3 Policy Context

3.1 State Policies and Strategies

3.1.1 Plan Melbourne

Plan Melbourne sets out the Victorian Government's vision for how Melbourne will grow 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 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.

3.2 Local Policies and Strategies

3.2.1 Hobsons Bay 2030

Hobsons Bay 2030 provides the first long term community vision for the City of Hobsons Bay and identifies six priorities for achieving that vision, namely:

- visionary, vibrant, accountable urban planning
- community wellbeing and inter-connection
- growth through innovation, access to local jobs, technology and education
- proactive enrichment, expansion and conservation of the natural and urban environment
- activate sustainable practices
- an accessible and connected community

3.2.2 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.

3.2.3 Hobsons Bay Activity Centres Strategy 2006

The purpose of the Hobsons Bay Activity Centres Strategy is to:

- provide the retention of existing activity centres in the municipality to cater for the shopping needs of residents, workers and visitors;
- stimulate, coordinate and facilitate further commercial and service business development within activity centres; and
- improve the amenity and enhance the economic viability of the existing activity centres in the municipality.

3.2.4 Industrial Land Management Strategy 2008

This Strategy identifies Strategic Redevelopment Areas (SRAs) within the City of Hobsons Bay (including Precinct 16) to be transitioned from industrial use to residential use over time, and the manner in which this will occur.

3.2.5 Affordable Housing Policy

City of Hobsons Bay's affordable housing policy articulates Council's commitment to ensuring all households in the municipality can live in affordable, secure and appropriate housing that meets their needs, particularly those with low and moderate incomes.

The policy defines affordable housing as follows:

Market and non-market affordable housing that is occupied by households in the lower 40 per cent of the income distribution scale including key workers.

Affordable market Housing (private housing)

- Private home ownership where the purchaser's mortgage costs do not exceed 30 per cent of the gross income of the occupant.
- Rental housing that is owned and managed by private individuals or corporations where rent does not exceed 30 per cent of the gross income of the household.

Non-market housing (social housing)

- Rental housing that is owned and managed by the Director of Housing.
- Rental housing that is owned and managed by a not for profit housing organisation.

Affordable market and non-market housing provide

- housing choices, which are of appropriate size, liveable, accessible and incorporating the principles of universal design, secure in tenure and located in good proximity to employment services and critical infrastructure such as transport

are

- managed under tenant selection and rent setting policies that ensure occupants do not pay more than 30 per cent of their income on rent

and are

- delivered and managed by not for profit organisations in a manner intended to implement the aims of Council's Municipal Public Health and Wellbeing Plan as amended from time to time.

The Affordable Housing Policy states that Council is seeking to achieve the outcome of 10 per cent non-market affordable housing within Strategic Redevelopment Areas (SRAs). Furthermore the policy suggests that the following may be considered an acceptable response:

- The sale of 10 per cent of dwellings or less than 10 per cent at a discounted price that a RHA can finance, subject to negotiation.
- A cash payment in lieu of a dwelling contribution with the funds used on an alternate project on land elsewhere in Hobsons Bay.

3.2.6 Play Space Strategy 2013-2023

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 Precinct 16 (West) is located within 200 metres of the playground at Ducrow Reserve which is classified as being of low priority in terms of the need for renewal and/or upgrading.

3.2.7 Multicultural Policy 2016-20

The Multicultural Policy 2016-20 outlines Council's commitment to celebrate local cultural traditions, promote respect for cultural diversity, and improve access to social, economic and civic opportunities, including activities within all areas of Council. The policy guides Council's work in planning, capacity building, service provision, resource provision, partnerships and advocacy for the needs of Hobsons Bay's culturally and linguistically diverse communities.

3.2.8 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.

3.2.9 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.

3.2.10 Disability Access and Inclusion Strategy 2013-17

The Council's Disability Access and Inclusion Strategy sets out a four year plan for improving the life of Hobsons Bay residents with disabilities, their families and carers. Through the strategy, the Council will work towards ensuring people with disabilities:

- Can get around easily.
- Are able to actively participate in the community like everyone else.
- Are accepted and respected.
- Are better supported to achieve their potential.

3.3 Summary

The policy context that applies to the Precinct 16 Development 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 Spotswood-South Kingsville and Newport and the City of Hobsons Bay as a whole. In addition data from Altona North (outside the study area) are presented for additional context. The geographies used to report demographic data were developed by i.d. Consulting on behalf of HBCC. Precinct 16 is located within the Spotswood-South Kingsville area (see Figure 4.1).

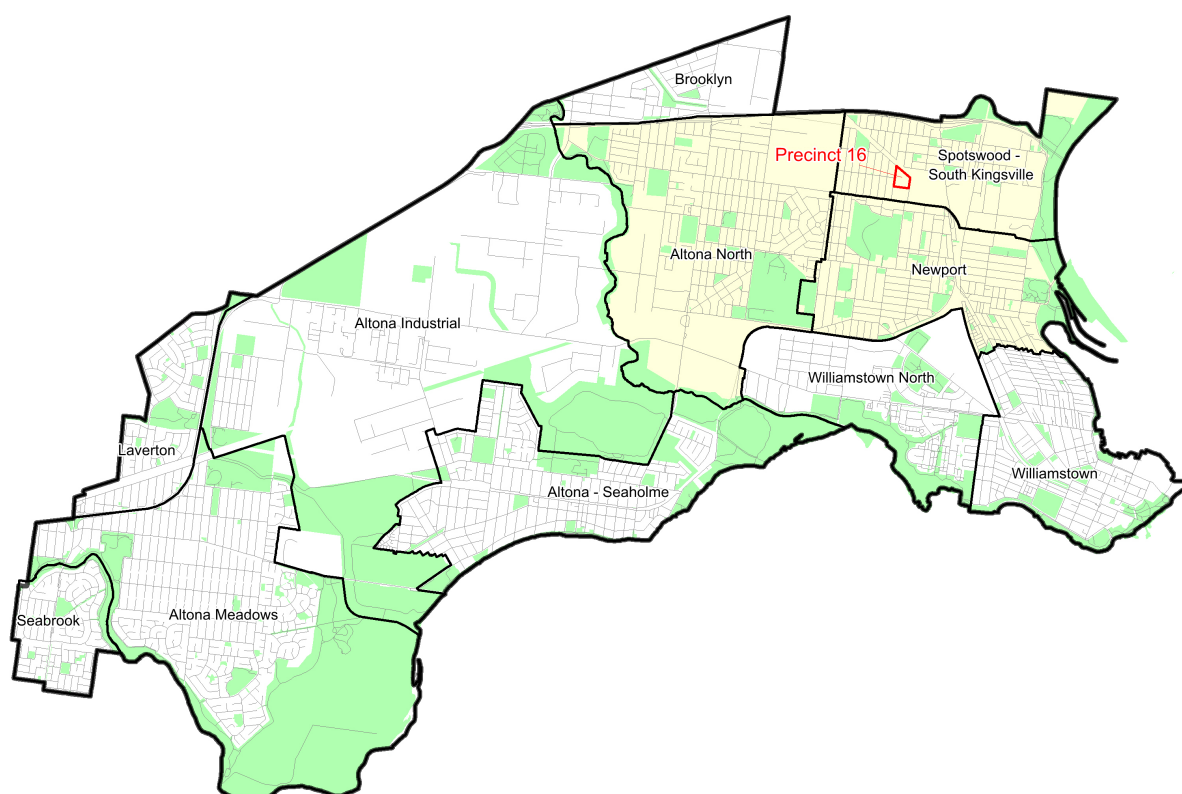


Figure 4-1: Reporting Areas and Location of the Precinct 16

4.1.1 Population Size and Growth

Table 4.1 shows existing and projected population levels for Spotswood-South Kingsville, Newport, Altona North and the City of Hobsons Bay as a whole. As can be seen, as at 2018 the population of Spotswood-South Kingsville was approximately 4,970 people, a figure which is expected to grow to approximately 8,842 people by 2036 (an average annual growth rate 3.25%).

A slightly lesser rate of growth (2.5%) is projected for Altona North. However, due to the already large population in this forecast area, the result will be an increase of 7,352 residents to 2036. In comparison, a significantly lower rate of population growth is projected for Newport to the south, reflecting the lack of major redevelopment opportunities in this forecast area.

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

	2018	2026	2036	Change - 2016-2036	Annual Growth
Spotswood-South Kingsville	4,970	6,839	8,842	3,872	3.25%
Newport	13,486	14,072	14,310	824	0.33%
Altona North	13,394	15,518	20,926	7,532	2.51%
Hobsons Bay City	95,395	103,308	112,643	17,248	0.93%

Source: i.d. consulting (2018)

Much of the projected population growth in Spotswood-South Kingsville and Altona North is associated with a number of significant urban renewal sites in close proximity to Precinct 16 (West), namely: Precinct 15 (Altona North) and New Port Village (Precinct 16 East), Precinct 17 and McIister Street in Spotswood-South Kingsville. The development capacity of these sites has been estimated and accounted for in population forecasts prepared by i.d. Consulting on behalf of Council. However, as the planning of these sites is ongoing, in some cases the assumptions underpinning Council forecasts are similar, but not identical to the final dwelling yields planned for the sites (see Table 4-2).

Table 4-2: Dwelling Yield Assumptions and Final Planned Dwelling Yields – Selected Sites

	Forecast I.d.	Final Planned Dwelling Yield
Precinct 16 (West)	309	650
New Port Village (Precinct 16 East)	650	420
Precinct 16 (Total)	959	1,070
Precinct 17	230	T.B.C.
McIister Street	350	334
Precinct 15	1,990	3,000

Source: i.d. consulting (2018); Urbis 2018; Tract 2018.

The above considered, the majority of the combined uplift in population associated with the Precinct 16 (West and East combined) and nearby strategic redevelopment sites is accounted for in Council's forecasts.

