Review of PublicPlace's SIA for Precinct 15

Hobsons Bay City Council
October 2015

This Report has been prepared for:

Hobsons Bay City Council

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Executive Summary

In August 2015, Hobsons Bay City Council engaged C Change Sustainable Solutions Pty Ltd (C Change) together with SGS Economics and Planning Pty Ltd (SGS) to review PubilcPlaces's Social Impact Assessment (SIA) completed for the proposed development on Precinct 15, with particular emphasis on reviewing the community facilities assessment. SGS Economics and Planning were separately engaged to comment on the open space and recreational component of Precinct 15.

It is noted that Precinct 15 is a significant development for Hobsons Bay City Council as it represents one the major growth area in the City. As such, understanding the social impacts and provision of appropriate community infrastructure is paramount if optimal development and growth outcomes are to occur within the municipality.

Overall, it was found that useful and robust information was included in PublicPlace's SIA with respect to historic demographic information and the policy component reviewed, and many requirements of the Council's SIA Guidelines had been met. However, inclusion of a number of elements would strengthen the SIA and also provide for a better understanding of the overall likely impact (positive and potential negative) on the community. With this in mind, C Change recommends that:

1. Given that Precinct 15 is the largest redevelopment site in Hobsons Bay City Council, the SIA should include introductory comments recognising the strategic importance of the site.

2. The SIA includes more specific / definite detail of the development regarding expected dwelling numbers, product type and likely origin of market demand. Further research/ investigation into expected levels of market demand / take up of products should be included, and any assumptions made about the likely demographics of the development should be sourced and/or backed up by research.

3. Staging should be included in the SIA, even if it is broad at this stage. Once staging is determined, Council should ensure that the population forecasts for the municipality include all pertinent information. Council's population forecasts should also ensure other potential developments expected population outcomes.

4. Actions / discussions associated with how marketing and showcasing of higher density would be considered in due course should be included in the SIA to show how the proponents will assist the development integrate into the existing community.

5. Further detailed information on the proposed layout / structure plan for the Precinct 15 site should be provided, and having larger townhouses located on the boundary of the site, and higher density towards the middle of the site, preferably in close proximity to open space, facilities and services, should be considered.

6. Given that the overall vision of Hobsons Bay City Council is *"Valuing the wellbeing of our people and our place, now and into the future: A safe, clean, accessible and connected municipality, which values diversity, protects its heritage and environment, fosters a strong sense of community and provides opportunities to achieve the best possible health and wellbeing. A place that people are proud to call home",* Council should consider amending their SIA Guidelines to require proponents to discuss other elements / benefits of the

development/project. In particular, the following should be considered:

- o Community safety (and the use of CPTED principles)

- o Cultural considerations

- o Accessibility and adaptability of dwellings and the development as a whole

- o Car parking considerations

- o Retail and activity centre needs and impacts

- o Amenity and liveability of the development

- o Sense of community / cohesion and integration of the development into the existing community

- o Sustainability of design and built form

- o Accessibility to shops, public transport and services

- o How heritage and environment have been / will be addressed and incorporated, including climate change considerations

- o Health and wellbeing

- o The use of technology

- o Employment and training opportunities.

For Precinct 15, if the above elements are not fully established at this point, discussion of these should include at least "principles" or "visions" of how these elements would be incorporated. Appendix 3 provides further detail on how these elements can be considered in an SIA.

7. The SIA should specifically note that Precinct 15 would assist in meeting The Western Sub Region target in Plan Melbourne.

8. Affordable housing discussions should be expanded. Currently affordable housing is discussed only in terms of pricing points. Discussions regarding how the development would contribute to not for profit / community housing are required. In particular, how the development responds to Council's Action 7 of the affordable housing strategy in terms of not for profit / community housing is necessary, particularly given the low proportion of social housing in the broader area *"Encourage at least 10% inclusion of affordable housing for low income households in all redevelopment sites identified in the Industrial Land Management Strategy as well as key development sites across the municipality"*.

9. Council's affordable housing policy could be strengthened by noting not for profit / community housing **and** affordable purchasing / rental prices are required (not and/**or**). Furthermore, including a value capture mechanism regarding upzoning of redevelopment sites and directing a component of these funds towards affordable housing should be considered by Council.

10. C Change agrees with PublicPlace's SIA recommendation that an early childhood emphasis should be provided in the community facility. However, given that a number of services will be operating from the facility, as well as formal and informal play areas, community gathering space and potentially meeting / training rooms, it is recommended that the minimum floorspace for the facility be around 2,000 sqm and a site area of around 0.5 hectares provided. A broad design / layout of the facility from a suitably qualified consultant with experience in community facility design would be beneficial to verify the size requirements. The proposed site and floorspace above will provide flexibility for the types of services and functions that can be provided at the facility, and will also account for usage from areas outside of Precinct

15. It is further recommended that the facility should be accompanied by / adjacent to open space and outdoor areas, and could also include a youth specific space. Flexibility and innovation in design plus considerations regarding cultural requirements are essential.

11. The location of the community facility should be adjacent to an activity centre and located on public transport routes, cycle ways and walking paths such that passive surveillance and accessibility could be maximised. Discussion associated with how the community facility can be accessed by the public should be discussed in the SIA. As noted, open space should be included and/or adjacent to the facility, however, it is not essential that this be the major open space proposed for the development.

12. Provision of the Community Facility should be within the first 5-7 years of the development commencing (maybe when 500 or 1000 dwellings have been provided - Market research into likely uptake of the product associated with Precinct 15 is required to recommend an appropriate dwelling number). Until such time as the Community Facility is developed, Council may wish to request that an interim open space be provided on the site.

13. It is recommended that Council finalise and formally adopt a Community Facilities and Services Plan for the whole of the municipality based on a catchment or 'communities of interest' viewpoint. Their current Plan has robust and detailed information and should be maintained. In addition to this, the Plan that is submitted to Council for adoption should also include principles for provision of facilities, a clear statement of the required facilities over time, recommended sizes and locational criteria for facility types and how the facilities are to be funded. The catchment areas that would be required to contribute to the community facilities should also be included such that a DCP approach could be utilised for part of the funding of the facilities. It would be beneficial for Council to adopt a wider definition of community facilities so that a strategic sense of land take and requirements could be understood. A broad definition of Social Infrastructure is shown in Appendix 2, and either this in full, or components of this could be considered.

14. It is suggested that Council consider amending the SIA policy so that further guidance on the types of positive / negative impacts is included, and that a framework for measuring social impacts be included.

1. Introduction

In August 2015, Hobsons Bay City Council engaged C Change Sustainable Solutions Pty Ltd (C Change) together with SGS Economics and Planning Pty Ltd (SGS) to review PubilcPlace's Social Impact Assessment (SIA) completed for the proposed development on Precinct 15, with particular emphasis on reviewing the community facilities assessment. SGS Economics and Planning were separately engaged to comment on the open space and recreational component of Precinct 15.

It is noted that Precinct 15 is a significant development for Hobsons Bay City Council as it represents one the major growth area in the City. As such, understanding the social impacts and provision of appropriate community infrastructure is paramount if optimal development and growth outcomes are to occur within the municipality.

This report reviews each element of the SIA from C Change's perspective and provides comments on the appropriateness and/or further useful information/analysis for Council's consideration. In addition, C Change provides some recommendations regarding Council's adopted policies to advance social impact assessments into the future.

Structure of the Report

The report considers each element required by Council's *"Preparing Social Impact Assessments: Applicant Guidelines"* document and reviews:

- Information included pertaining to the Proposed Development in Section 2;
- Information about the Existing Environment, including the relevant demographic and policy environment in Section 3;
- Information associated with Anticipated Changes should the proposed development be approved in Section 4; and,
- Information associated with the analysis and response to social impacts in Section 5.

Appendix 1 includes further detailed information about the review of Community Facility requirements.

2. The Proposed Development

Council's guidelines for SIA's indicates that the applicant should include details regarding the following elements of the proposed development:

- Site location and description of the current use of the site.
- Description of the proposed development including:
    - Total number of dwellings (e.g. units/apartments)
    - Dwelling size (e.g. 1 bedroom, 2 bedrooms etc)
    - Likely demographic profile of residents and household types eg. singles, families including those with dependent children, retirees etc
    - Anticipated total population size and average number of persons per household
    - Estimated price range for each dwelling type
    - Accessibility of the development (eg. for people with a disability)
    - Opportunities for the provision of affordable housing and/or community housing.
    - Any community or shared facilities planned on the site
    - Staging of the development and estimated date of completion

The applicant's SIA outlines information associated with much of the above. In particular, it is clear where Precinct 15 is located, its boundaries and its current and former uses.

> *"Precinct 15 is an approximately 67 hectare site located toward the eastern boundary of Altona North. The suburbs of South Kingsville and Newport are located immediately to the east of the site. The site is located approximately eight kilometres from the Melbourne CBD.*
>
> *The site is bounded by the West Gate Freeway to the north, New Street to the east, Blackshaws Road to the south and Kyle Road to the west. Residential areas abut the site on its eastern, southern and western boundaries. Immediately to the north are the Brooklyn Terminal Station and the Westgate Freeway.*
>
> *The site is currently occupied by a range of industrial and other uses such as electricity transmission terminals, a ten pin bowling alley and various engineering uses. Former uses such as an abattoir, Don Small Good facility and former quarry have discontinued, leaving vacant land in their place".*

PublicPlace SIA, p6

In addition, the description includes the potential community facility and open spaces proposed in Precinct 15 (refer Table below).

Dwelling Numbers

However, although an estimate of dwelling numbers and types are noted (refer Table below) the PublicPlace SIA report indicates that *"the assumed dwelling yield is not an upper limit to the precinct's capacity and the assumed dwelling mix is subject to change, due to various factors including market demand."*

For a development as significant as Precinct 15, having a clear understanding of the dwelling yield, plus the likely market demand for the proposed product is considered essential if social impacts are to be considered in an appropriate manner.

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

Source: Tract 2014

Expected Demographic, Market Preferences and Integration into the Existing Community

PublicPlace's SIA does outline the expected demographic profile of Precinct 15 in Section 8, (see excerpt below). However, although there is discussion on the types of demographic groups who might take up the smaller apartments, the source of these assumptions are unknown. In addition, the basis of the assumption that smaller apartments are more likely to be rented than owner occupied was not explained. Further evidence / case studies regarding other recent examples of how a similar development to Precinct 15 attracted demographic groups and/or discussions with real estate agents to inform their opinions would have provided a more robust foundation for the assumptions.

> *"Specifically, occupants of smaller apartments are more likely to be renting an earning lower income than households living in larger detached housing. This reflects the age of members of lone person, group and couple households and the stage they have reached in their life/careers. Given the mix of dwellings within Precinct 15,*

which includes apartments and townhouses, the population of the precinct would consist of a broad range of households. These would include singles and groups households comprised of younger persons who are renting and also young and mature adult couples and family households with younger children who would be more likely to owner occupiers".

PublicPlace SIA, pg 43

SGS held discussions with real estate agents to determine their perceptions of the types of people that are likely to be attracted to the products suggested in Precinct 15, plus the likely market demand for such dwellings. Key outcomes from the discussions with real estate agents indicated that:

- A large proportion of the current purchasers in the Altona North area are young families, often in their 30s, and are attracted to the area because of the close proximity to the Melbourne CBD together with the affordable nature of housing.
- Although the predominant type of dwelling is detached, townhouses in the broader catchment areas are quite popular and single level units are purchased quickly. These are being purchased generally by first home buyers and young professionals. The first home buyers and young professionals are attracted to the area as they cannot afford to buy within the Melbourne CBD, but want accessibility to the CBD. Large apartments are important to current consumers, and smaller ones have not sold well or quickly.
- Current purchasers are looking for a minimum of 3 bedrooms but preferably 4 bedrooms or three bedrooms and a study[1]. A single garage is needed as cars are considered important, and a double garage is more popular. Plots can be small (around 250 sqm) as a low maintenance backyards seems to be preferable.
- Generally, however, higher density apartments are not the preference, and people who have lived in the area for a long time and are an older demographic are likely to oppose higher density.
- With the addition of higher density, real estate agents indicated that it is likely that more students will be attracted to the area, particularly if the train line is made more accessible and efficient for their movements. Other first home buyers, professions and couple households are also likely to be attracted in their view. Families with young children are less likely to be attracted to higher densities, but might be attracted to townhouses if they are considered large enough.

