

## Supplied to BCRG from Hobsons Bay CC November 2014

## Overview

The established Hobsons Bay suburbs of Brooklyn and Altona North are experiencing some changes in response to the demand for infill development and population growth (a common trend across metropolitan Melbourne). The forecasted projections for these suburbs have been summarised in Table 1 below:

Table 1: Forecasted Population Changes for Brooklyn and Altona North (2014 – 2031)\*

		Brooklyn	Altona North	Hobsons Bay Total
Population	2014	1,865	12,249	89,072
	2031	2,104	18,771	102,596
	Changes: additional residents	+239	+6,522	+13,524
		+13%	+53%	+15%
No. Dwellings	2014	863	4,785	36,679
	2031	971	7,105	42,949
	Changes: additional dwellings	+108	+2,320	+6,270
		+12.5%	+48%	+17%
Average Household Size	2014 to 2031	Expected to increase	Expected to increase	Expected to decrease

\*Note: Council uses demographic data from <http://profile.id.com.au> which is based on the 2011 ABS Census Data. This data is currently being updated so that it considers a 20 year forecast period (i.e. from 2014 to 2034).

## Land Use and Developments

Brooklyn and Altona North have been experiencing some growth due to infill development (subdivision of larger lots), this trend is expected to continue as developers/owners seek to demolish old housing stock and replace with units/townhouses, resulting in a growth in population over the next 15 to 20 years.

Whilst there is moderate growth expected in Brooklyn (approx. 13% increase in population by 2031), Altona North is expected to experience the largest increase in population (approx. 53% increase by 2031) due to the potential redevelopment of the Strategic Redevelopment Area on Blackshaws Road better known as the 'Dons site'.

Altona North

It is anticipated that the former Don's site could include up to 3,000 new dwellings as well as a new activity centre (commercial/retail uses). It is expected that these new dwellings will attract more family type households to the area (which explains the forecasted increase in average

household size), although this will depend on the type of dwellings provided on the site (i.e. composition of three/four bedroom family homes vs. one/two bedroom smaller homes).

The redevelopment of this site is a long term project and is still in the early planning stages. Council has not yet received an application to rezone this site from industrial use.

Some parts of Altona North south are affected by the Major Hazard Facility (MHF) buffers which restricts densification (increase) of residential development around the Mobil industrial area.

### Brooklyn

Unlike Altona North, Brooklyn is a small suburb with no key redevelopment sites. Growth in the number of dwellings is expected to arise from smaller scale infill development (dual occupancies/multi units).

## **Changes to Strategic Land Use Policy for Hobsons Bay**

### New Residential Zones

The New Residential Zones were introduced into the Victorian Planning System in 2013. The former Victorian Government introduced the new zones to give greater clarity about the type of development that can be expected in a residential area.

There are three New Residential Zones that Council needs to implement across the municipality:

- Neighbourhood Residential Zone - limited to predominately single and double storey houses in areas where change is not identified
- General Residential Zone - allows moderate growth up to three storeys
- Residential Growth Zone - allows medium density development up to four storeys in key areas such as near activity hubs and train stations

Residential land in Hobsons Bay is currently zoned General Residential. Council is required to undertake a number of key strategic documents before it can apply the New Residential Zones, including:

- Housing Strategy
- Neighbourhood Character Study
- Activity Centre Strategy

The Housing Strategy is the key document that will guide where new housing should be encouraged and where the new zones should be applied. The strategic planning department are currently undertaking preliminary consultation on the Housing Strategy and are encouraging residents to complete a short survey on housing needs to help plan for housing in Hobsons Bay.

A draft Housing Strategy is anticipated around mid-2015 and the implementation of the New Residential Zones is expected late 2015/early 2016.

More information on all these projects and the opportunities for community consultation can be found at <http://participate.hobsonsbay.vic.gov.au>