4.2 Age Profile

Table 4.2 shows 2016 Census data on age profile for the areas of interest. As the Table shows, the population of Spotswood-South Kingsville comprised a higher proportion of babies and pre-schoolers than City of Hobsons Bay and Greater Melbourne. However, there were fewer children of secondary school age and independent youths (aged 18 to 24). The figures indicate that the Spotswood-South Kingsville has historically been popular location to live among working singles and couples. However the presence of younger children suggest singles and couples are now choosing to move to, or stay living in Spotswood-South Kingsville to raise their family. Consistent with this, there were more 'parents and homebuilders' (aged 35 to 49) living in Spotswood-South Kingsville at the time of last Census compared with Melbourne as a whole.

Table 4-3: Age Profile

	Spotswood -South Kingsville	Newport	Altona North	Hobsons Bay	Greater Melbourne
Babies and pre-schoolers (0 to 4)	8.2%	8.3%	7.6%	6.8%	6.4%
Primary schoolers (5 to 11)	8.4%	10.1%	8.0%	8.6%	8.5%
Secondary schoolers (12 to 17)	4.4%	5.9%	5.8%	6.1%	6.7%
Tertiary student/independent (18 to 24)	6.1%	7.1%	7.6%	8.0%	10.0%
Young workforce (25 to 34)	18.6%	14.0%	15.3%	14.7%	16.3%
Parents and homebuilders (35 to 49)	27.7%	26.9%	20.7%	22.5%	21.1%
Older workers/pre-retirees (50 to 59)	11.5%	13.1%	9.2%	13.3%	11.9%
Empty nesters/retirees (60 to 69)	8.0%	7.2%	8.1%	9.6%	9.3%
Seniors (70 to 84)	5.9%	5.5%	13.7%	8.2%	7.7%
Elderly aged (85 and over)	1.4%	1.9%	4.0%	2.2%	2.0%

Source: i.d. Consulting 2018

The population of Spotswood-South Kingsville is projected to grow substantially between 2018 and 2036. However, growth will not be uniform across all age groups. To illustrate, persons aged 20 to 39 comprised 34.9% of the population in 2018, but growth in this age cohort will account for 42.6% of population growth to 2036. By way of comparison, persons aged 5-9 accounted for 6.9% of the population of Spotswood-South Kingsville as at 2018, but growth in this age cohort will account for 4.3% of population growth to 2036. Notwithstanding, growth is projected in all groups.

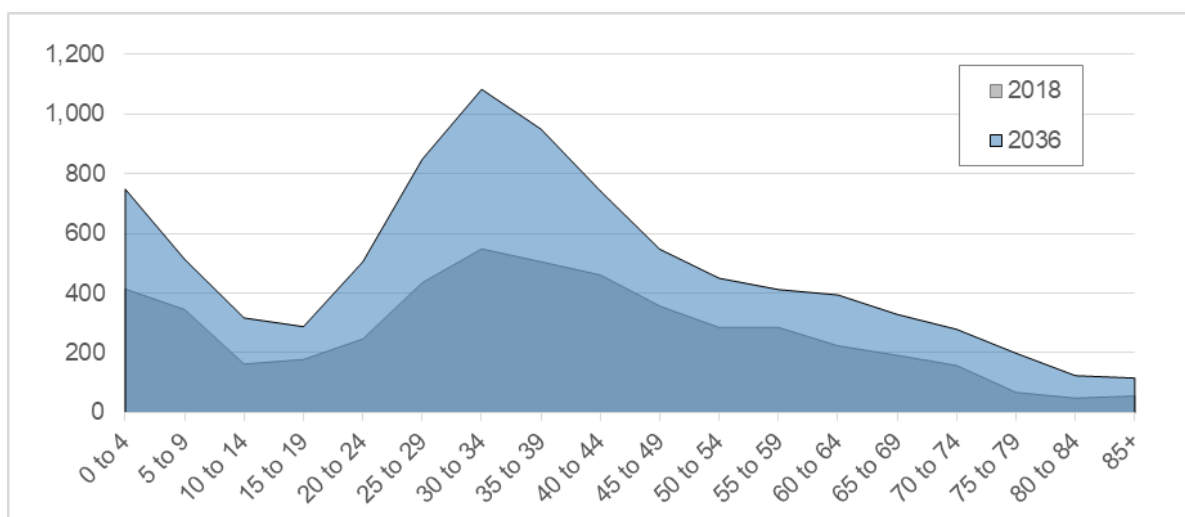


Figure 4-2: Population Growth by Age – Spotswood South Kingsville (adapted from i.d Consulting 2018).

4.3 Households

Table 4.3 shows the household profile for the areas of interest as at the time of the last Census. As can be seen, the population of Spotswood-South Kingsville comprised notably more group households and lone persons than Greater Melbourne, and fewer families with children, reflecting the attractiveness of the area to younger working singles and couples. However the proportion of households that have children grew from 34.1% in 2011 to 38.5% in 2016, indicated a renewed interest in the area among families with younger children.

Table 4-4: Households Profile – Selected Areas

	Spotswood-South Kingsville	Newport	Altona North	Hobsons Bay	Greater Melbourne
Household Size	2.3	2.6	2.6	2.6	2.7
Couples with children	30.2%	36.9%	29.6%	32.7%	33.5%
Couples without children	23.4%	23.7%	23.3%	23.0%	22.9%
One parent families	8.3%	9.8%	12.3%	10.8%	10.1%
Other families	1.8%	1.1%	2.0%	1.5%	1.4%
Group household	6.4%	3.8%	3.3%	3.3%	4.7%
Lone person	26.3%	20.9%	24.0%	23.7%	22.0%
Other	3.6%	3.8%	5.5%	5.0%	5.4%

Source: i.d. Consulting 2018

Over the next 18 years, growth is projected in all household categories in Spotswood-South Kingsville (see Figure 4-3) and as a result, average household size is projected to remain stable at 2.3 persons per household.

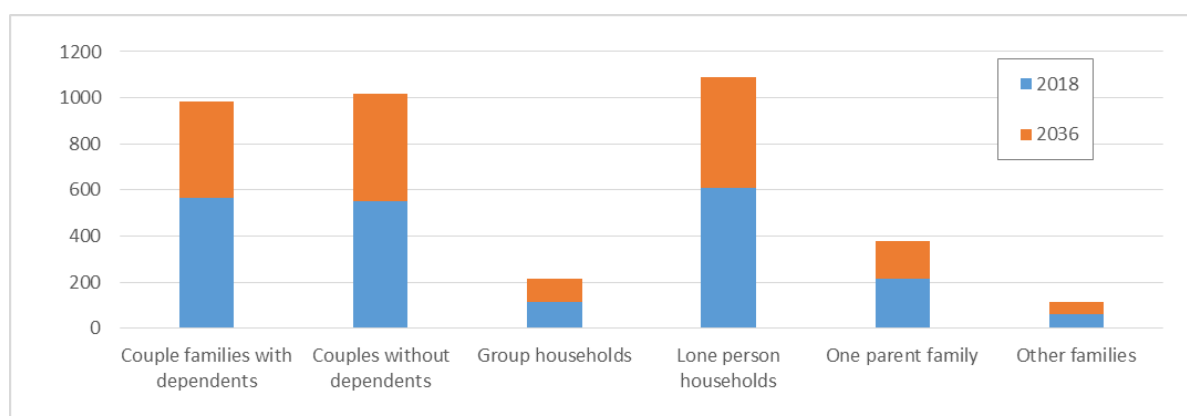


Figure 4-3: Growth in Households by Type – Spotswood-South Kingsville (adapted from i.d Consulting 2018).

4.4 Income

Table 4.4 shows the income profile of the areas of interest. As the Table shows, the proportion of households living in Spotswood-South Kingsville with income in the highest income quartile was notably higher than for City of Hobsons Bay and Greater Melbourne, indicative of a relatively high level of affluence in the area. Since 2001 the proportion of households in Spotswood-South Kingsville with income in the lowest quartile has declined significantly, suggestive of a process of rapid gentrification.

Table 4-5: Household Income Profile

	Spotswood-South Kingsville	Newport	Altona North	Hobsons Bay	Greater Melbourne
Lowest group \$0 to \$740	20.2%	15.3%	30.5%	23.1%	22.6%
Medium lowest \$741 to \$1,416	19.6%	16.6%	24.9%	22.7%	23.6%
Medium highest \$1,417 to \$2,394	23.4%	23.9%	22.8%	24.9%	25.7%
Highest group \$2,395 and over	36.8%	44.2%	21.8%	29.7%	28.0%
% in Lowest group in 2001	28.9%	24.2%	35.5%	25.1%	22.4%

Source: i.d. Consulting 2018

4.5 Labour Force and Employment

Spotswood-South Kingsville had lower rate of unemployment at the time of the last Census compared with Hobsons Bay and Greater Melbourne. Unemployment among young people

was similar in Spotswood-South Kingsville compared with Melbourne as a whole and slightly lower among seniors. Additionally labour force participation in Spotswood-South Kingsville was notably higher than the metropolitan average. Overall the data are consistent with a community that is highly engaged in economic activity.