A comparison of the proposed dwelling structure of Precinct 15 and the immediate uses abutting the site show that these areas likely to be quite different in dwelling structure and demographic make up. This is further shown in Section 4 when the forecast age groups between Precinct 15 and Altona North, the Catchment area and Hobsons Bay as a whole are compared. Based on the real estate discussions, a considered marketing and showcasing of how higher density would add value in the area would be beneficial. In addition, to mitigate some of the potential push back from traditional / older residents of the Altona North area, it would be useful to understand the placement / location of the different types of dwellings proposed for Precinct 15. There is likely to be benefit in considering how the boundaries of the Precinct are treated. That is, larger townhouses on might be best located on the

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[1] dwelling type – ie. detached, townhouse, apartment - was not specified for this comment

boundary, and higher density towards the middle of the site, preferably in close proximity to open space, facilities and services.

Staging of the Proposal

Staging of the development is not specified but the SIA does note that the whole development will be finalised by 2030. Information supplied by Council showed very broad staging plans (refer Figure below).

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

Discussions with real estate agents indicated that the successful introduction of higher density would be achievable if high density products were added gradually to the market. It would add strength to the social impact assessment if the staging and timing of Precinct 15 was made explicit. Furthermore, understanding the staging of Precinct 15 would assist in forecasting demand for facilities and services over the short to longer terms. The importance of staging information is also discussed in Section 4 (Staging discussions in Anticipated Changes to Community Facilities and Cumulative Effects).

Price Ranges and Affordability

Estimated price ranges for each dwelling type is discussed in PublicPlace's SIA with reference to the NRAS standards (although NRAS funding has ended), but explicit mention of prices is not forth coming. C Change / SGS discussions with real estate agents indicated that:

Apartments:

- 1 bedroom apartments can sell for anything between $250,000 to $400,000 in the catchment area;
- 2 bedroom apartments are often marketed for around $500,000 but generally sell at around $425,000 to $450,000. Some newer products have sold for around $550,000 in the catchment area;
- 3 bedrooms are generally over the $500,000 mark, and depending on their location can be as high as $650,000.

Townhouses:

- There are not many 2 bedroom townhouses in Altona North but a few in the broader catchment area. Units are more prevalent in Altona North and would sell for around $500,000.
- Single level 3 bedroom side-by-side units were sold recently for $575,000 to 600,000;
- 3 to 4 bedroom townhouses can be $600-700,000 based on their size. Some real estate agents indicated that 4 bedroom units can sell for up to $1 million, depending on their location.

Discussions regarding the impacts of Precinct 15 on affordability are mentioned in Section 9 of Public Place's SIA, and this is further discussed in Section 5 of this report. It is noted, however, that the information used in the PublicPlace SIA was from an outdated document. The 2012-2017 CSIP contains the most recent information, and this has been used for C Change's assessments. Furthermore, Council's affordable housing policy statement is also in review.

Accessibility of the Development

Accessibility of the development (eg. for people with a disability) is not mentioned but how Precinct 15 will deliver on this aspect should be included. Single level living arrangements for components of the development and universal design / access throughout should be sought.

In addition to accessibility to and within dwellings, accessibility to and from the site to other destinations should be maximised. It is noted that there are a number of key barriers currently in place – the freight rail line, the Westgate Freeway and Blackshaws Road. How the development expects to have physical and visual links through these areas should be highlighted. Integrating Precinct 15 into the existing area rather than treating the Precinct as an island would maximise the utility and usability for all in the catchment area.

3. Existing Environment

Council's SIA Guidelines indicates that the existing environment should be considered with regard to:

- An appropriate demographic review;
- A review of relevant policy; and,
- An audit of existing facilities and services.

Our assessment of these elements follows.

Demographic Review

The historic demographic review included in PublicPlace's SIA is considered robust, and aligns with our review of the information. Median house prices and rentals could have been updated to align with more recent information. SGS has sourced information associated with the most recent median house prices and rentals per housing type in the areas considered to be the catchment area in which Precinct 15 falls. This information aligns with the discussions SGS held with real estate agents regarding prices.

	Altona North	Brooklyn	Newport	South Kingsville	Spotswood
Median house price	$592,000	$547,500	$750,000	$680,000	$680,000
2 bedroom	$514,000	n/a	$633,000	n/a	n/a
3 bedroom	$600,000	$510,000	$755,000	$680,000	$693,000
4 bedroom	$617,500	n/a	$910,000	n/a	n/a
Median rental per week	$380	$340	$465	$420	$425
2 bedroom	$300	$350	$400	n/a	$370
3 bedroom	$380	$300	$495	$468	$450
4 bedroom	$430	n/a	$590	n/a	n/a

Source: Realestate.com.au Suburb Profiles, analysed 21/8/15

ID consulting's forecasts are considered appropriate for the basis on which future demographics in the broader area can be determined. C Change / SGS's review, however, included Brooklyn in its considerations (whereas PublicPlace's SIA did not). Although there are physical barriers between Precinct 15 and the Brooklyn area, given the relatively sparse nature of community facilities and services generally in Brooklyn, access to facilities and services provided in Precinct 15 for Brooklyn residents should be considered. PublicPlace's SIA has considered this to some extent in their discussions on access and mobility. Our assessments utilised SGS's forecasts for these areas, which are based on Victoria in Future 2014 - the official state government projections. These were distributed to small areas by SGS based on a variety of data sources (and consultation in some areas). SGS's projections have been reviewed by State Government and are used for transport modelling in the Victorian Integrated Transport Model.

Policy Review

PublicPlace's policy review is generally robust for the documents that have been considered. However, there are a number of documents noted that were not considered because they were dated prior to 2015. In C Change's / SGS's opinion these documents should have been considered. Our comments regarding the individual elements in the policy review are noted below.

Documents reviewed in the SIA

Strategy	Comments
Plan Melbourne	An overview is provided but it is brief. Important additional elements not noted include that there will be a focus on developing in defined areas near services and infrastructure. The Western Sub Region (of which Hobsons Bay resides in) is projected to grow by between 370k and 430k people by 2031 and will require between 135k and 175k new dwellings in this timeframe. 30-45 k of this housing will need to be in established areas. Of this, 10-20k will need to be apartments, with 25- 40k will need to be townhouses and flats (p 177). Precinct 15 would assist in meeting this target, and it would add to the benefits of the development to note this.
	The Plan also states that "We want to see Melbourne's west continue to develop its civic, cultural and environmental assets" (p 177). Any new development should take into consideration how it will aid in develop the precinct's existing civic and cultural assets.
	Although PublicPlace's SIA mentions the community facilities, there is no mention of cultural requirements in the area, despite there being a large component of the population who was born overseas. Consideration of cultural elements would be beneficial.
Subdivision Act 1988	Satisfactory description of open space requirement.
Hobsons Bay Planning Scheme (specifically clause 52.01)	Satisfactory description of open space requirement.
Hobsons Bay Planning Scheme	Satisfactory description of open space requirements, infrastructure requirements and planning for community facilities.
Community Services and Infrastructure Plan Discussion Paper (2010).	This is now the Community Services and Infrastructure Plan 2012- 2017. The current Community Services and Infrastructure Plan is summarised in the next section.
Affordable Housing Policy (Improved Housing Choices For Residents on Low Incomes	This was reviewed but could have also included the actions of the Policy. Relevant actions include (it is noted that Action 7 below was mentioned in PublicPlace's review, however it was not described as an action as such) Comments in *[…]* are the consultants views on how the SIA could have captured further information:

(Affordable Housing, 2011)	1. Advocate and facilitate appropriate public, community/not for profit and private housing outcomes that address the housing needs of low to moderate income residents. *[community / not for profit housing not mentioned in the SIA]*
	2. Through planning processes and statutory controls, influence and encourage a diversity of social (public and community) housing options in a variety of locations for the benefit of current and future low to moderate income residents including supporting the State Government's strategy for improving standards in rooming houses. *[community / not for profit housing not mentioned in the SIA]*
	3. Encourage the provision of a diversity of dwelling types and housing designs that are adaptable and accessible to meet the needs of all current and future residents of the municipality. *[while diversity of product is discussed, there is no discussion on design elements, how the new products will be integrated into existing areas, and no accessibility discussions. These would strengthen the proposal for Precinct 15]*
	4. Encourage sustainability in design and built form where possible using the STEPS program to assist in supporting residents' ability to meet ongoing costs of living associated with running a house. *[these elements are not mentioned. However, this may be premature at this stage]*
	5. Ensure that all redevelopment sites achieve high levels of amenity and liveability particularly in relation to accessibility to shops, public transport and services. *[while shown in the land use plan on pg.8, accessibility to shops, public transport could have been emphasised in the SIA to provide further evidence of how Precinct 15 will assist in meeting Council's objectives. The location of the community facility and mixed use area needs justification as it may be that more optimal locations would be available]*
	6. Work at pursuing partnership opportunities with relevant organisations to improve affordable and appropriate housing choices for residents. *[community / not for profit housing not mentioned in the SIA]*
	7. Encourage at least 10% inclusion of affordable housing for low income households in all redevelopment sites identified in the Industrial Land Management Strategy as well as key development sites across the municipality. *[community / not for profit housing not mentioned in the SIA]*
Play Space Strategy 2013-2023	Satisfactory description of play space requirement.
Ageing Well Strategy (2012)	This review was adequate, but there are two other relevant points worthy of consideration. 1. "Advocate and facilitate affordable housing outcomes which provide suitable options for residents as they age. Advocate for suitable transport outcomes that allow residents to fully participate in community life" (page 12). And 2. "Community facilities are used in innovative and flexible ways which reflect the diverse interests of people as they age" (page 13).
	How these points are addressed could strengthen the SIA.
Children and Young People's Plan	Satisfactory description of Children and Young People Plan.

Documents not reviewed in the SIA

In addition to those that were reviewed in the SIA, there were also a number of policies that were not reviewed but still are of relevance to the assessment of Precinct 15. Our understanding of these is provided below.

Name	**Council Plan 2013-2017**
Vision elements	The Community Vision for Hobsons Bay is "Valuing the wellbeing of our people and our place, now and into the future: A safe, clean, accessible and connected municipality, which values diversity, protects its heritage and environment, fosters a strong sense of community and provides opportunities to achieve the best possible health and wellbeing. A place that people are proud to call home". This is set by the Community Health and Wellbeing Plan 2013-2017.
How will it impact community facilities/ other services on the site?	Goal 3 of the Council Plan is "Quality community infrastructure and public open spaces and places". This includes delivering a high standard of well-maintained community infrastructure including roads, Council owned buildings, pedestrian and cycle ways, and public open spaces that are accessible and meet the needs of local communities. Developments within Hobsons Bay that are required to deliver community infrastructure and open space, including Precinct 15, will need to ensure they are of high quality, are accessible and meet the needs of local communities.
Important Principles	Principles for Council: – Uphold Human rights and social justice – Provide equitable access to services, infrastructure and economic opportunities – Enhance the environmental sustainability of the city – Provide accountable, transparent, well-informed governance for the benefit of the community – Work in partnership with service providers and other levels of government to advocate for, and meet, community needs – Be an organisation that is innovative, proactive, financially sound and strives to improve – Inform, listen to and engage with communities

Name	**Community Services and Infrastructure Plan 2012- 2017**
Vision elements	The Council's *Community Services and Infrastructure Plan* has adopted a set of provision standards that indicate the quantity and type of community facilities required at neighbourhood, precinct, Statistical Local Government Area (SLA) and municipal levels.
How will it impact community facilities/ other services on the site?	The Council will use these provision standards to ensure the level of community facility provision is appropriate throughout the City, including Precinct 15.

Principles

No principles for development included

Provision standards

Neighbourhood Level
1 dual Maternal and Child Health Centre
1 Childcare place per every 4, 0-4 year olds
1 Kindergarten place for every 4 year old.
1 Government Primary School
1 Community Centre / Neighbourhood House

Precinct Level
1 Government Secondary School
44 Residential Aged High Care Beds per 1000 70+ year olds
44 Residential Aged Low Care Beds per 1000 70+ year olds
1 Library
Community meeting space, rooms for hire and/or halls

Statistical Local Government Area Level
1 Allied Health / Health Promotion Service
1 Multipurpose Community Facility

Municipality Level
1 Civic Centre
1 Community Health Service including GP and Diagnostics
1 Community Art / Performance Centre

Specific information relating to Precinct 15 and the wider Catchment area

Spotswood-South Kingsville and Altona North will experience the highest rates of growth of all neighbourhoods in the municipality. These new residents are generally younger families, contributing to the regeneration of these areas (p 3).

Precinct 15 lies within Hobson Bay's Precinct 1. The estimated population in the Altona North - Brooklyn precinct is 14,227 (2012 forecasts) representing 16 per cent of the municipality's population.

The Plan notes that by 2022, demand for most facilities and services is likely to exceed the current supply. Demand for early year's services, particularly childcare, will grow as the population of the neighbourhood increases. Altona North will require some additional childcare and kindergarten places, as well as a primary school if current provision remains unchanged.

The plan lists the "Don" site as the largest site earmarked for residential development. Council notes that consideration needs to be given to the growing demand for services versus the ageing nature of assets available. As such the plan outlines that consideration should be given to the possibility for expansion/development of an early years' hub at the Altona North Children's centre, Eastona Park Kindergarten or on the Don's site (when appropriate).

The Plan notes that an increase in the supply of community meeting space will be required in the neighbourhood and could be considered as part of the Don's development. This is in line with outcomes of community consultation, which identified that older residents would like more community space in Altona North (Pages 10- 11).

Name	Open Space Plan
Vision elements	The Vision for Hobsons Bay's Open Space is: – Urban areas surrounded and interspersed with a linked system of public open space, creeks, wetlands, foreshore and the coast; – Recognised for its habitats of conservation significance; – A distinctive open space network that will offer a diversity of landscape and recreation experiences, to provide personal, social, economic and environmental benefits to the City and its visitors; – Quality and accessibility of parks will motivate residents to increase participation in physical exercise and – Group social activities, and contribute significantly to a sense of wellbeing; – Significant conservation areas will continue to be protected and rehabilitated to encourage native fauna and flora to flourish, enhancing biodiversity and the perception of local environmental quality, and protecting our rich cultural heritage
How will it impact community facilities/ other services on the site?	Precinct 15 will need to be connected into the linked system of public open space. Native flora will need to be incorporated, as will environmentally sensitive urban design, picnic areas, shade and play space.
Important Principles	To further improve our park network to: – Introduce a major program of shade tree planting in parks – Provide one accessible high quality park in each neighbourhood for social/ family recreation. These will be include seating and picnic areas, shade and play space. They will be maintained as the oasis for the surrounding community. Other principles include: – Encouraging people to participate and be proud – Provide a linked system of open space – Encourage native fauna and flora to flourish – Protect cultural heritage – Encourage ESD into parks.
Specific information relating to Precinct 15 and the wider Catchment area	Some neighbourhoods, such as Altona Meadows, are poorly provided for in terms of distribution and quality of parks. Relevant key parks that have been identified near Precinct 15 are: – Newport Lakes Reserve (Newport West) – Cherry Lake (Altona Industrial) – McLean Reserve and Edwards Reserve (Spotswood/ Sth Kingsville) – Community Centre Reserve (Altona Meadows) – Paisley Park (Altona North) – Logan Reserve (Altona) – Brooklyn Reserve (Brooklyn)

Name	**Libraries Strategic Plan 2012- 2015**
Vision elements	The libraries planning processes are guided by the overall Council plan. The key strategic objective of Community Wellbeing is the principle driver for the planning and delivery of library services underpinned by Strategy 2.2: "Provide a range of accessible library spaces, collections and services for all as a gateway to knowledge, lifelong learning, increased opportunities and social support" (p 7).
	Hobsons Bay vision for libraries is "Libraries for a lifetime- growing our community potential" (p 9).
How will it impact community facilities/ other services on the site?	Library Branches are recognised as community hubs within the social fabric of Hobsons Bay. Any social infrastructure developed within Precinct 15 will need to establish connections with the nearest local library.
Important principles	The Library Strategic Plan contains six key strategic themes, the actions that will be pursued by Council over the next four years. These themes are:
	– Theme 1: Community places and spaces
	– Theme 2: Vibrant collections and services
	– Theme 3: Technology and innovation
	– Theme 4: Lifelong learning
	– Theme 5: Partnerships and community engagement
	– Theme 6: People and culture.
Specific information relating to Precinct 15 and the wider Catchment area	The following actions will occur in the next four years in areas surrounding Precinct 15:
	– Refurbish amenities at Altona Library to improve accessibility for the public and staff.
	– Review and implement browsing genre lounges to Altona Library.

Name	**Community Health and Wellbeing Plan 2013- 2017**
Vision Elements	"Valuing the wellbeing of our people and our place, now and into the future: A safe, clean, accessible and connected municipality, which values diversity, protects its heritage and environment, fosters a strong sense of community and provides opportunities to achieve the best possible health and wellbeing. A place that people are proud to call home".
How will it impact community facilities/ other services on the site?	The number one priority over the next four years for residents within the Cherry Lake Ward (where Precinct 15 is located) is for improvements to transport. Precinct 15's SIA articulates how new residents will be able to connect to already established transport routes, allow for buses to travel within the development and provide walking and cycling networks.
Important Principles	Key priorities:
	– Supporting the wellbeing of children and young people
	– Advocating for accessible public transport throughout the municipality
	– Ensuring the Council assets and infrastructure are well managed and maintained in accordance with community needs
	– Promoting and protecting our open space, biodiversity and environment

- Ensuring land use planning and development is appropriate and in line with community values
- Improving our communication and actively engaging with community
- Supporting the sustainability of economic development and growth of business across the municipality
- Advocating for and ensuring the availability of affordable housing throughout the municipality
- Ensuring the Council is advocating for the current and future needs of the community

Specific information relating to Precinct 15 and the wider Catchment area	The population of Altona North and Brooklyn particularly are already showing signs of regeneration with infill development on the rise in these areas. Over the next decade, the redevelopment of redundant industrial land known as Precinct 15 or the 'Don's Site' is set to the increase the population of Altona North and Brooklyn. This will bring challenges for the Council, particularly in relation to the ageing community infrastructure and facilities in the area (p 18).
	Residents living in these areas have reported to Council that they are concerned about transport, pollution and amenity issues. Furthermore, Altona North and Brooklyn are surrounded by major roads, which can make walking difficult and potentially dangerous. Ensuring these areas are walkable is important for improving health and wellbeing (p 18).
	PublicPlace's SIA could specifically mention Precinct 15's response to assist this Plan.

Name	**Hobsons Bay Strategic Bicycle Plan 2013-2017**
Vision Elements	The key objective of the Strategic Bicycle Plan is to promote cycling within Hobsons Bay as a safe and healthy activity by developing a highly connective network of on and off-road bicycle routes as well as a range of education, promotion and enforcement initiatives.
How will it impact community facilities/ other services on the site?	Bicycle routes created within Precinct 15 link up to the existing bicycle network.
Any principles of development?	In providing their bicycle network, the following was considered by Hobsons Bay:

- Locations of major foci and bicycle generators;
- Priorities established in the consultation phase;
- Existing well utilised bicycle routes;
- Links into other networks including adjoining municipalities and the Principal Bicycle Network; and
- 'Missing links' in the network to connect major links or foci

Specific information relating to Precinct 15 and the wider Catchment area	High priorities relevant to precinct 15 include:

- Completion of the bicycle network Greenwich Reserve through to the rear of the Newport Power Station;
- Completion of new on road bicycle lanes on Blyth Street, Altona, Hall Street, Spotswood and North Road, Newport.

Council also wishes to advocate for external funding programs to be made

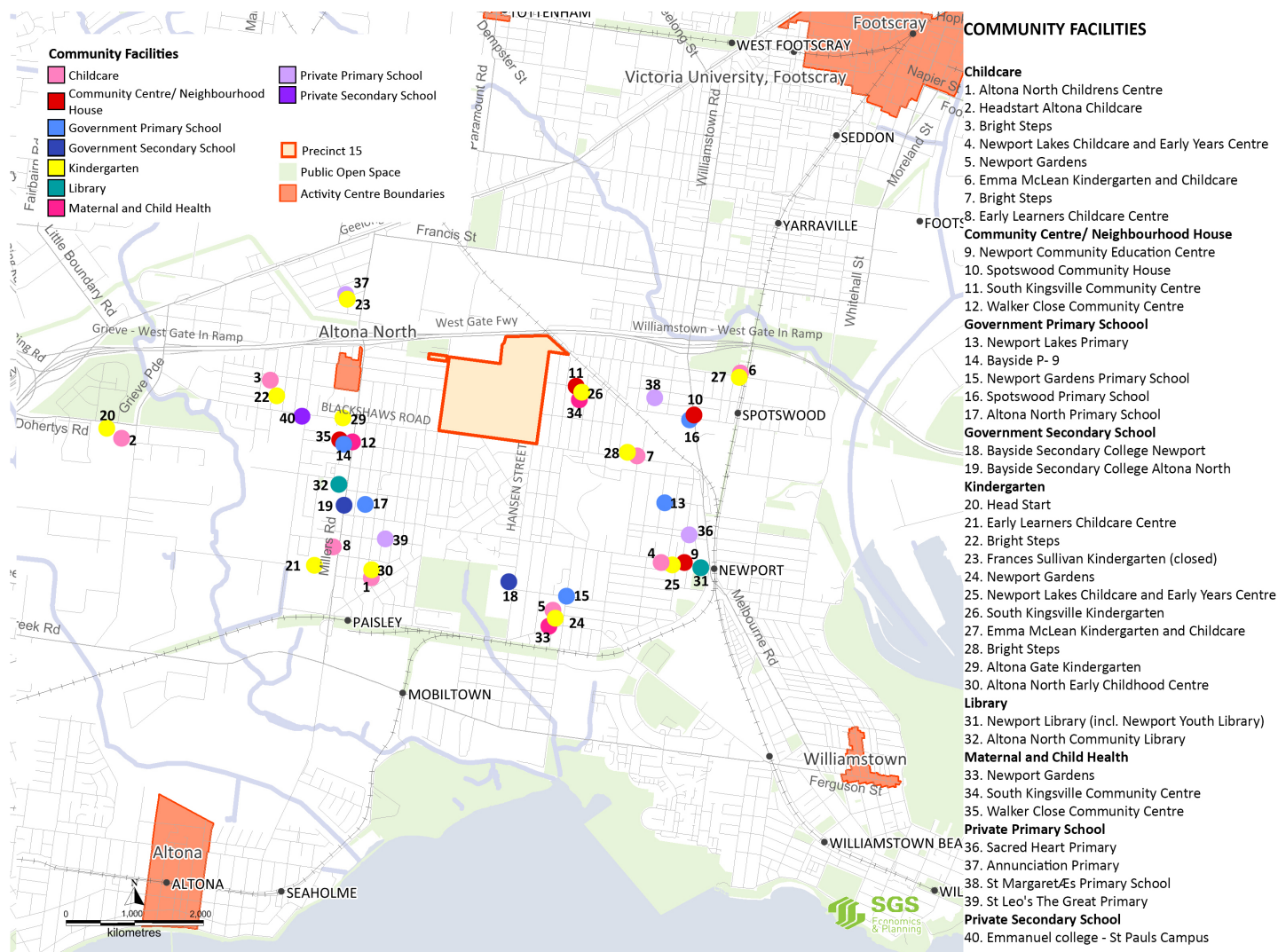available to jointly fund the development of local bicycle routes.

PublicPlace's SIA could specifically mention how Precinct 15 assists this Plan.