Table 4-6: Labour Force and Employment

	Spotswood -South Kingsville	Newport	Altona North	Hobsons Bay	Greater Melbourne
Unemployment Rate	4.7%	4.7%	7.3%	6.6%	6.8%
Youth Unemployment Rate (15 to 24)	16.1%	10.6%	19.1%	14.9%	15.9%
Seniors Unemployment Rate (55+)	4.1%	3.3%	7.1%	5.4%	4.6%
Labour force Participation	73.2%	70.7%	60.2%	62.0%	61.9 %

Source: i.d. Consulting 2018

4.6 Birthplace and Language

At the time of last Census, Spotswood-South Kingsville was home to a less culturally diverse population than Greater Melbourne and other parts of the City of Hobsons Bay, including Altona North to the west. To illustrate, 24.1% of Spotswood-South Kingsville residents spoke a language other than English at the time of the last Census compared with 51.6% in Altona North and 34.3% across Greater Melbourne. Similarly, only 3.9% of people living in Spotswood-South Kingsville reported having poor English language skills compared with 11.3% in Altona North and 5.9% across Greater Melbourne

Table 4-7: Birthplace and Language

	Spotswood -South Kingsville	Newport	Altona North	Hobsons Bay	Greater Melbourne
Overseas born	26.1%	23.9%	40.5%	32.6%	36.2%
Speaks Language other than English	24.1%	18.2%	51.6%	30.6%	34.3%
Speak English Poorly or Not at All	3.9%	2.8%	11.3%	5.2%	5.9%

Source: i.d. Consulting 2018

4.7 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 the proposal site is located within an area of considerable socio-economic advantage (Decile 7 to 8). Areas to the south in Newport

likewise are populated by affluent communities (Deciles 7 to 10). Areas to the west in Altona North had a lower SEIFA ranking.

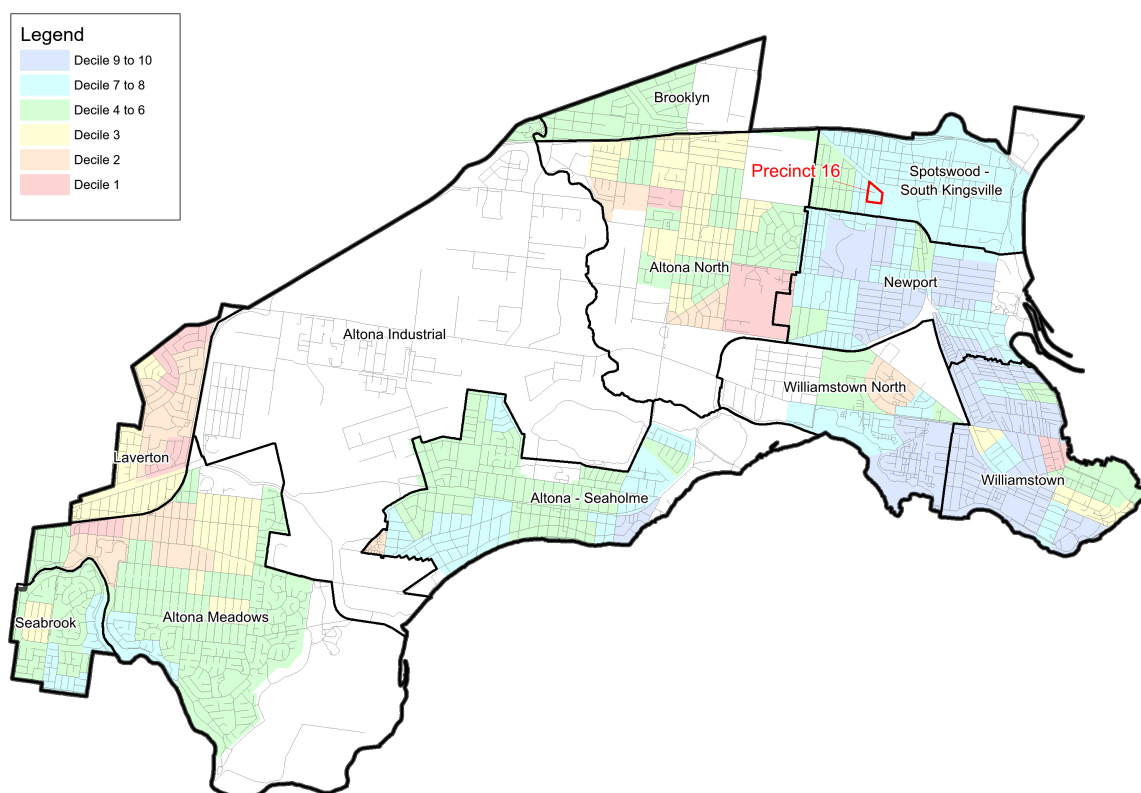


Figure 4-4: SEIFA Index of Disadvantage (Source Census 2016).

5 Housing and Affordability

5.1 Introduction

This Section provides an overview of housing that is available in Spotswood-South Kingsville and surrounding areas.

5.2 Dwellings and Tenure

Table 5-1 and 5-2 show the dwelling and tenure profile of the areas of interest. As can be seen, separate houses were the dominant housing form in Spotswood-South Kingsville and Newport, comprising 54.0% and 64.9% of all dwellings respectively. However, medium density housing was notably more common in Spotswood-South Kingsville and Newport, compared with Greater Melbourne. Notwithstanding, there was no high density accommodation in Spotswood-South Kingsville at the time of the last Census.

Dwellings in Spotswood-South Kingsville and Newport provide a range of accommodation levels with dwellings with 0-2 bedroom being more prevalent than across Greater Melbourne.

Table 5-1: Dwellings¹

	Spotswood-South Kingsville	Newport	Altona North	Hobsons Bay	Greater Melbourne
Separate house	54.0%	64.9%	70.4%	65.0%	60.1%
Medium Density	44.5%	33.6%	28.4%	32.4%	22.9%
High Density	0.0%	0.9%	0.9%	1.7%	10.1%
Studio and 1 Bedroom	5.5%	3.4%	3.9%	3.7%	6.4%
2 Bedroom	29.4%	24.7%	13.1%	21.3%	20.9%
3 Bedroom	48.9%	52.4%	67.2%	55.4%	42.9%
4 + Bedrooms	16.3%	19.5%	15.8%	19.6%	29.8%

Source: i.d. Consulting 2018; ABS Census 2016

¹ **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.

A higher proportion of households in Spotswood-South Kingsville (34.6%) were renting their dwelling at the time of last Census than in the comparison areas, and fewer households owned their home outright.

Table 5-2: Tenure

	Spotswood-Sth Kingsville	Newport	Altona North	Hobsons Bay	Metro Melb
Fully owned	23.6%	27.4%	36.6%	32.7%	29.0%
Being purchased	36.1%	39.8%	25.9%	31.6%	34.3%
Rented	34.6%	27.1%	28.1%	28.3%	28.8%
- Public/Social Housing	1.6%	1.6%	4.3%	2.9%	2.6%
Other Tenure	0.0%	0.2%	0.4%	0.5%	0.8%

Source: i.d. Consulting 2018

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 Spotswood, South Kingsville and Newport were considerably higher than observed for Melbourne as whole. Prices were more affordable in Altona North, but still higher than observed for metropolitan Melbourne. The median apartment price was substantially lower than median house price in the areas of interest.

Table 5-3: Median Housing Prices for Selected Areas (201)

	Spotswood	South Kingsville	Newport	Altona North	Metro Melbourne
House	1,040,000	\$977,500	\$ 1,0725,00	\$825,000	\$720,000
Apartment	\$646,000	\$570,000	\$676,500	\$601,000	\$530,000

Source: A Guide to Property Values 2018

5.3.2 Rental Prices

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

As can be seen, median rent for flats and apartments was lower in Newport/Spotswood than the metropolitan median, comparable with the metropolitan median for 2 bedroom houses and notably higher for three bedroom houses compared with the metropolitan

median. As with purchase prices, rent for flats was notably lower than for houses providing a comparable level of accommodation, illustrating the positive impact that housing diversity has in terms of contributing to affordability.

Table 5-4: Median Rent for Selected Areas – March 2018

	Newport/ Spotswood	Hobsons Bay	Metro Melbourne
1 Bedroom Flat	\$280	\$300	\$360
2 Bedroom Flat	\$360	\$360	\$440
2 Bedroom House	\$450	\$460	\$450
3 Bedroom House	\$520	\$440	\$400

Source: DHS Rental Report March 2018

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 each of Spotswood, South Kingsville and Newport shows declining affordability in these suburbs overall and also relative to the metropolitan average.

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

Year	Spotswood	South Kingsville	Metro Melbourne
2001	5.7	5.0	4.9
2006	7.0	7.0	6.2
2011	8.7	8.8	7.1
2016	10.1	11.6	9.0

Source: A Guide to Property Values 2014 & 2008; ABS Census 2016, 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 Spotswood-South Kingsville and Newport (the Study Area). Facilities located in Altona North are also considered where relevant. The population of the redeveloped Precinct 16 East 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 Maternal and Child Health

There are three Maternal and Child Health (MCH) facilities in Spotswood-South Kingsville and Newport (see Table 6.1 and Figure 6.1).

Table 6-1: MCH Facilities in the Study Area

Map Ref Name	Consulting Offices	Distance from site (km)
South Kingsville	1	0.5
Newport Gardens	2	1.5
Newport Youth Library Seniors Project	2	1.1

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.²

Table 6.2 shows the total number of children aged 0 projected to reside in Spotswood-South Kingsville and Newport and the associated need for MCH nurses. As can be seen, approximately 2.4 MCH nurses are required to service demand emanating from within Spotswood-South Kingsville and Newport, and this figure is projected to grow to 2.9 by 2036.

There are currently 5 MCH offices in the Study Area, a sufficient number to accommodate existing and projected future demand.

² Pers Com. MAV September (2013)

Table 6-2: MCH Nurses Required in the Study Area

	2018	2026	2036
Children aged 0	306	333	376
Nurse EFT	2.4	2.6	2.9

Source: i.d. Consulting 2018; Public Place 2018

6.2.2 Sessional Kindergarten

There are four sessional kindergarten facilities in Spotswood-South Kingsville and Newport which provide a total of 275 licenced places (see Table 6.3 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 330 four year old kindergarten enrolments.