Name	Road Safety Strategy 2011- 2013
What is the main vision?	Generally to improve and enhance road safety.
How will it impact community facilities/ other services on the site?	Precinct 15 development to review and understand the impacts that road layouts and the location of community facilities have on safety of pedestrians, cyclists, motorists, and drivers.
Important Principles	Relevant items: – Improve access to community facilities to reduce pedestrian toll

Name	Sport and Recreation Strategy- Discussion Paper 2014
What is the main vision?	There is no clear vision due to the Strategy being in discussion paper form, however the paper outlines that "the SRS seeks to provide a clear framework that connects the efforts of government, community organisations, the private sector, volunteers and local residents so that we can benefit from and sustain a truly vibrant, active and healthy City"
How will it impact community facilities/ other services on the site?	High priority areas for ongoing investment into sport and recreation include provision for: • Walking and cycling paths • Cycling (as a sport) facilities • Play spaces, open spaces and foreshore areas • Swimming pools • Tennis courts • Fishing and boating facilities • Golf facilities • Soccer facilities. The precinct has the ability to contribute to the shortfall in provision, in particular walking and cycling, play spaces, open space, tennis, and potentially soccer on ovals.
Any principles of development?	Council's principles for provision of sport and recreation facilities include: • Develop partnerships, both internally and externally to identify and address the needs of CALD community members, young people and people with higher relative disadvantage in accessing facilities. • Implement AS 1428.2 Enhanced and Additional Requirements of the Australian Standards for disability access. • Encourage maximisation and integration (rather than separation) of use in facilities. • Cater for the needs of the "baby boomer" generation, who will see a greater need in the next 20 years, and for those aged 5- 24 (who will be the largest user group at present) • Facilities to be located along continuously available paths of travel.
Anything that mentions the area?	No reference- overarching plan.

Existing Community Facilities

There are 35 public community facilities (local and state operated) in the catchment area appropriate for Precinct 15, plus 4 private Primary schools and 1 private secondary school.
The location of these facilities are shown below.

COMMUNITY FACILITIES

Childcare
1. Altona North Childrens Centre
2. Headstart Altona Childcare
3. Bright Steps
4. Newport Lakes Childcare and Early Years Centre
5. Newport Gardens
6. Emma McLean Kindergarten and Childcare
7. Bright Steps
8. Early Learners Childcare Centre

Community Centre/ Neighbourhood House
9. Newport Community Education Centre
10. Spotswood Community House
11. South Kingsville Community Centre
12. Walker Close Community Centre

Government Primary Schoool
13. Newport Lakes Primary
14. Bayside P- 9
15. Newport Gardens Primary School
16. Spotswood Primary School
17. Altona North Primary School

Government Secondary School
18. Bayside Secondary College Newport
19. Bayside Secondary College Altona North

Kindergarten
20. Head Start
21. Early Learners Childcare Centre
22. Bright Steps
23. Frances Sullivan Kindergarten (closed)
24. Newport Gardens
25. Newport Lakes Childcare and Early Years Centre
26. South Kingsville Kindergarten
27. Emma McLean Kindergarten and Childcare
28. Bright Steps
29. Altona Gate Kindergarten
30. Altona North Early Childhood Centre

Library
31. Newport Library (incl. Newport Youth Library)
32. Altona North Community Library

Maternal and Child Health
33. Newport Gardens
34. South Kingsville Community Centre
35. Walker Close Community Centre

Private Primary School
36. Sacred Heart Primary
37. Annunciation Primary
38. St MargaretÆs Primary School
39. St Leo's The Great Primary

Private Secondary School
40. Emmanuel college - St Pauls Campus

Our assessment of the facilities in comparison to PublicPlace's assessment is shown below.

PublicPlace Assessment	C Change / SGS Assessment based on Council's discussions with facility managers
Kindergartens and Long Day Care 12 provided in the area The above considered, local supply of facilities supporting sessional kindergarten programs is sufficient to meet current demand. However, over the next two decades, demand may increase to a level which could no longer be accommodated. Whether capacity is exceeded will depend on the share of kindergarten enrolments which are accepted by sessional providers.	**Kindergartens and Long Day Care** 11 Kindergartens provided in the area and 8 Childcare Kindergartens in close proximity to Precinct 15 are at capacity. There are a few spaces currently available at Altona Gate Kindergarten. Given the expected development into the future spaces will be required for 3 and 4 year olds. Long term day care currently being met and currently there is one under construction. However, the area is likely to require further spaces into the future as development progresses. It is important to note that private operators are not always forthcoming with information, so this area will need to be monitored into the future.
Maternal and Child Health 3 provided in the area 2 of these centres operate at capacity and additional offices are required to house the service in the study area. The development of the Newport Youth Library Seniors Project should assist with this.	**Maternal and Child Health** 3 provided in the area; 1 closed for redevelopment Maternal and Child Health at Sth Kingsville and Altonga North are already well above capacity, Newport Gardens is at capacity, but when Newport hub opens capacity should be in balance. However the nearest MCH is at South Kingsville and is only a single room. Therefore it is not likely to be able to accommodate the potential increase from the development of Precinct 15 and surrounding developments. The facilities in the area are currently operating at capacity. Further increases in population will place stress on the current facilities and the addition of new facilities will be necessary.
Public primary schools 4 provided in the area (& 2 additional Catholic) Ample capacity to meet future demand.	**Public primary schools** 5 sites provided in the area There will be a slight undersupply in Altona North and Spotswood/ South Kingsville by 2025. A primary school will likely be required in the next 5-10 years. Council has requested that Education Victoria keep the former Eastona School site and at this stage land has been withdrawn from sale.

| PublicPlace Assessment	C Change / SGS Assessment based on Council's discussions with facility managers
Public secondary schools 1 provided in the study area (& 1 additional Catholic); 1 public school outside the study area There could be potential difficulties accommodating demand at the public school within the study area, but there is adequate capacity at the school outside the study area.	**Public secondary schools** 1 provided in the area (across 2 campuses) There will be a slight undersupply in the Newport West/ Spotswood/ South Kingsville area. There has been a major campaign by parents in Yarraville (in Maribyrnong CC and abutting Altona North) for a secondary school.
Community centres and meeting spaces 8 provided in the area; 1 under development Complemented by a variety of other community and semi-private spaces, there is a sufficient number and variety of spaces which can be used to support social activities and service delivery.	**Community meeting space, rooms for hire and/or hall** 11 provided in the area There are a range of centres in the catchment area, and those closest to Precinct 15 are in relatively good to good condition and functioning well. One of the facilities would benefit from an upgrade. An increase in the supply of community space will be required as the population increases, and particularly flexibility in meeting room size and community gathering spaces will be necessary.
Libraries 2 provided in the area After development on one of the libraries is completed (in September 2016), there will be sufficient capacity to meet community needs for the foreseeable future.	**Libraries** 2 provided in the area The Altona North Precinct has a relatively new library, which also contains community meeting spaces. Facilities at Paisley Park at Mason St Newport are being redeveloped and will incorporate all previous uses including a library, meeting spaces, senior citizens, MCH and also youth services.
Aged Care Services Not assessed in PublicPlace's SIA	**Aged Care Services** 5 provided in the area plus home care packages Council's assessment of aged care indicates that despite the increase in population there does not seem to be a need for aged care facilities. The trend away from residential aged care facilities, to services in the home, coupled with the regeneration of the population within the Altona North precinct is likely to indicate the area is well serviced by residential aged care facilities into the next decade. There is a lack of aged care services in the Newport, Spotswood and South Kingsville area. But again, due to the trend towards aging in place and regeneration in the areas, the gap is likely to close in the near future. Monitoring of this component would be useful.

4. Anticipated Changes

Council's SIA Guidelines indicate that anticipated changes should be discussed with reference to:

- Changes expected in the existing neighbourhood;
- Forecast data for the neighbourhood/s at the expected point of completion of the development and 5 years after completion, using the Council's and other relevant data (with the agreement of the Council) including:
    - Total population by age groups
    - Migration assumptions
    - Residential developments proposed for the neighbourhood or in close proximity to the proposed development
    - Number of households and family types
- For the current services and facilities described in Part A, please describe how these will service the proposed development outlining any potential supply/demand issues.
- An analysis of a similar development in a comparable location using Census Collection District Data (CCD) or other relevant data (to be confirmed by the Council) including:
    - Total population by age groups
    - Number of households and family type
    - Birthplace of residents
    - Labour force status
    - Household incomes
    - The number of households renting/buying
    - Car ownership/journey to work methods
- Description of the cumulative effect on the neighbourhood area and surrounds as a result of this proposal and in conjunction with other residential developments

Likely Population Structure Changes

PublicPlace's SIA provides a clearly documented method for determining the potential changes to the population structure once the development of Precinct 15 is completed. Accompanying graphs would have assisted in showing the difference likely to be generated in the City both immediately within Altona North, plus in the wider catchment area. For example, using PublicPlace's assumptions the overall age structure of Precinct 15 compared to Hobsons Bay indicates some differences. However, when comparing this to Altona North and the catchment area as a whole, then the differences are more pronounced (refer Figure below). This is particularly true for people aged 0-5 (higher proportions expected in Precinct 15 when compared to Altona North, the wider catchment area and Hobsons Bay in general), 20-49 (considerably higher proportions expected in Precinct 15 when compared to the other areas) and people over 70 (considerably lower proportions expected in Precinct 15 when compared to other area, and particularly Altona North). The understanding of this gives more strength to the need to develop strategies to assist in the successful introduction of the development into the community and in how to best develop the internal structure of the development (for example, as noted previously, less dense dwellings adjoining the immediate boundary, and more dense towards the centre and near open space/facilities and services. Sensitive design elements and showcasing of how higher density would add

value to the area would also be beneficial). The understanding of where likely purchases are going to emanate from would also be useful.
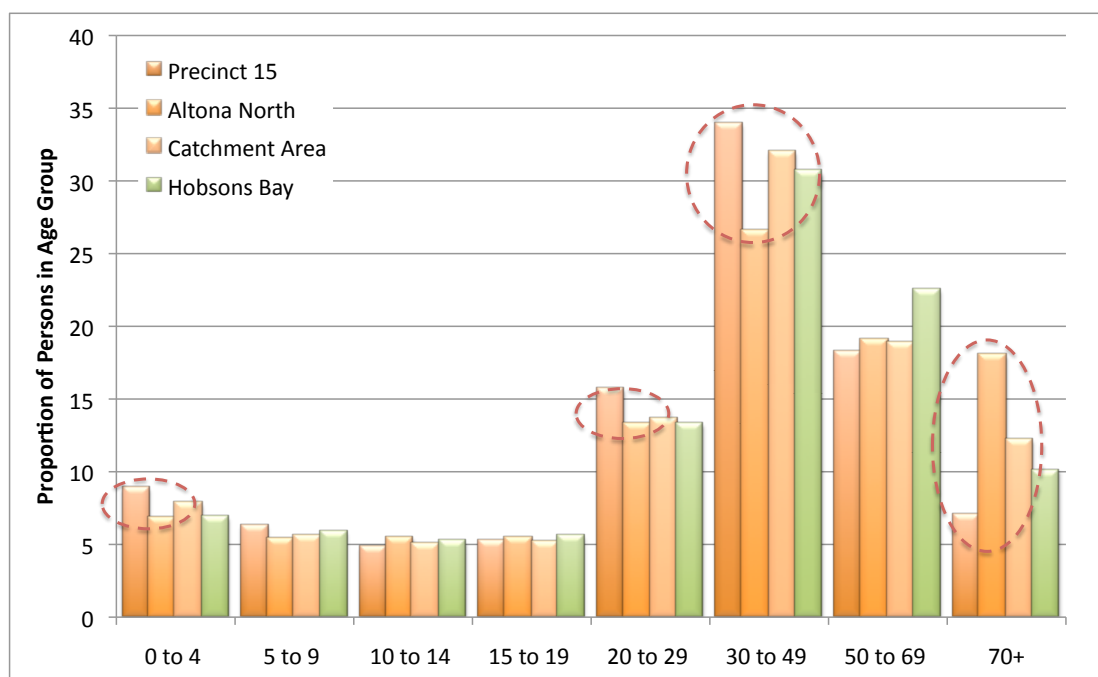
Anticipated Changes to Community Facilities and Cumulative Effects

The impact of Precinct 15 on current services and facilities is discussed in the PublicPlace's SIA with regard to accepted benchmarks and calculation of likely impact. However, it is unclear as to the extent to which facilities and services managers have been spoken to regarding current and likely capacity to cater for additional demand. Consideration of qualitative information of the impact of the additional 7,000 people on the existing facilities would be beneficial. Council information indicates that even though some facilities indicate capacity based on a quantitative assessment, discussions with facility managers suggest that existing facilities could not cater for increased populations. Section 5 discusses this further, and Appendix 1 includes a detailed strategic assessment of requirements for the catchment area in which Precinct 15 is located.