Table 6-3: Sessional Kindergartens Spotswood-South Kingsville and Newport

Name	Licensed Places	Enrollment Capacity	Distance from site (km)
Emma McLean	41	44	0.95
South Kingsville	30	44	0.8
Home Road	55	110	1.3
Newport Gardens	149	132	1.5
Total	275	330	

Source: ACEQUA2018; Public Place 2018

As at 2018 there were approximately 306 four year olds living in Spotswood-South Kingsville and Newport. DoET reports that approximately nearly all (98%) of four year olds enrol in a four year kindergarten program. However, as at 2015, only 62% of kindergarten enrolments in Hobsons Bay were accepted by sessional providers, a lower proportion than observed across Melbourne as a whole (71%) and notably lower than observed in Hobsons Bay 2008 (82%). The observed reduction in the share of enrolments accepted by sessional providers across Hobsons Bay and Melbourne reflects recent funding changes and the needs of working families.

Table 6-4: Proportion of Children who Attend Kindergarten in a Sessional Service

	2008	2009	2010	2011	2012	2015
Port Phillip (lowest)	36%	39%	37%	34%	32%	28%
Hobsons Bay	82%	81%	78%	77%	73%	62%
Bayside (highest)	89%	88%	80%	81%	80%	81%
METRO MELBOURNE	81%	80%	76%	74%	71%	71%

Source: DoET 2018

Table 6.4 shows estimates of the sessional kindergarten enrolments that would be generated by the Study Area population overtime. Two scenarios are presented: High - sessional enrolment levels are equal to those observed in 2015; and Low - sessional enrolment levels continue to decline reaching 50% by 2036. As the Table shows, even under the 'high' scenario, locally generated enrolment demand is notably lower than the capacity of existing facilities within the Study Area for the foreseeable future.

Table 6-5: Demand for Sessional Kindergarten Enrolments in Spotswood-South Kingsville and Newport

Name	2018	2026	2036
Total Kindergarten Enrollments	306	333	376
Sessional Kindergarten Enrollments (High)	189	205	232
Sessional Kindergarten Enrollments (Low)	189	186	188

Source: DEECD 2018; Public Place 2018

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.

6.2.3 Long Day Care

There are five existing long day care facilities located in Spotswood-South Kingsville and Newport. Collectively these centres provide 397 licenced places (see Table 6.5 and Figure 6.1). In addition, a sixth centre, Nino Early Learning Adventures will open in April 2019 and be located only 600 metres from Precinct 16 (West).

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

Name	Licensed Places	Distance from site (km)
Bright Steps – South Kingsville	105	0.05
The Learning Sanctuary	125	0.5
Nino Early Learning	Opens April 2019	0.6
Emma McLean	19	0.9
Newport Lakes	65	1.0
Newport Gardens	83	1.5
Total	397	

Source: ACEQUA 2018

As at 2018, there were approximately 1,807 children aged 0-5 living in Spotswood-South Kingsville and Newport. The provision of licenced places within Spotswood-South Kingsville and Newport is therefore approximately 220 places per 1,000 children aged 0-5.

By way of comparison, as at 2016, the rate of provision of LDC places in Metropolitan Melbourne was 214 places per 1,000 children aged 0-5.³ The proportion of children who attend LDC has increased over the past two decades, although the rate of increase has been declining and the latest data for Victoria show that utilisation of LDC declined between 2011 and 2014. The trend toward greater utilisation of LDC reflects substantial rises in workforce participation by mothers in the 1980s and 1990s, followed by a more gradual and decreasing rate of increase after the year 2000.⁴ The implication is that further increases in the rate of LDC utilisation may occur, but that growth will most likely be less significant than observed in preceding decades.

Table 6-6 below shows projections of locally generated demand for LDC places. Two scenarios are presented, demand based on existing take up of LDC (low) and demand based on incremental growth in demand but no major demographic change (high). As the

³ Historical data suggest that at this rate of supply, 70% to 80%³ of places would be utilised and that in the order of 90% of centres would have at least some vacancies. A degree of 'oversupply' is a desirable feature of the LDC market as the presence of excess capacity in the service network results in improved choice and flexibility for consumers (days available, geographic location of centres, etc.).

⁴ AIFS Fact Sheet: **Families then and now: 1980-2010**

Table shows, there will be modest growth in demand for LDC places in the Study area to 2036 (+81 to 100 places). This level of growth would likely be addressed by the soon to open Nino Early Learning Adventures and/or the expansion of one or more of the existing operations.

Table 6-7: Demand for Long Day Care in the Study Area

	2018	2026		2036	
		Low	High	Low	High
Spotswood South Kingsville	106	133	138	187	194
Newport	291	291	301	291	303
Study Area	397	424	439	478	497

Adapted from ACECQA 2018; i.d. Consulting 2018; ABS 2018

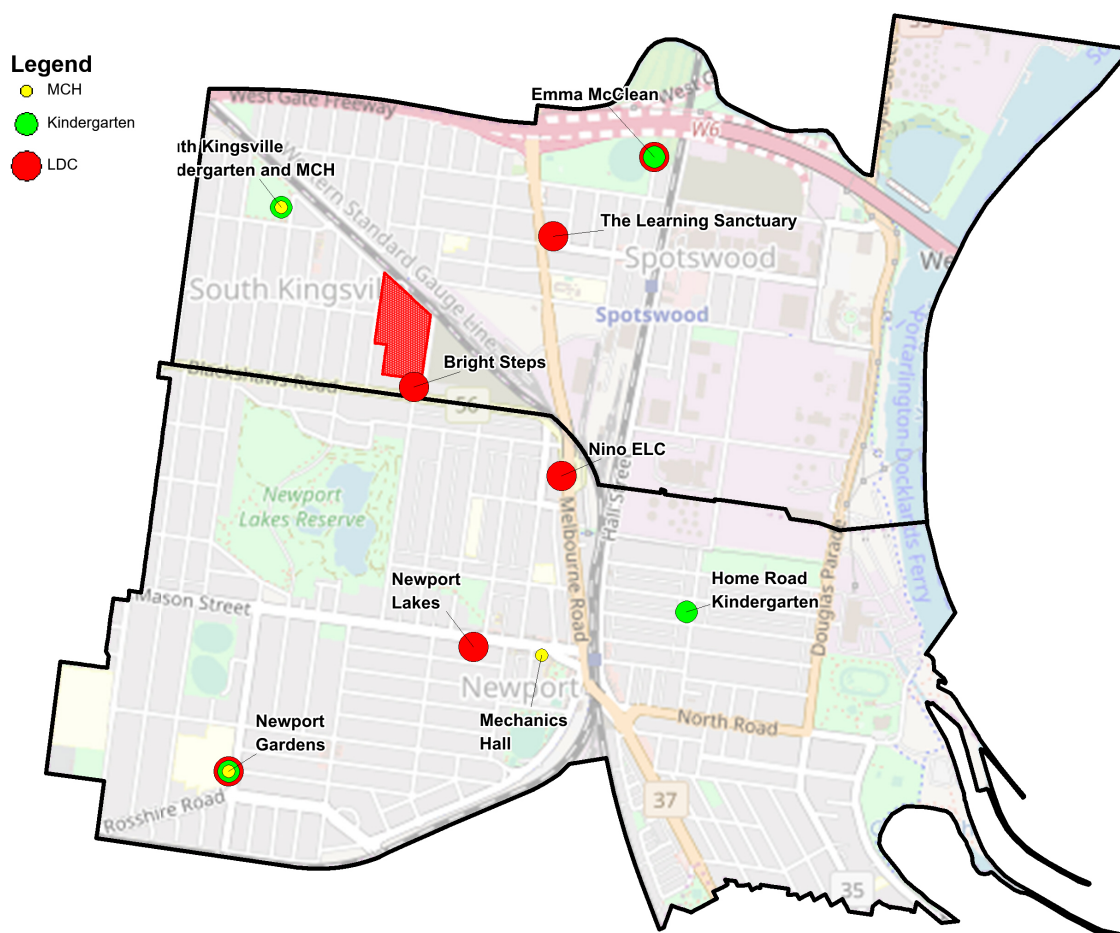


Figure 6-1: Early Years Services in Spotswood-South Kingsville and Newport.

6.3 Schools

6.3.1 Primary Schools

There are three public primary schools located within located in Spotswood-South Kingsville and Newport. Precinct 16 (West) is primarily contained within the neighbourhood area of Spotswood Primary. However, a small portion of the site towards its southern boundary is contained within the Neighbourhood Area of Newport Lakes Primary. Children living within Precinct 16 (West) would live within 500 metres of Spotswood Primary and could walk to the school using a pedestrian link over the train line to the north of the site, which would be upgraded as part of the development.

Table 6.7 shows modelled demand for enrolments for Spotswood Primary and Newport Lakes Primary. As the table shows, there is ample capacity at Spotswood Primary to meet modelled demand to 2031. However, modelled demand for Newport Lakes Primary exceeds this school's capacity and therefore future residents of Precinct 16 (West) may not be able to access a place within this school.

Table 6-8: Government Primary Schools in Spotswood-South Kingsville and Newport.

School Name	Capacity	In Catchment Demand	
		2021	2031
Newport Lakes Primary	400	471	447
Spotswood Primary	300	154	142

Source DEECD 2016

There are also two catholic primary schools near Precinct 16 (West), St Margaret's Primary in Spotswood, (0.2 km from the proposal site) and Sacred Heart Primary School in Newport (0.8 km from the proposal site).

6.3.2 Secondary Schools

The public secondary school serving the Spotswood-South Kingsville area is Bayside College. Bayside College has three campuses: Altona North (years 7-9, 2.6 km from the site), Williamstown (years 7-9, 2.8 km from the site) and Newport (years 10-12, 1.5 km from the site). Further to the south 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 6-9: Government Secondary Schools in Spotswood-South Kingsville and Newport (and Williamstown).

School Name	Capacity	In Catchment Demand	
		2021	2031
Williamstown High School	1,550	276	282
Bayside College	1,875	1,986	2,115
Total	3,425	2,262	2,397

Source: DEECD 2016

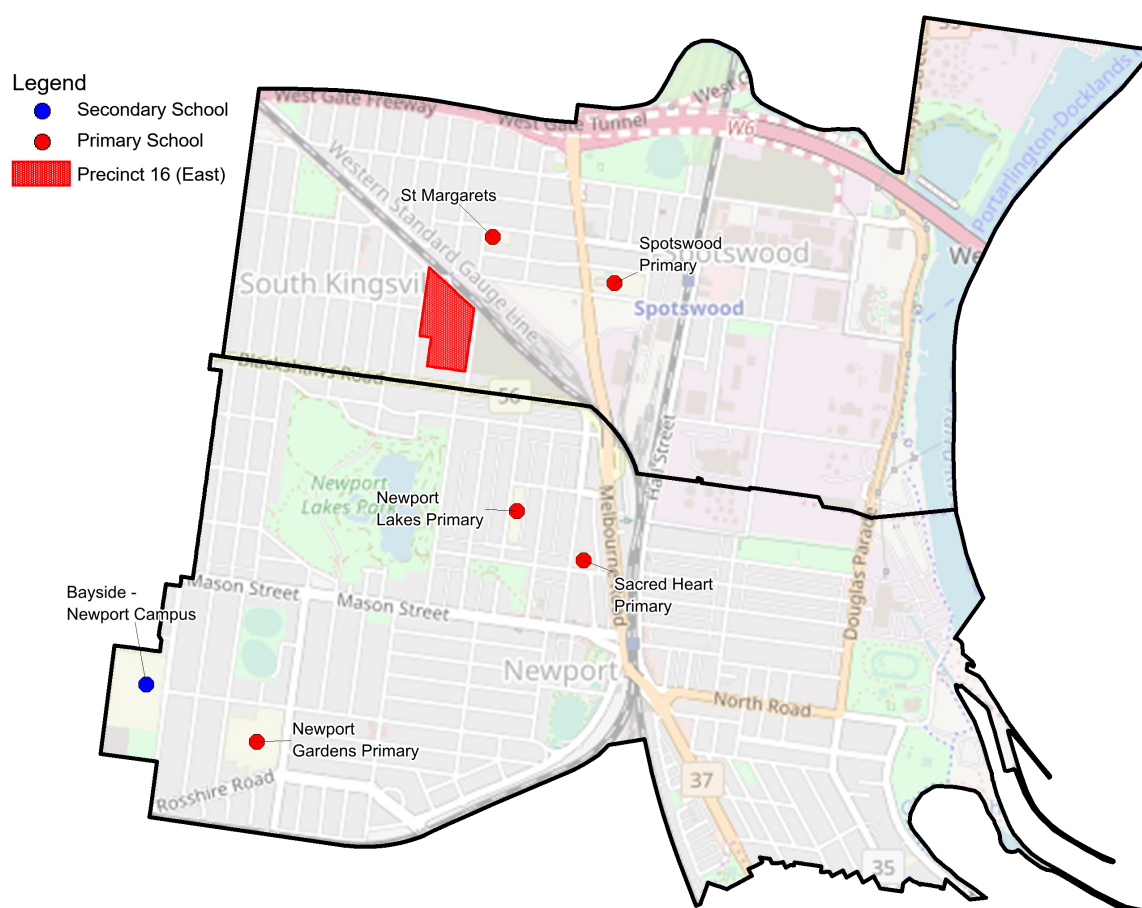


Figure 6-2: Schools in Spotswood-South Kingsville and Newport

6.4 Community Spaces

6.4.1 Community Centres and Meeting Spaces

There are five community facilities in Spotswood-South Kingsville and Newport which provide a range of meeting spaces of different sizes (see Table 6.10 and Figure 6.3).

Table 6-10: Community Meeting Spaces in Spotswood-South Kingsville and Newport.

Name	Spaces	Capacity – People	Distance from site (km)
Spotswood Community House	Neighborhood House, playgroups, meetings, classes, small parties	20	0.4
South Kingsville Community Centre	Neighborhood House, Meetings, Activities, Luncheons, Private Functions, PAG, Occasional Care	150	0.5
Outlets Co-op Ltd	Meetings, Classes, Private Functions	80	1.1
Newport Community Hub	Program Room 1	75	1.2
	Program Room 2	75	
	Program Room 1 & 2 (combined)	150	
	Program Room 3	30	
	Program Room 4	40	
	Mechanics Hal	100	
	Recording Suite	<10	
	Recording Studio	<10	
	Office 1	<10	
The Substation	Main Space	240	1.3
	Studio	50	
	Gallery	No est.	

Source: City of Hobsons Bay 2018

The spaces and services listed in the table above are complemented by a variety of other community spaces including scouts halls, Hobsons Bay UP Youth Lounge (within the Newport Community Hub) sporting pavilions, church halls and a range of cafes, restaurants and other semi-private spaces.

Commonly applied standards for general meetings spaces are outlined below to provide an indication of the adequacy of exiting supply of meeting spaces in Spotswood-South Kingsville and Newport (See Table 6.11). Based on these benchmarks, it can be concluded that Spotswood-South Kingsville and Newport residents enjoy access to a sufficient number and variety of spaces which can be used to support social activities and service delivery.

Table 6-11: 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 (1.8-2.3 required)	Spotswood Community House, Newport Community Hall, South Kingsville Community Centre, Newport Community Hub
Meeting Spaces	1 sq. per 30-50 people (370-615 square meters required)	In excess of 1,000 sq.m. is available
Neighborhood House	1 Neighbourhood House program per 20,000-40,000 people. (0.45-0.9 required)	South Kingsville Community Centre, Spotswood Community House

Source: ASR 2008, 2012

6.4.2 Libraries

There is one library located in Spotswood-South Kingsville and Newport, the Newport Library located within the Newport Community Hub (1.2 km from site). The Newport library form part of a newly developed a new multi-purpose facility, which provides residents of South Kingsville and Newport access to a modern library facility with the capacity to meet community needs for the foreseeable future.

Table 6-12: 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 (0.3-0.6 required)	Newport Community Hub
Library Floor Space	1 sq.m per 28 to 30 people depending on catchment size (615-660. sq.m required)	Newport Community Hub

Source: ASR 2008, People and Places 2016

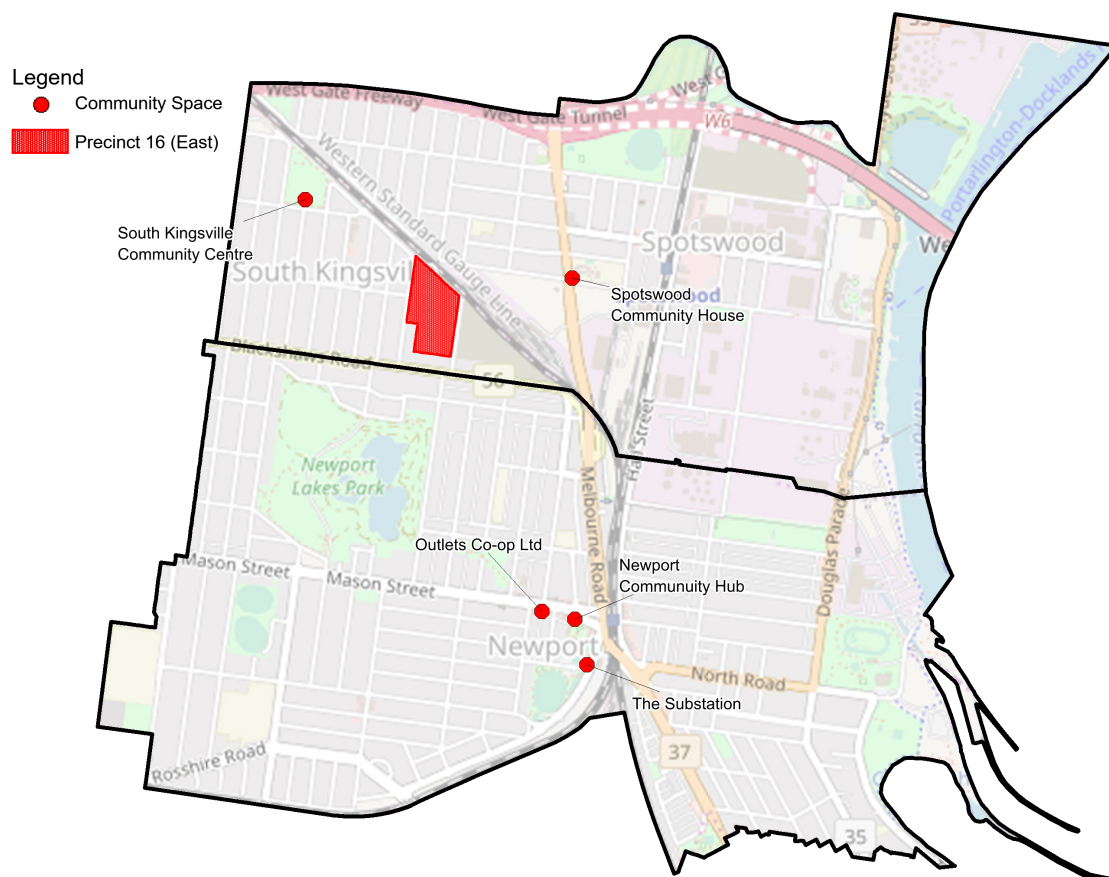


Figure 6-3: Community Spaces in the Study Area (includes Libraries)

6.6 Open Space and Recreation

6.6.1 Open Space

Table 6.13 provides a schedule of open spaces located in Spotswood-South Kingsville and Newport. Figure 6.4 shows their distribution relative to Precinct 16 (West).