The SIA does not provide an analysis of a similar development in a comparable location using Census Collection District Data (CCD) as required by Council's SIA guidelines.

Furthermore, other potential developments in the area are not explicitly detailed and therefore cumulative impacts are not discussed outside the application of benchmarks to projected population forecasts as produced by ID consulting. As shown below, there are considerable development sites in the vicinity of Precinct 15.

Discussions with Council indicate that these potential developments have been taken into account by ID's forecasts overtime, albeit at a slower rate than what is indicated in the SIA. ID indicated that they had allocated around 2,000 dwellings associated with Precinct 15 to

be constructed by 2036, but the SIA indicates that Precinct 15 will be finalised by 2030 (which would include some 7,000 people). The other developments shown in the graphic below have also been taken into account in the population forecasts. It is noted that the Former Caltex Site, 38-48 Blackshaws Road, the Bradmill redevelopment site, Francis Street, McIvor Reserve Yarraville and McLister Street, Spotswood are expected to have a high density element too, and these will be added gradually to the market. As noted in Section 2, a better understanding of the expected staging and market take-up (demand) would assist the consideration of impacts, and would assist in ensuring that the population forecasts accounted for the likely developments.
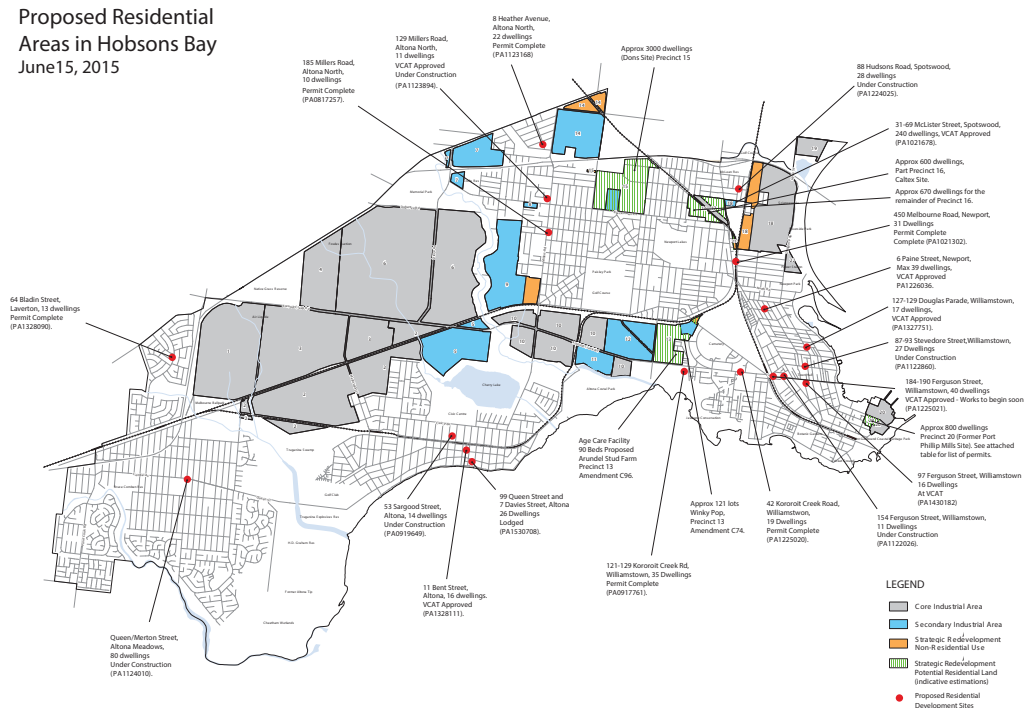
Council should also consider changes to the SIA Guidelines such that proponents are required to consider their residents' *usage* of community facilities within the catchment area rather than simply the *impact* of the development on the need for further community facilities. If usage was emphasied, then a strategic assessment of overall catchment needs and how these might be best facilitated by the development would be encouraged. Furthermore, by noting usage rather than impact, a DCP approach could be adopted and an assessment of the appropriateness of community facility provision with regard to overall required contribution of the development to community facility provision within the network could be ascertained. For Council to be able to easily assess the proposed inclusion of community facilities in developments, an adopted Community and Services Infrastructure Plan, which includes timing and of when future community facilities would be required plus locational criteria for different facilities would be useful. It is recommended that this Plan include not only Council provided facilities it currently does, but a wider definition of community infrastructure such as that noted in the Implementation Guideline No.5: Social Infrastructure Planning Guidelines (see appendix 2) – or at least a component of it. Including a broader list of community infrastructure can provide discussion points for Council and

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Other Potential Considerations not currently required by Council's SIA policy

Although not required by Council's SIA Guidelines, it would be useful to understand the extent to which car parking is provided on site and the potential impacts this might have community-wide, and a clear understanding of access to major public transport routes. In addition, there is currently no mention of retail needs or broader needs associated with Activity Centres.

In addition, given that the vision for Hobsons Bay is

> *"Valuing the wellbeing of our people and our place, now and into the future: A safe, clean, accessible and connected municipality, which values diversity, protects its heritage and environment, fosters a strong sense of community and provides opportunities to achieve the best possible health and wellbeing. A place that people are proud to call home"*

As well as those elements mentioned above, Council should consider amending the SIA Guidelines to require applicants to consider the following elements:

- Sense of community / community cohesion;
- Cultural requirements;
- Healthy and wellbeing;
- Community safety;
- How facilities and the general development capitalise on the use of technology to assist overall function and social inclusion;
- Employment and training opportunities;
- Heritage; and,
- Environmental issues, including climate change considerations.

An example of how most of these elements could be assessed is shown in Appendix 3 (Gold Coast City Council's SIA).

It is noted that none of the above components are discussed in PublicPlace's SIA.

5. Analysis and Response to Social Impacts

Analysis and response to social impacts as per Council's SIA guidelines are expected to summarise:

- Key social impacts (positive and negative) as identified from the research;
- The capacity of existing services, facilities and infrastructure to meet the needs of the new residents (supply/demand, capacity, access and equity issues), providing relevant information/calculations for these assumptions. The cumulative impact of any proposed / pending developments in the vicinity should also be considered;
- The consistency of the SIA recommendations with the strategic directions, planning principles and operational policies of the municipality;
- Overall net benefit to the community; and
- Potential options for managing the impacts of the proposal.

Positive Impacts

PublicPlace's SIA does consider many of the positive impacts from the development of Precinct 15. However, in C Change's view, further positive impacts could be provided highlighted. This includes:

- Noting the importance of Precinct 15 in meeting not only Hobsons Bay City Council's targets, but also targets included in the Plan Melbourne;
- Emphasising, even in principle, how Precinct 15 aligns with Hobsons Bay community vision particularly in terms of community safety (and potentially with the use of CPTED principles); accessibility and adaptability of dwellings and the development as a whole; amenity and liveability of the development; sustainability of design and built form; and health and wellbeing;
- Making explicit mention of all strategies and policies that would be supported by the development of Precinct 15.

Retail and activity centre needs and impacts could also have been included in SIA (although it is noted that this is not explicitly required in Council's Guidelines and might be considered separately elsewhere) and emphasis could have been placed on the positive outcomes expected for facilities and services in the wider catchment area. The likely addition of employment and/or training facilities/opportunities in the mixed use zone could also be articulated.

Finally, how heritage and environment have been / will be addressed and incorporated, including climate change considerations would have been useful, as would have carparking requirements.

Potential Negative Impacts

No negative impacts are discussed in PublicPlace's SIA, and therefore no mention of any mitigation strategies is provided. However, from discussions with real estate agents and through observation of existing land uses and dwelling form it is evident that the product proposed in Precinct 15 will be substantially different to the immediate development surrounding the site. In this regard, it would be beneficial for PublicPlace to further investigate and outline:

- The likely market demand for the proposed product, plus any mitigation / enhancement measures that are recommended to ensure that sense of community / cohesion and integration of the development into the existing community is maximised.

Community Facilities Needs

The analysis and response to the need for community facilities is generally robust. However, the size and location of the community facility should be reconsidered. C Change agrees with the emphasis on early childhood, but given that a number of services will be operating from the facility, as well as formal and informal play areas, community gathering areas and potentially meeting / training rooms, it is likely that the minimum floorspace should be around 2000 sqm and a site area of around 0.5 hectares provided. A broad design / layout of the facility from a suitably qualified consultant with experience in community facility design would be beneficial to determine appropriate size requirements. The facility should be accompanied by / adjacent to open space and outdoor areas, and could also include a youth specific space. Flexibility and innovation in design is essential and cultural considerations should be included. It is strongly recommended that the location of the community facility be adjacent to an activity centre and located on public transport routes such that passive surveillance and accessibility could be maximised. Discussion on access to the community facility from surrounding areas, including Brooklyn, should be explicitly included. As noted, open space should be included in and adjacent to the site, however, it is not essential that this be the major open space proposed for the development – just sufficient open space to provide some outdoor / play areas.

Provision of the facility should be relatively early in Precinct 15's development (within 5 -7 years of commencement). Ideally, even the first resident should have access to these types of facilities. However, due to commercial realities it is likely that this would place considerable strain on the development and potentially stall progress. As the optimum result of the development of Precinct 15 is to ensure that the commercial return is acceptable to the developers, while still meeting the needs of the residents, it would be worthwhile Council considering placing a requirement that the community facility be provided upon completion of the first 500 dwellings. If a staging plan and market evidence showed that around 1000 dwellings could be taken up within the first 5-7 years, Council might wish to change this threshold to 1000 dwellings. The ultimate decision on timing should be based on the outcomes associated with likely market take up. Prior to the establishment of the facility, Council might request that an interim open space be provided on the site of the community facility. All safety and health aspects, particularly safe access to the facility, should be considered if the facility is provided well ahead of full build out.

Appendix 1 includes a more detailed analysis of the requirements for community facilities in the area.

It is noted that Council has not adopted their CSIP but Council would place itself in a stronger position if they formally adopted a comprehensive Community Services Infrastructure Plan that was developed from a catchment *'communities of interest'* viewpoint. Their current Plan has robust and detailed information and this should be maintained. In addition to this, the adopted Plan should also include principles for provision of facilities, a clear statement of the required facilities over time, recommended sizes and locational criteria for facility types and how the facilities were to be funded. The catchment areas that would be required to contribute to the community facilities should also be included such that a DCP approach could be utilised for part of the funding of the facilities. It would be beneficial for Council to adopt a wider definition of community facilities so that a strategic sense of land take and requirements could be understood.