Table 6-13: Passive and Active Open Space in the Study Area

Name	Function	Area (Ha)	Distance from site (km)
Newport Village POS	Space planned for inclusion Newport Village (Precinct 16 West) development	T.B.C	0.15
Durcrow Reserve	Local reserve with playground, cricket pitch	1.4	0.2
Newport Lakes	Large regional passive open space, picnic areas, bbq, toilets. Several kilometers of walking tracks	34	0.2
Edwards Res.	Neighbourhood reserve soccer field, playground, shelter	3.7	0.4
Mary Street Res.	Local park with basketball court, bowling green, veterans reserve	1.1	0.45
Don McLean Res.	District reserve with car park, cooking facilities, playground, shelter, cricket pitch, football goal, tennis court, skate ramp, sports field	9	0.7
Hoffman Res.	Neighborhood reserve with toilets, playground, cricket pitch, basketball court	2.2	0.7
The Avenue Res.	Local passive open space	0.6	0.7
Jack Madigan Res.	Local passive open space	0.9	0.9
Craig Street Park	Neighborhood park containing a small playground, an open green space, BBQ and picnic facilities, seating and a basketball and netball half court.	0.9	0.9
Loft Reserve	Neighbourhood reserve with playground, cricket pitch, sports field, basketball court, rugby goals	4.9	1.0
Newport F'Ground	Neighbourhood football oval and netball court	4.0	1.2
Pain Reserve	Neighbourhood passive open space with playground	0.4	1.2
Digman Reserve	Local reserve with, Playground, four Cricket pitches and Soccer pitch	4.8	1.3
Fowler Res.	Local passive open space	0.5	1.6
Riverside Park	Regional passive open space, Picnic facilities	14.6	1.6
Newport Park	Passive Open Space, Athletics facility, Skate Park, Playground	10.0	1.8
Armstrong Reserve	Passive open space, Netball court, Playground	0.6	1.8
Charles Bates/Greenwich Baseball Reserve	Baseball Diamond, Cricket pitch, playing field, playground.	7.3	2.1
EW Jackson Reserve	Passive Open Space, Tennis Courts, Playground	1.3	2.1

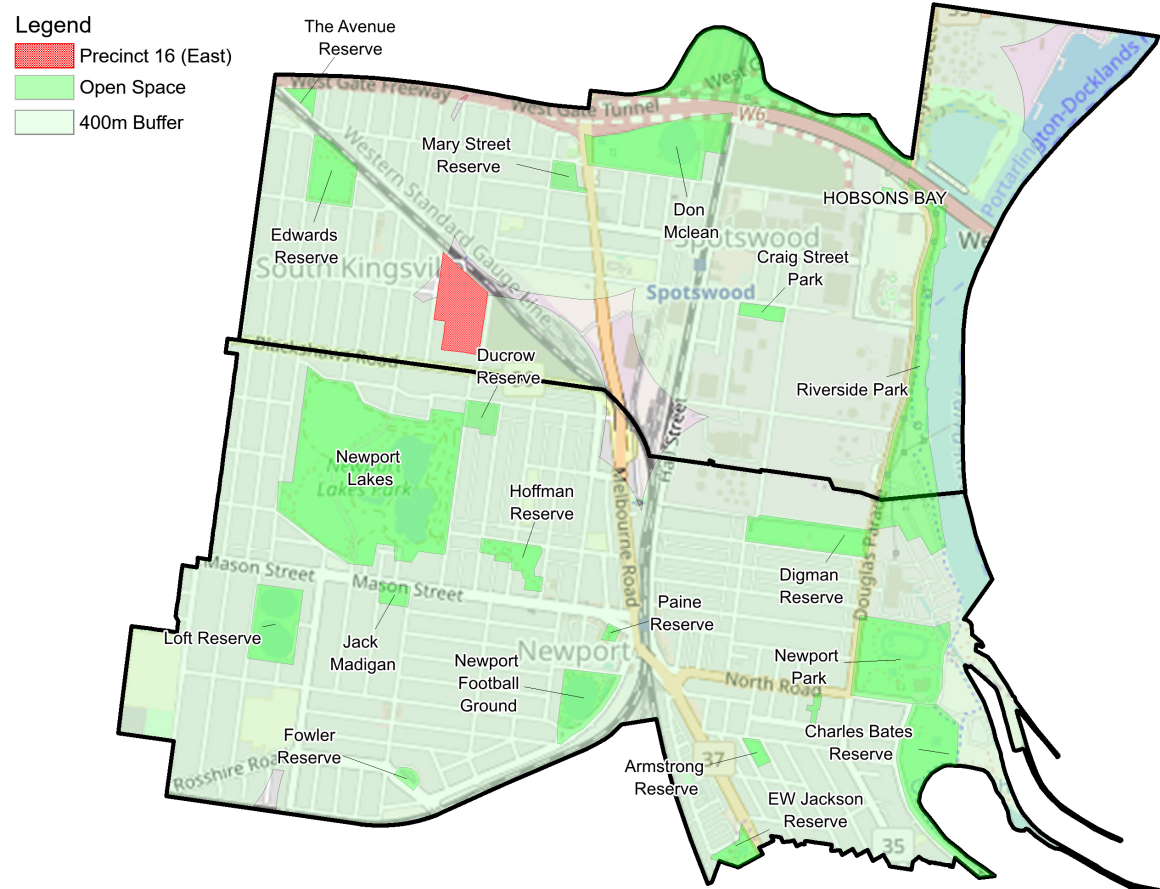


Figure 6-4: Open Space in the Study Area

As Table 6.12 shows, there are 20 passive and active open space areas distributed across Spotswood-South Kingsville and Newport, all of which are within 2.1 kilometres of Precinct 16 (West). Collectively these provide over 100 hectares of open space. There is also a new public open space planned for inclusion within the Newport Village (Precinct 16 East) development which would be located only 150 metres from Precinct 16 (West).

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 Spotswood-South Kingsville and Newport within 2 kilometres of a regional open space.
- Virtually all locations within Spotswood-South Kingsville and Newport are within 400 metres of an open space. An exception is the northern Section of Precinct 16 (West). However, this situation would be resolved once the public open space planned for Newport Village is constructed.
- Three existing open spaces are located within 400 metres of the Precinct 16 (West) boundary, Ducrow Reserve, Newport lakes and Edwards Reserve. Combined these open spaces provide for a variety of active and passive uses, in close proximity to the subject site.
- Newport Lakes, which is located 200 metres from Precinct 16 (West) is a regional scale passive open space area, which provides an extensive network of walking tracks.

6.6.2 Active Recreation

A number of the open space areas listed in Table 6.12 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 Spotswood-South Kingsville and Newport to support these sports. At present:

- There are 12 fields suitable for cricket/football.
- There are a number of other sporting facilities in Spotswood-South Kingsville and Newport including an athletics track, tennis courts, soccer pitches, netball courts, baseball diamonds, etc.

There is one indoor recreation complex located in Spotswood-South Kingsville and Newport:

- **Williamstown Health Club** (2.0 Km) - gymnasium; program / aerobics room; basketball court spa and sauna; and crèche.

Outside Spotswood-South Kingsville and Newport, but still accessible from Precinct 16 (West) are:

- **The Bayfit Leisure Centre** (1.8 kms) - 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** (1.6 kms). Is a dedicated Badminton facility (12 Courts) located within Paisley Park.

Until recently, data on participation in active recreation have been published by the ABS at the state level. However, the ABS ceased data collection in 2013-14 and the latest publically available data at the State level relates to 2011-12.⁵ Although the ABS data are now somewhat dated, they 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 Spotswood-South Kingsville and Newport is growing, the data suggest that there would be a similar or even lower

⁵ The Australian Sports Commission (ASC) has been publishing data on sports participation since 2016. However, the data are not comparable with the previous ABS releases and can only be used to form a time series from 2018 onwards. While the ASC data will ultimately become more useful than the previous ABS data publications, at this stage they provide only limited insights and are not relied on to inform the SIA.

number of participants in activities such as AFL and cricket living in the area in 2031 compared with 2006, due to lower participation levels. 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 6.16).

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

	Participation Rate				Participants		
	2006	2009	2011	2031 (trend)	2006	2031 2011 rate	trend
AFL	3.3%	2.7%	2.0%	1.6%	420	373	299
Cricket	2.8%	1.9%	2.0%	1.5%	356	373	280
Lawn bowls	1.7%	1.3%	1.4%	1.2%	216	261	224
Soccer	1.9%	1.1%	1.9%	1.2%	242	355	280
Tennis	4.8%	4.7%	4.2%	4.0%	611	784	747
Netball	3.2%	3.0%	3.5%	3.4%	407	653	635
Basketball	2.6%	3.0%	3.2%	3.6%	331	597	672
Fitness/Gym	11.8%	14.4%	17.6%	20.2%	1,501	3,285	3,770
Jogging	4.2%	7.5%	7.8%	10.5%	534	1,456	1,960

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 16 (West)

The population of Precinct 16 (West) is estimated below assuming a total yield of 650 dwellings and an indicative product mix. The total dwelling yield is expected to be lower (in the order of 500 dwellings) and therefore the population of Precinct 16 (West) is likely to be smaller than indicated. While the mix of dwellings may differ to that assumed, minor differences would not have material implications for the findings of the SIA.

In order to estimate the likely size and structure of the population of Precinct 16 (West) Census data for Inner Melbourne 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.

The population of the Precinct 16 (West) would be approximately 1,478 persons once fully occupied (see Table 7.1). Due to the mix of proposed dwellings, when compared with the City of Hobsons Bay age profile, the development would be home to:

- A smaller proportion of children and youth aged 0 to 17
- A larger proportion younger adults aged 18 to 34
- A lower proportion of older adults age 70+

Notwithstanding the above the population of Precinct 16 (West) would consist of a broad range of households, including working singles and couples, families with children and empty nesters.

As explained in Section 4, population forecasts prepared on behalf of Hobsons Bay City Council assume that 309 dwellings would be developed within Precinct 16 (West) and that 650 dwellings would be developed within New Port Village (Precinct 16 West). The final planned dwelling yield for Newport Village is only 420 dwellings, whereas the planned upper limit for Precinct 16 (West) is 650. That is, if the proposed upper limit of 650 dwellings for Precinct 16 (West) is achieved, then the total dwelling yield across the entirety of Precinct 16 would be 111 dwellings greater than assumed for the Precinct in the Council's population forecasts.

Table 7-1: Likely Population Outcomes – Precinct 16 (West)

	Apartment 1 Bed	Apartment 2 Bed	Apartment 3 Bed	TH 2 Bed	TH 3 Bed	TH 4 Bed	All		
Dwellings	84	168	29	55	277	37	650	Age Profile	
HH size	1.37	1.93	2.61	1.93	2.63	3.45	2.27	Precinct 16 (West)	H'Bay
Population	115	324	76	106	729	128	1,478		
0 to 4	2	13	4	6	50	7	81	5.5%	7.1%
5 to 9	1	8	4	4	56	13	86	5.8%	8.5%
10 to 14	1	6	4	2	35	10	58	3.9%	6.3%
15 to 19	18	62	14	6	74	20	195	13.2%	8.1%
20 to 29	50	120	19	32	147	23	391	26.4%	15.2%
30 to 49	25	64	13	28	170	26	325	22.0%	22.3%
50 to 69	14	39	14	20	146	23	256	17.3%	22.3%
70+	5	13	5	8	51	5	87	5.9%	10.3%

Source: ABS Census 2016; Public Place 2018

8 Demographic Impacts

Precinct 16 (West) would yield up to 650 dwellings which would be occupied by approximately 1,464 people. The mix of households and the age structure of the incoming residents would be slightly different to that which exists in the local area. However, as Figure 9.1 indicates, Precinct 16 (West) would not fundamentally alter the demographic character of Spotswood-South Kingsville and Newport. Moreover, the changes to the local demographic profile would occur over several years, and therefore would be barely perceptible.

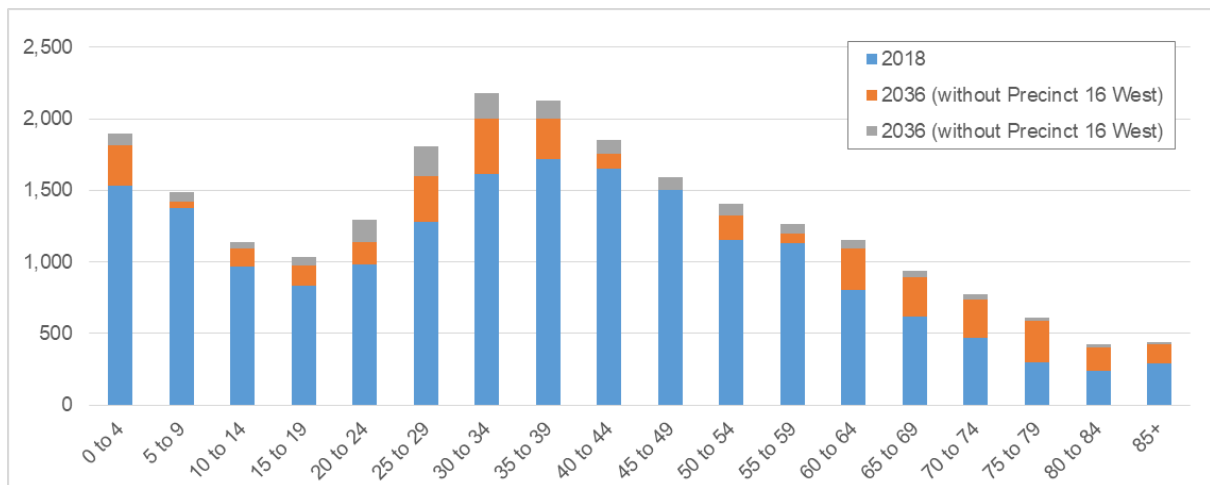


Figure 9 1: Age Profile of Spotswood-South Kingsville and Newport in 2018 and in 2036 with and without the Precinct 16 (West).

9 Affordable Housing

9.1 Housing Diversity

The Council's affordable housing policy identifies the need to provide a range of housing in Hobsons Bay to respond to the needs of people from across the socio-economic spectrum, so that Hobsons Bay remains a place which is inclusive for all.

It is proposed that Precinct 16 (West) be developed to include a mix of one, two and three bedroom apartments and two, three and four bedroom townhouses. Housing delivered in a medium to high density form is typically more affordable than housing delivered in lower density forms, such as detached dwellings. Moreover, the developer's design approach will allow for the delivery of a housing product that is affordable relative to conventional detached housing in the local area, and which responds to the housing needs of families with children.

That is, the proposed housing would be relatively affordable and as such assist in maintaining socio-economic diversity in the City of Hobsons Bay.

9.2 Social Housing

Notwithstanding the above, market forces will dictate the price of the dwellings (purchase and rent) and the extent to which the cost of the proposed dwellings will meet a particular standard of affordability. In order to guarantee that a particular affordability standard can be met, a component of the dwellings would need to be reserved as social housing (or prices would need to be controlled through some other mechanism).

The land owners have proposed that 5% of the homes within Precinct 16 (West) will be affordable housing, with the details of the proposal the subject of ongoing negotiation between Council and the land owners.

That is, development of Precinct 16 (West) would result in a significant contribution toward the provision of social housing in the City of Hobsons Bay.

10 Community Facilities and Open Space

10.1 Facilities

The majority of the population uplift associated with Precinct 16 (East and West) has been accounted for in the population forecasts developed by City of Hobsons Bay and the implications for future demand for facilities and services has been discussed in Section 6. Likewise, population growth that would result from other major redevelopment sites in Spotswood South-Kingsville and Newport (namely, Precinct 17 and McIister Street) has been accounted for in the Council's population forecasts and therefore, related increases in demand for community facilities and services are also accounted for in Section 6.

Table 10.1 shows demand for community facilities and services generated by the future population of Precinct 16 (West). As the Table shows, the uplift in demand would be small and not sufficient to influence the service or facility planning decisions made by City of Hobsons Bay, the State Government or the private sector. Table 10.1 also shows demand for facilities and services created by Precinct 16 (West) above and beyond that accounted for in Section 6 under the column 'unforeseen'. As the Table shows the unforeseen demand would be minimal.

Table 10-1: Demand for Multipurpose Community Centres

	Benchmark	Precinct 16 (West) Total	Unforeseen
MCH	1 Nurse EFT per 130 children aged 0	0.14	0.02
Sessional Kindergarten	62% of 4 year olds enroll	9.1	1.5
	1 licensed placed for every 2 enrollments	4.5	0.8
Childcare Places	230 licensed places per 1,000 children aged 0-5	22.0	3.7
Community Centre	1 per 8,000 to 10,000 people	0.15-0.18	0.03
Meeting Spaces	1 sq.m per 30-50 people	30-49	5-8
Primary	68.2% enrollments per 100 children aged 5-11	58	10
Secondary	52.8% enrollments per 100 children aged 12-17	31	5
Library	1 per 30,000 to 60,000 residents	0.0-0.1	0
	35 sq.m. per 1,000 residents	52	9
Indoor Court	1 - per 10,000 people.	0.1	0
PAG Facility	1 per 30,000 to 60,000 residents	0.0-0.1	0

Precinct 15 is the largest Strategic Redevelopment Site (SRA) in the City of Hobsons Bay and is located approximately 800 metres to the west of Precinct 16 (West) in Altona North (outside the Study Area). A community facility with a floor area of 1,753 square metres has been approved for the site (includes a kindergarten and community meetings spaces). The

Panel report relating to Precinct 15 indicates that the early childhood services components of the facility would be sufficient to accommodate demand generated from within Precinct 15 and the general community centre functions would support the population of surrounding areas, as well as those of the Precinct 15 population.

10.2 Open Space and Recreation

10.2.1 Open Space

The Hobsons Bay Draft Open Space Strategy makes the observation that the Spotswood-South Kingsville precinct has a low proportion of open space per person, compared with other parts of the City. However, the Strategy also observes that Newport West immediately to the south has a good proportion of open space per person.

Precinct 16 (West) is located in the South-Kingsville component of the Spotswood-South Kingsville precinct, to the south of the rail line and within close proximity of a number of open spaces, including large open spaces in Newport West precinct. Specifically, residents of the Precinct 16 (West) would have three existing open space areas within 400 metres of their homes, Durcrow Reserve (includes a playground), Edwards Reserve and Newport Lakes, a large regional scale passive open space, including picnic areas, bbqs, toilets and several kilometres of walking tracks.

In addition, a new public open space will be developed within Newport Village, within 150 metres of Precinct 16 (West). Finally, the proposed Outline Development Plan for Precinct 16 (West) includes a local passive open space area (1,050 sq.m) which would provide for local passive recreational needs and contribute to the network of open space in the local area.

As part of the development of Precinct 16 (West) a pedestrian refuge would be developed at the corner of Sutton Street and Blackshaws Road, which would facilitate residents crossing Blackshaws Road, in order to access open spaces to the south in the Newport West Precinct.

The above considered, future residents of Precinct 16 (West) would enjoy excellent access to public open space which supports several forms of passive recreation.

10.2.2 Active Recreation

Some of the people who live within Precinct 16 (West) would 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 10.2 based on data from the ABS. The number of participants who would live within Precinct 16 (West) and also

the number of participants not accounted for in Section 6 (unforeseen participants), are shown separately.

Table 10-2: Precinct 15 - Participation in Active Recreation (persons aged 15 and over).