Other Potential Considerations for Council's SIA policy

It is suggested that Council consider amending the SIA policy to include guidance regarding how to measure / assess social impacts. An approach that could be considered is to have a risk/consequence rating associated with the impacts identified. This often assists proponents including all positive and negative elements, and proposing mitigation measures to reduce impacts prior to development. An assessment system could include the following:

Impact	Positive / Negative	Likelihood of Occurrence	Consequence if Impact Occurred	Overall Risk Rating	Mitigation / Enhancement Measures	Risk after Mitigation

The rating system for the 'Overall risk rating' could include the following:

		Consequence if Impact Occurred (Negative or Positive)				
		Severe	**Major**	**Considerable**	**Minor**	**Negligible**
Likelihood of Occurrence (Negative or Positive Impact)	**Very Likely to Occur**	Key Social Impact or Opportunity *Risk Rating: HIGH*	Key Social Impact or Opportunity *Risk Rating: HIGH*	Key Social Impact or Opportunity *Risk Rating: HIGH*	Impact / opportunity should be considered *RR: MEDIUM*	No mitigation / enhancement required *RR: LOW*
	Likely to Occur	Key Social Impact or Opportunity *Risk Rating: HIGH*	Key Social Impact or Opportunity *Risk Rating: HIGH*	Key Social Impact or Opportunity *Risk Rating: HIGH*	Impact / opportunity should be considered *RR: MEDIUM*	No mitigation / enhancement required *RR: LOW*

Could Possibly Occur	Key Social Impact or Opportunity *Risk Rating: HIGH*	Key Social Impact or Opportunity *Risk Rating: HIGH*	Impact / opportunity should be considered *RR: MEDIUM*	Impact / opportunity should be considered *RR: MEDIUM*	No mitigation / enhancement required *RR: LOW*
Unlikely to Occur	Impact / opportunity should be considered *RR: MEDIUM*	Impact / opportunity should be considered *RR: MEDIUM*	Impact / opportunity should be considered *RR: MEDIUM*	No mitigation / enhancement required *RR: LOW*	No mitigation / enhancement required *RR: LOW*
Very Unlikely to Occur	Impact / opportunity should be considered *RR: MEDIUM*	Impact / opportunity should be considered *RR: MEDIUM*	No mitigation / enhancement required *RR: LOW*	No mitigation / enhancement required *RR: LOW*	No mitigation / enhancement required *RR: LOW*

6.   Recommendations

Based on the preceding discussions, it is recommended that:

1. Given that Precinct 15 is the largest redevelopment site in Hobsons Bay City Council, the SIA should include introductory comments recognising the strategic importance of the site.

2. The detail of the development includes information regarding expected dwelling numbers, product type and likely origin of market demand. Further research/investigation into expected levels of market demand / take up of products should be included, and any assumptions made about the likely demographics of the development should be sourced and/or backed up by research.

3. Staging is included, even if it is broad at this stage. Once staging is determined, ensure that the population forecasts for the municipality include all pertinent information. Ensure that the population forecasts take into account the other potential developments in the vicinity of the area.

4. Actions / discussions associated with how marketing and showcasing of higher density would be utilised to ensure integration be included in the SIA.

5. Further information on the proposed layout of dwellings proposed for Precinct 15 be provided, and having larger townhouses located on the boundary of the site, and higher density towards the middle of the site, preferably in close proximity to open space, facilities and services, be considered.

6. Given that the overall vision of Hobsons Bay City Council is *"Valuing the wellbeing of our people and our place, now and into the future: A safe, clean, accessible and connected municipality, which values diversity, protects its heritage and*

environment, fosters a strong sense of community and provides opportunities to achieve the best possible health and wellbeing. A place that people are proud to call home", the SIA Guidelines be amended to require proponents to discuss other elements / benefits of the development/project. In particular, the following should be considered:

- o Community safety (and the use of CPTED principles)

- o Cultural requirements

- o Accessibility and adaptability of dwellings and the development as a whole

- o Carparking considerations

- o Retail and activity centre needs and impacts

- o Amenity and liveability of the development

- o Sense of community / cohesion and integration of the development into the existing community

- o Sustainability of design and built form

- o Accessibility to shops, public transport and services

- o How heritage and environment have been / will be addressed and incorporated, including climate change considerations

- o Health and wellbeing

- o The use of technology (i.e how technology is utilised in the development (eg. internet hub, free wifi etc in public areas and/or community facilities to assist inclusion)

- o Employment and training opportunities.

For Precinct 15, if the above elements are not fully established at this point, discussion of these should include at least "principles" or "visions" of how these elements would be incorporated. An example of the type of information associated with most of these elements is included at Appendix 3.

7. The SIA specifically note that Precinct 15 would assist in meeting The Western Sub Region target in Plan Melbourne.

8. Affordable housing discussions be expanded. Currently affordable housing is discussed only in terms of pricing points. Discussions regarding how the development would contribute to not for profit / community housing are required. In particular, how the development responds to Council's Action 7 of the affordable housing strategy in terms of not for profit / community housing is necessary *"Encourage at least 10% inclusion of affordable housing for low income households in all redevelopment sites identified in the Industrial Land Management Strategy as well as key development sites across the municipality".*

9. Council's affordable housing policy could be strengthened by noting not for profit / community housing **and** affordable purchasing prices are required (not and/**or**). Furthermore, including a value capture mechanism regarding upzoning

redevelopment sites and directing a component of these funds towards affordable housing should be considered by Council.

10. As noted in the SIA, an early childhood emphasis should be provided in the community facility. However, given that a number of services will be operating from the facility, as well as formal and informal play areas, community gathering spaces and potentially meeting / training rooms, it is recommended that the minimum floorspace for the facility should be around 2000 sqm and a site area of around 0.5 hectares provided. This will provide flexibility for the types of services and functions that can be provided at the facility, and will also account for usage from areas outside of Precinct 15. It is further recommended that the facility should be accompanied by / adjacent to open space and outdoor areas, and could also include a youth specific space. Flexibility and innovation in design is essential, considerations regarding cultural requirements and a broad design / layout of the facility from a suitably qualified consultant with experience in community facility design would be beneficial.

11. The location of the community facility should be adjacent to an activity centre and located on public transport routes, cycle ways and walking paths such that passive surveillance and accessibility could be maximised. Discussion associated with how the community facility can be accessed by the public should be discussed in the SIA. As noted, open space should be included and/or adjacent to the facility, however, it is not essential that this be the major open space proposed for the development.

12. Provision of the Community Facility should be within the first 5-7 years of the development commencing (maybe when 500 or 1000 dwellings have been provided - Market research into likely uptake of the product associated with Precinct 15 is required to recommend an appropriate dwelling number). Until such time as the Community Facility is developed, Council may wish to request that an interim open space be provided on the site.

13. It is recommended that Council finalise and formally adopt a Community Services Infrastructure Plan for the whole of the municipality based on a catchment or 'communities of interest' viewpoint. Their current Plan has robust and detailed information, which should be maintained. In addition to this, the adopted Plan should also include principles for provision of facilities, a clear statement of the required facilities over time, recommended sizes and locational criteria for facility types and how the facilities are to be funded. The catchment areas that would be required to contribute to the community facilities should also be included such that a DCP approach could be utilised for part of the funding of the facilities. It would be beneficial for Council to adopt a wider definition of community facilities so that a strategic sense of land take and requirements could be understood.

14. It is recommended that Council consider amending the SIA policy so that further guidance on the types of positive / negative impacts is included, and that a framework for measuring social impacts be included.

Appendix 1: Reviewing the Need for Community Facilities

Assessment of Precinct 15's community facility component in the SIA has been undertaken according to the recommended approach in the Social Infrastructure Planning Guidelines[2]. This guideline has been applied in many settings across Queensland, Victoria and Western Australia, and has won national awards for excellence. The method proposed includes a network approach and therefore discusses requirements based on *'communities of interest'* or catchment areas for facilities.

The method:

- Determines the appropriate catchment area for the provision of facilities in the vicinity of Precinct 15 based on how the area functions;
- Reviews the demographic nature of the catchment areas under assessment;
- Projects forward the likely population within the area for the next 20 years;
- Applies adopted benchmark rates of provision for facilities to population growth to determine need;
- Takes into account any expressed need and/or feedback from the public and facility managers regarding capacity;
- Applies principles of provision to convert need into facility provision.

These elements are discussed briefly below, and the consultant's recommendations for Precinct 15 are discussed.

It is noted that much of the qualitative assessments of the facilities in the area have been taken from Council's Community Services and Infrastructure and Plan, which has not yet been formally adopted.

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[2] Queensland Government, Office of Urban Management, Department of Infrastructure (2007) *South East Queensland Regional Plan 2005–2026; Implementation Guideline No. 5; Social infrastructure planning guidelines*

Catchment Area

Based discussions with Council regarding how residents within Hobsons Bay City utilise the area, the 'area of interest' or catchment area for Precinct 15 will include:

* Altona North
* Spotswood and South Kingsville
* Newport West
* Brooklyn.

Discussions with Council indicated that while there are physical barriers that make accessing Brooklyn difficult from the rest of the area (such as the West Gate Freeway and other major roads) Brooklyn should also be included due to the limited facilities that are present. In addition, safe and convenient access from other parts of the catchment area to and from facilities is essential. In this regard, appropriate crossings of freight and passenger rail lines will need to be considered. In addition, maximising access via public transport where physical barriers exist will assist safety.

A map of the catchment area is provided below.
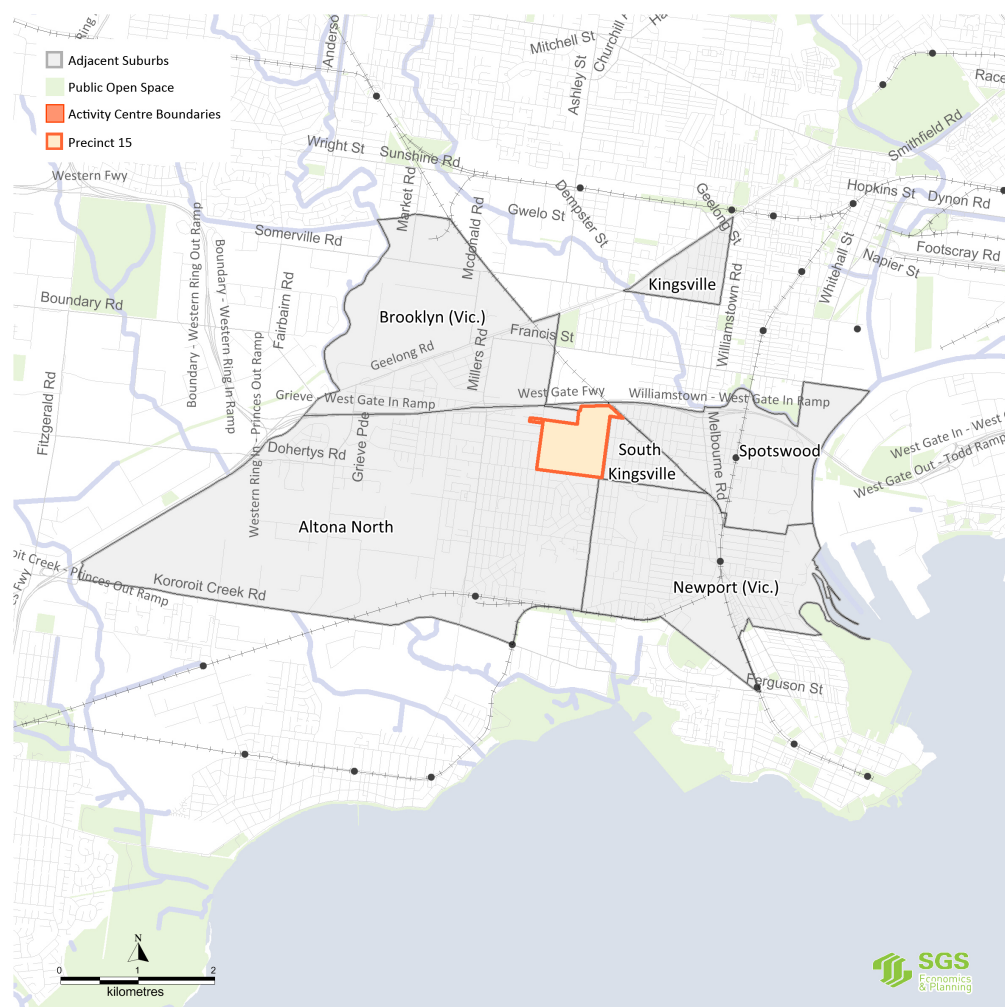
Demographic Summary

Analysis of ABS information regarding the demographic characteristics of the Catchment Area show that:

- The largest proportion of dwellings in the area are detached separate houses – generally 70 to 80 per cent of dwellings, although Brooklyn has 61 per cent detached dwellings and South Kingsville 44 percent. Townhouses and flats/units/apartments are most prominent in South Kingsville;
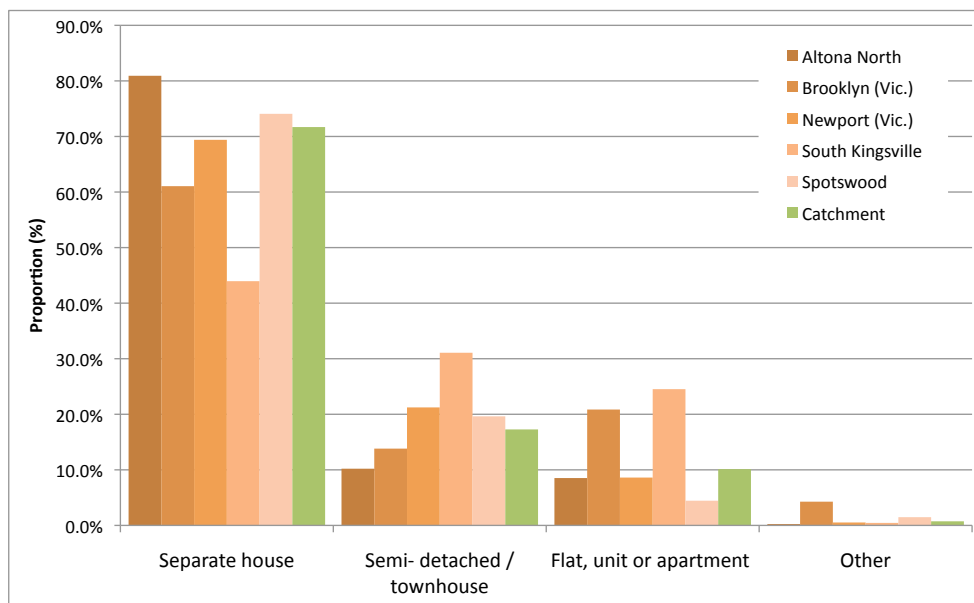
- The Catchment area is home to many couple families – with and without children, plus lone person households. These three categories account for between 70 and 80 per cent of all households in the catchment area. Group households and one parent families are less common. This is supported by the age groups of residents in the Catchment area as shown below.
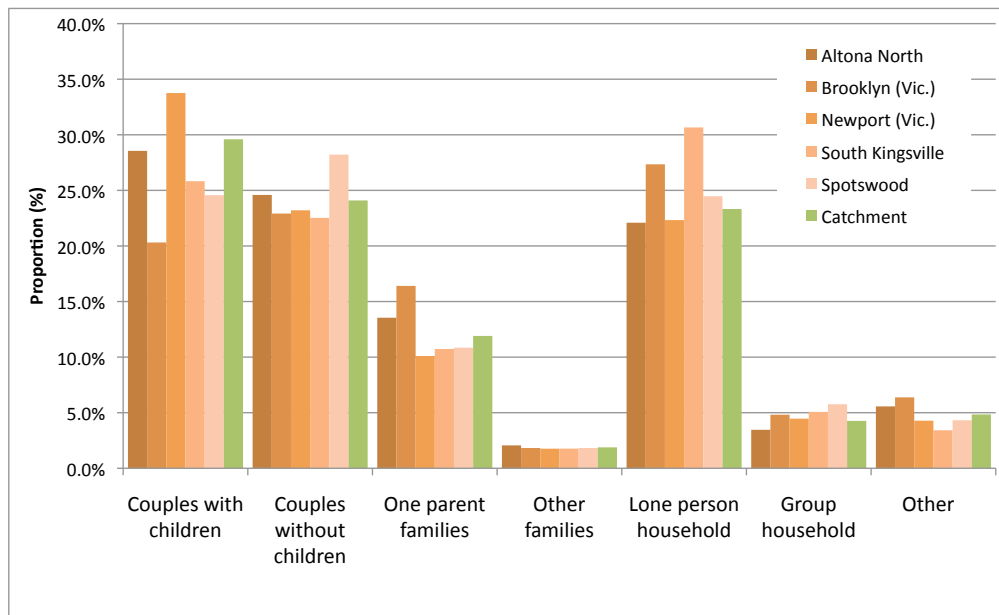
- There are a mix of population ages within the Catchment area, with Altona North having the highest proportion of people aged 60 and over. At the same time, there are still young families and families with older children throughout the catchment area.
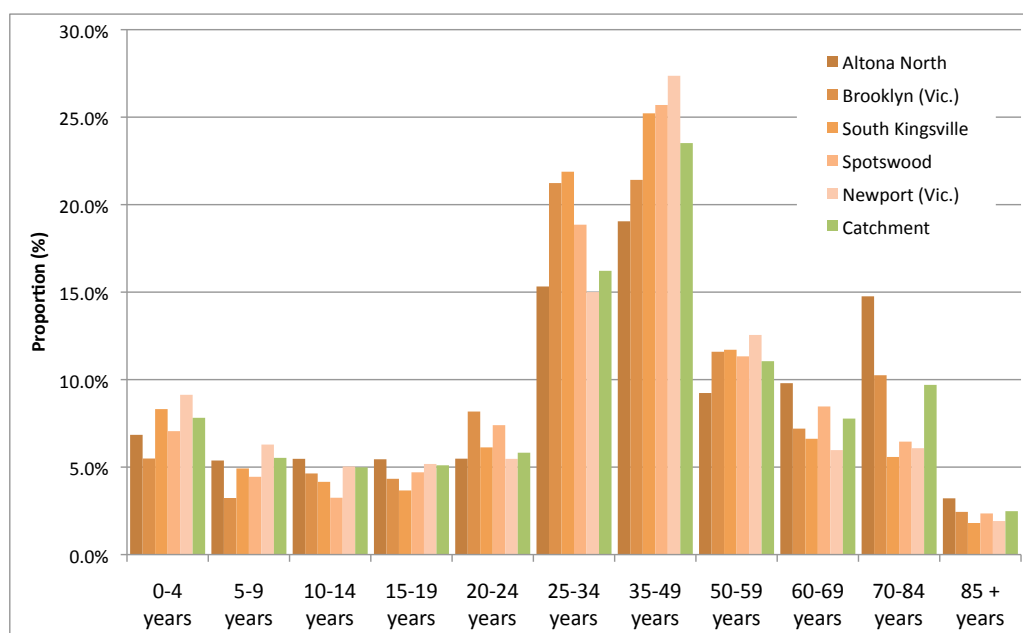
- Nearly 40 per cent of households in Altona North are owned outright, and a further 20 per cent owned with a mortgage. Generally, around 50 to 60 percent of dwellings within the Catchment area are either owned outright or with a mortgage. Very low proportions of households are social / community housing.
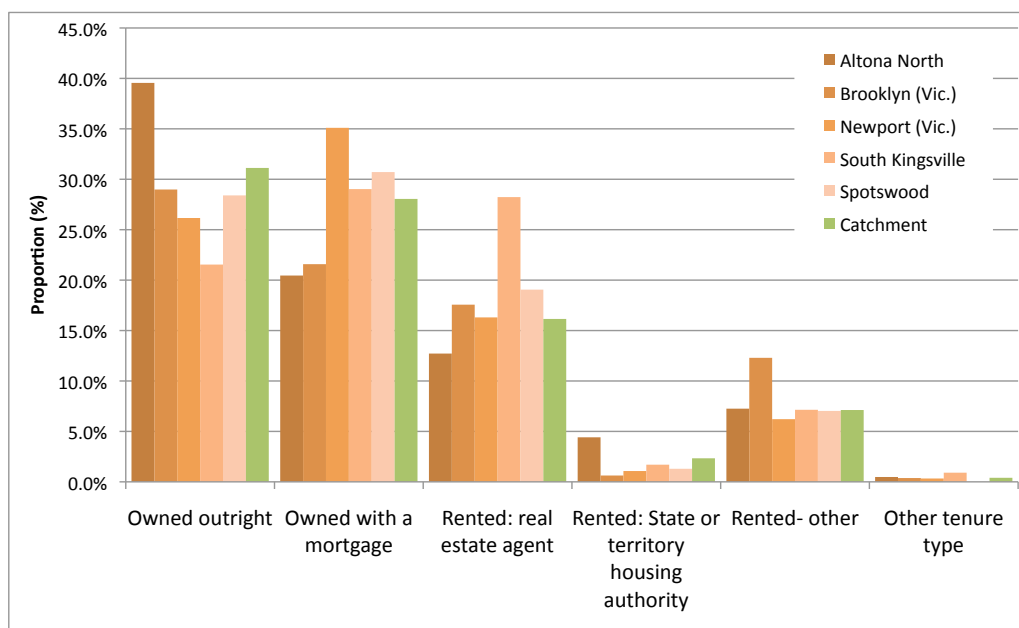
- There are considerable numbers of people who were born overseas in the Catchment area. Altona North and Brooklyn have approximately 40 per cent overseas born residents, and South Kingsville and Spotswood around 27 to 29 per cent. Newport has the lowest with 23 per cent. Areas of origin include:
  - *Altona North:* South Eastern Europe; Southern Europe; Mainland South-East Asia and the Middle East;
  - *Brooklyn:* Mainland South-East Asia;
  - *Newport:* United Kingdom, Channel Islands and Isle of Man; South Eastern Europe; and New Zealand
  - *South Kingsville:* South Eastern Europe; United Kingdom, Channel Islands and Isle of Man; Southern Asia
  - *Spotswood:* United Kingdom, Channel Islands and Isle of Man; South Eastern Europe; Southern Asia.
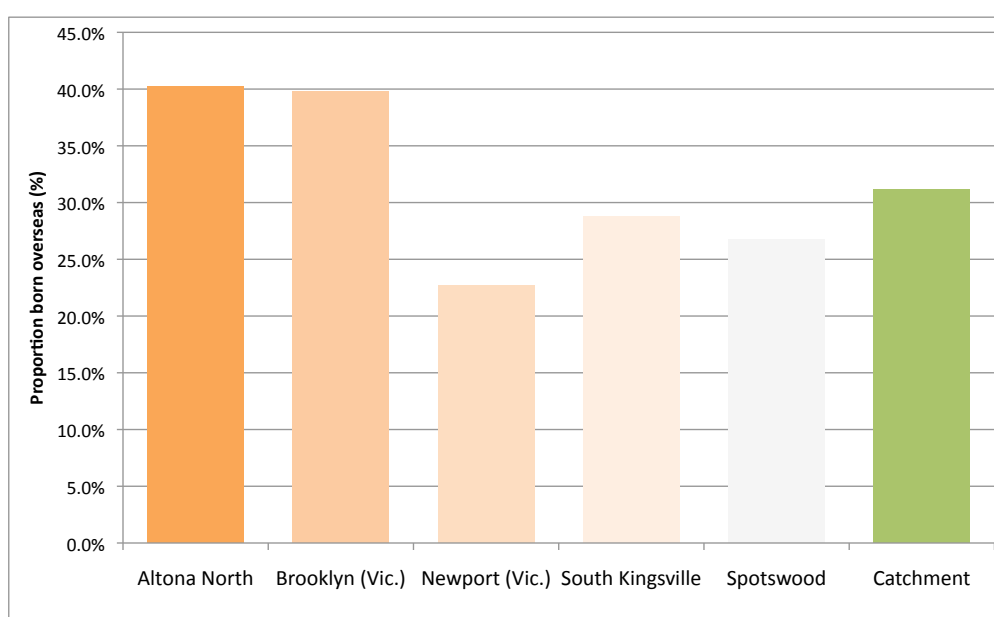
Projected Population

The population of the catchment area is projected to rise from 26,375 in 2014 to around 38,000 in 2031. This is a projected increase of around 11,630 over 17 years. It can be seen from the table below that the majority of the growth is due to occur in Altona North and Spotswood-Kingsville, with Precinct 15 accounting for a large proportion of the change[3]. However, not all of the expected development at Precinct 15 has been included in the population forecasts below. In line with ID consulting's forecasts, only around 2000 dwellings (or around 4,700 of the 7,000 people expected) are included. Thus, the projected need for community facilities below can be considered conservative.