	Participation Rate		Precinct 16 (West) Participants		Unforeseen Participants	
	2011 rate	2031 (trend)	2011 rate	2031 (trend)	2011 rate	2031 (trend)
AFL	2.0%	1.6%	29	23	5	4
Cricket	2.0%	1.5%	29	22	5	4
Lawn bowls	1.4%	1.2%	20	17	3	3
Soccer	1.9%	1.2%	27	22	5	4
Tennis	4.2%	4.0%	61	58	10	10
Netball	3.5%	3.4%	51	49	9	8
Basketball	3.2%	3.6%	46	52	8	9
Fitness/Gym	17.6%	20.2%	254	292	43	50
Jogging	7.8%	10.5%	113	152	19	26

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

The following observations are made with respect to Table 10.2:

- In relation to activities such as cricket and AFL football, the total number of participants that would live within Precinct 16 (West) 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 associated with the development of Precinct 16 (West) would help local clubs and associations to sustain their membership levels over the longer term.
- Increases in the number of people living the Study Area who would be involved in indoor sports such as netball and basketball will grow overtime, and the development of Precinct 16 (West) will add to this.
- Notable numbers of people living within the development would 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 is relatively small. Moreover, there is ample open space in the local area to support activities such as jogging and walking.
- The Hobsons Bay Draft Open Space Strategy does not recommend that more sporting facilities are developed in Spotswood-South Kingsville, but rather in nearby sporting precincts in Newport and Altona North. The number of 'unforeseen' participants would be

minimal, and as such the proposal would not necessitate a reconsideration of the formal recreation planning work being undertaken by City of Hobsons Bay as part of its Open Space Strategy drafting process.

11 Access and Mobility

Site Permeability

The proposal site is relatively small measuring 300 metres by 200 metres. The proposed street and pathway network provides for movement east-west and north-south through the site and therefore internal connectivity would be high.

The proposed pathway network also ties in well with the existing street network and provides direct access to all surrounding streets, including Aloha Street, Sutton Street and Blackshaws Road. The proposed pedestrian pathway network would ensure future residents have direct access to Newport Village and the open space contained within this development. Residents could also access open spaces to the south by crossing Blackshaws Road at the corner of Sutton Street, where a new pedestrian refuge would be provided.

Access to Services and Amenities

The proposal site is located in South Kingsville, within an established urban area and in close proximity to the Spotswood and Newport Junction activity centres. Transport options that would be available to future residents are:

- Walking– immediately to the west of Precinct 16 (West) is the balance of the South-Kingsville suburban area. This area is connected to the site by local streets laid out in a grid pattern. All amenities in South Kingsville would therefore be accessible on foot to future residents of Precinct 16 (west) and include the South Kingsville Community Centre, Edwards Reserve, the South Kingsville Kindergarten and MCH centre. In addition, the Verdon Street Strip Shopping Centre is located within 250 metres of the site and includes a grocery store, medical centre and cafe. Also, immediately to the south of the site, still in South Kingsville, is the Bright Steps childcare centre.

To the south of Blackshaws Road in Newport, but still within walking distance, are open space areas including Newport Lakes. The Newport Lakes Primary School and Sacred Heart Primary School are also located to the south and are within 800 metres. Access to these destination would be facilitated by the installation of a pedestrian refuge at the corner of Sutton Street and Blackshaws Road.

Slightly further to the south (1.1 km from the site) is the Newport Junction Activity Centre which offers a range of retail, entertainment and community uses, as well as the Newport Train Station. While Newport Junction is beyond 800 metres from the site, walking

distance research from Australia and overseas shows that people will walk considerably further to access public transport than the commonly assumed 'rules of thumb'.⁶ It can therefore be expected that Newport Junction would be considered within walking range by many of the future residents of Precinct 16 (West), particularly those wishing to access rail transport.

The site is also close to amenities in Spotswood. While the Newport-Sunshine rail line creates a physical barrier separating South-Kingsville and Spotswood, there is a pedestrian crossing point immediately to the north of the site linking Stephenson's Street and Hicks Street and this crossing will be upgraded as part of the development of Precinct 16 (West). As a result, destinations such as the St Marys Primary School, Spotswood Primary School and Spotswood Activity Centre (including the Spotswood Train Station) would be within walking range.

- Bus – the 432 bus route runs along Stephenson Street and would connect future residents of Precinct 16 (West) with Newport Junction Activity Centre and the Yarraville Activity Centre. A bus stop is located on the corner of Aloha Street and Stephenson Street. The service operates seven days per week. Moreover, enhancement of the bus network servicing Precinct 16 (West) have been approved as part of the Precinct 15 rezoning.
- Train - the Spotswood Train Station and Newport Train Stations are located beyond 800 metres from the site but would be considered to be within walking distance by many future residents of Precinct 16 (West). For those who consider the walk too far, the Newport (and Yarraville) station could be accessed by bus or car (see above).
- Private vehicle - All opportunities are available within a short drive.

The above considered, residents who have access to a private vehicle would enjoy very good access to a wide range of amenities and opportunities. For those without a private vehicle, local open space, children's services, primary schools and local retail areas can be accessed within walking distance. The existing Bus route 413 can be used to access a

⁶ To illustrate, from the VISTA travel survey shows that a quarter of bus users in Melbourne walk more than 800 metres to their stop. The data also show that half of Melbourne's train travellers walk more than 800 metres and a quarter more than 1.3 kilometres to access a station. That is, bus and train users in Melbourne walk much longer distances than the 400m and 800m walking standards suggest they would.

greater variety of what the area has to offer, including the Newport Junction Activity Centre and Train Station.

West Gate Tunnel Project

City of Hobsons Bay directed that the SIA should consider the West Gate Tunnel Project and implications for health and wellbeing, connectivity of the site via public transport and walkability especially to primary schools and key services.

Figure 11.1 bellows shows the key works associated with the project. As can be seen, proposed works are located at the northern boundary of the City of Hobsons Bay, some distance from Precinct 16 (West) and would not interfere with access to any community facilities or open spaces identified in this SIA.

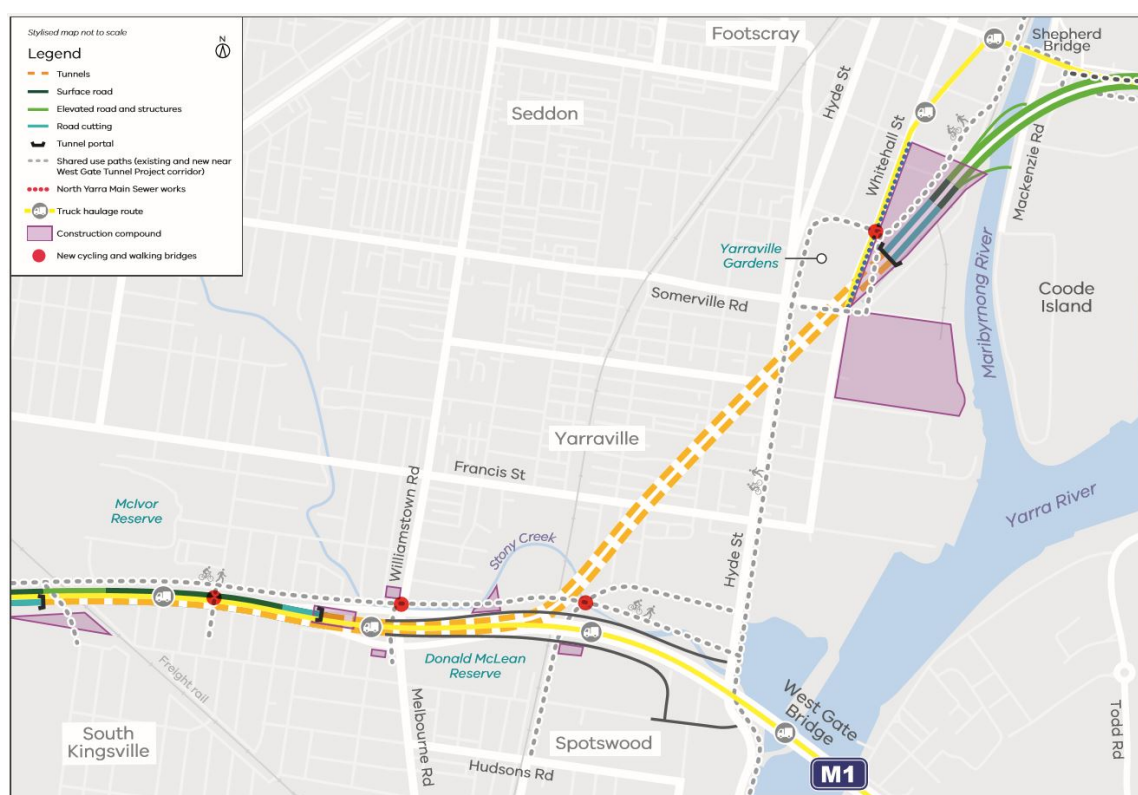


Figure 11-1: Key Works to be Undertaken as Part of the West Gate Tunnel Project

12 Conclusions

The proposed development would produce a number of important social benefits:

- The development of the land for residential and related purposes accords with the State Government's urban consolidation initiatives.
- The proposed mix of housing would contribute to housing diversity and affordability in the local area. Moreover, consistent with Council's Affordable Housing Policy, the applicant has expressed a willingness to make an appropriate contribution towards social and affordable housing.
- Demand for community facilities and services associated with the future population of Precinct 16 (West) would be minimal. Moreover, 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.
- The proposal site is located within a well-established suburban area and therefore would deliver housing in close proximity to established facilities and services. A variety of community facilities, open spaces and retail opportunities could be accessed within walking distance of the site and the existing Bus Route 432 could be used to access a greater variety of what the area has to offer, including the Newport Junction Activity Centre and Train Station.