	ERP	Forecast Change		Change -	Annual
	2014	2021	2031	2031-2014	Growth
Altona North	12,488	14,198	20,505	8,017	2.96%
Spotswood-Kingsville	4,628	6,582	7,015	2,387	2.48%
Newport West	7,566	8,049	8,557	991	0.73%
Brooklyn	1,693	1,812	1,926	233	0.76%
Catchment Area	26,375	30,641	38,002	11,627	2.17%

Source: SGS Economics and Planning, 2014

Benchmark Rates of Provision

Hobsons Bay City Council has included benchmark rates of provision for a variety of community infrastructure. These has been adapted from a report commissioned by five fringe Councils, Planning for Community Infrastructure in Growth Areas (2008). The 2008 report provided a hierarchy and threshold (triggers) for the provision of infrastructure.

The Benchmark Rates of Provision are shown below:

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[3] The LGA totals are based on Victoria in Future 2014 which are the official state government projections. These are distributed to small areas by SGS based on a variety of data sources (and consultation in some areas). These projections have been reviewed by State Government and are used for transport modelling in the Victorian Integrated Transport Model.

FACILITIES REQUIRED AT EACH LEVEL	Minimum Quantity Required	Ratio	Target Age Group
Level 1 - Neighbourhood Area (up to 10,000)			
Maternal and Child Health **(Source: based on formula developed by Planning for Community Infrastructure in Growth Areas but modified by information from Hobsons Bay MCH officer (P Ludge)**	1 MCH session (1 EFT) providing 10 session per week for every 130 birth notices (10/130=0.076)	0.08	0 year olds
Childcare **(Source: ABS Childhood Education and Care, Australia, June 2014(Cat No 4402.0) and ABS 2014 Pop Forecasts- Victoria (Cat No 3222.0) methodology - no of children (0-5yo) in long day care in Victoria (114.6 milion) / no of 0-5 year olds in Victoria (452,500)**	1 place for every 4 children aged 0-5 years	0.25	0 to 5 year olds
Kindergartens (1 double kindergarten = 120 places) (Rationale: every child should be have a place to attend kindergarten - in line with State/Fed policy and the intentions of the Council's children's plan)	1 place (per 4 year old)	1	4 year olds
Government Primary Schools **(Rationale: based on average number of enrolments per school)** New School Planning (Source: Department of Education April 2011) Primary requires 3.5ha Three primary schools feed a secondary school 1 primary school per 3000 households	1 school	450	5 to 11 year olds
Community Centre/ Neighbourhood House (Source: Planning for Community Infrastructure in Growth Areas) Program delivery dependent on funded agency managing centre - art space - meeting spaces (may/may not be for hire) - education /training - age specific programing - social supports eg counselling, emergency relief, legal services, early childhood intervention, ethno specific, employment & housing services etc	1 community centre	10,000	N/A
Level 2 - Precinct Level (up to 30,000)			
Government Secondary Schools & Prep-9/12 colleges (Rationale: based on average number of enrolments per school) New School Planning (Source: Department of Education April 2011) 1 secondary school per 10,000 households Secondary requires 8.4ha	1	1,100	12 to 18 year olds
Residential Aged Care ie high care) (Source: Department of Health and Ageing - ACAR funding ratios) 50.4 high care beds per 1000 70+ year olds 48.2 low care beds per 1000 70+ year olds 27.5 community aged care packages (5.2 of which need to be Extended Aged Care at Home (EACH) packages or EACH -D) 70+ year olds	50.4 high care beds per 1000 70+ year olds 50.2/1000=0.044	0.054	70+ years
	48.2 low care beds per 1000 70+ year olds 48.2/1000=0.0482	0.048	70+ years
	27.5 community aged care packages (5.2 of which need to be EACH packages or EACH -D) 70+ year olds 27.5/1000=0.0275	0.028	70+ years
Library **(Rationale: based on current provision - 1 library in every precinct)**	1	30,000	All
Community meeting space, rooms for hire and/or hall	N/A	N/A	N/A
Level 3 - SLA Level (up to 60,000)			
Level 1 Community Health Services (Source: Planning for Community Infrastructure in Growth Areas, Department of Health definitions) (eg. services such as drug and alcohol services, counselling services, community nursing, allied health services, and integrated health promotion and primary prevention; primary antenatal and postnatal care	1	60,000	All
Community Hub (Source: Planning for Community Infrastructure in Growth Areas) - multi purpose options with space for hire - larger meeting spaces (<200 people) available for hire - smaller program spaces - social supports eg counselling, emergency relief, legal services, early childhood intervention, ethno specific, employment & housing services etc	1	60,000	All
Level 4 - Municipal Level (for total of municipality)			
Civic Centre **(Source: Planning for Community Infrastructure in Growth Areas)**	1	86,251	All
Level 2 Community Health Services (Source: Planning for Community Infrastructure in Growth Areas, Department of Health definitions) (eg. GP care, nursing, some specialist care, access to diagnostic services, some procedural services (including fractures and suturing) and observation facilities; rehabilitation services and community health services	1	86,251	All
Community Art /Performance Centre **(Source: Planning for Community Infrastructure in Growth Areas)**	1	86,251	All

Principles for Provision of Community Infrastructure

In the absence of Hobsons Bay City Council having explicit principles for provision of community infrastructure, the following have been utilised. It is recommended that Council review these and consider their inclusion in a formally adopted Community Facilities and Services Infrastructure Plan.

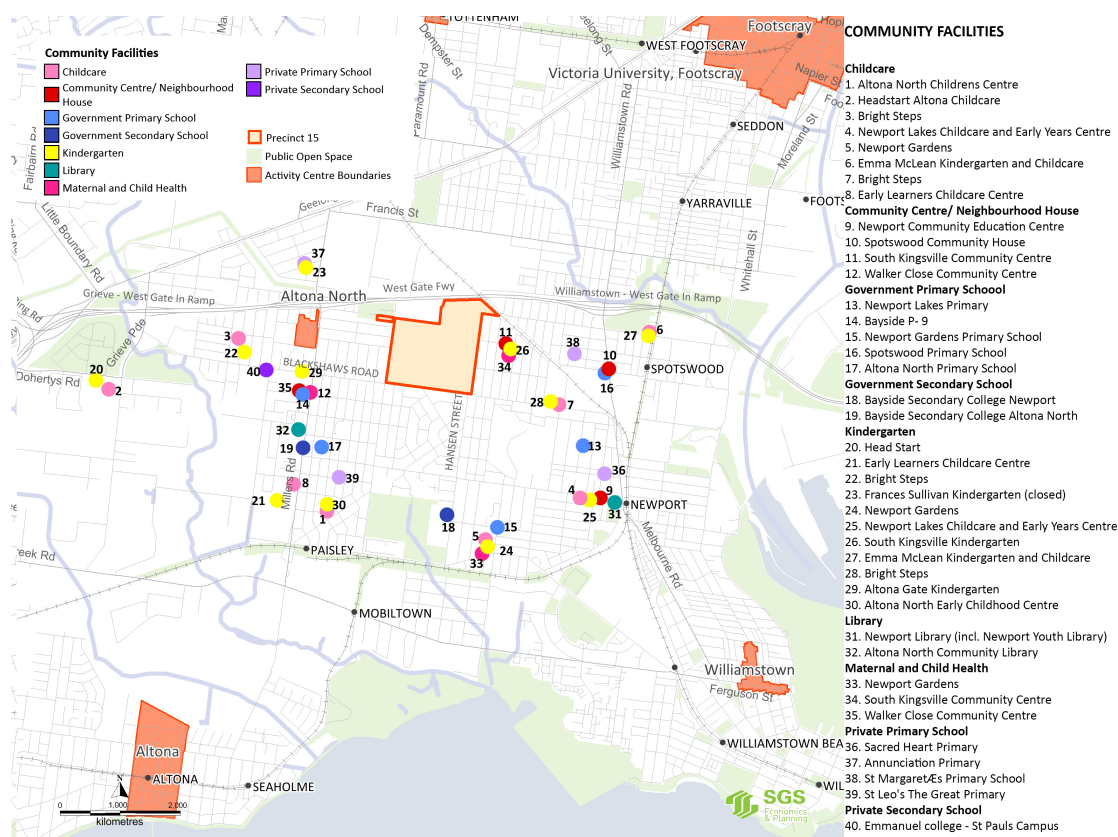|		
P1	Maximising usage of existing community facilities and maximising access to existing services	In providing new community infrastructure it is important to understand the capacities and performance of existing infrastructure. Existing infrastructure may be underutilised for a range of reasons that include poor awareness (promotion), restricted access by a controlling organisation or poor facilities management. If this is found to be the case, steps must be taken to ensure that the existing capacity in existing facilities is utilised prior to new facilities being provided.
P2	The creation of community hubs and shared usage	Under the current funding environment and scarce resources, more and more innovative models of infrastructure delivery are being considered. One such model is the development of community hubs where appropriate uses can co-locate. The potential of shared use of community infrastructure should also be considered to ensure that costs are minimised and services are maximised.
P3	Developing flexible, multi-purpose community facilities which can incorporate a range of commercial and community services and change over time as the community matures	In many cases, it is not feasible or appropriate to provide stand-alone community facilities for the exclusive use of specific community or socio-demographic groups. Wherever possible and appropriate, several services and needs should be delivered via a flexible multi-purpose facility. In addition to providing multiple community services and functions, consideration should be given to the ability and appropriateness of incorporating commercial functions such as office space, function venues and café/coffee shop that can be leased to community organisations, government agencies or the private sector and can assist in offsetting the capital and operating costs of a community facility.
P4	Locating community facilities as part of a functional major centre with public transport access, cycle ways and walking paths.	Community facility location is one of the primary determinants of function and usage. Maximum patronage is facilitated by integrating community facilities within the broader range of uses found in activity centres. An active, high profile location will also increase real and perceived safety for potential community facility users. The location should also maximise accessibility to the community facility's target market through good access to public transport, cycle ways and walking paths.
P5	Inclusive design of community facilities and planning for program and service delivery, not just space.	To create a socially inclusive community, design places that cater for multiple users and which encourage active lifestyles and social interaction. It is important that the design of community facilities takes into account the purposes for which they will be used through careful planning and engagement with end users and that the design adopted is flexible to allow adaptation as needs change over time.

P6	Create community facilities appropriate to the level of service demanded.	Municipalities will need to serve a number of functions for community infrastructure including regional, district, and local. Generally, community facilities serving a local catchment should have a 'neighbourhood' feel, provide relatively informal spaces, have pedestrian access, and ideally be managed by the local community. District and local government level community facilities should be accessible by public transport and provide a broader range of structured and semi-structured spaces for community use. This should include the provision of spaces to support a range of program and service delivery needs.
P7	High quality urban design outcomes for community facilities that prioritise safety and promote active living.	The development of community facilities should incorporate high quality urban design outcomes that prioritise safety and promote active living. Buildings and open spaces should address and enhance public streets, spaces and views and be designed to be energy and water efficient and include best practice principles in crime prevention through environmental design, as well as ensure all abilities access in its detailed design and fit out. Linking to bike paths, walking routes and public transport is essential.
P8	Supporting innovation	Leadership in developing and supporting new concepts, innovative practices, and successful models of delivery. Regular evaluation of initiatives and provision levels to ensure desired outcomes are achieved.
P9	Intergenerational equity and culturally appropriate facilities	The need to invest and plan for intergenerational communities where residents of all ages have access to the full range of opportunities to participate in community life will assist in the longevity of facilities plus deliver on social inclusion for the community. In addition, it is essential that the needs of cultural groups are recognised and planned for in the design and provision of community facilities.
P10	Engaging in partnerships with the private and public sector to deliver affordable and accessible community facilities.	The development of innovative pathways for the delivery of community facilities should consider a range of public and private mechanisms. For example, partnerships with other spheres of government, the private sector and community organisations to achieve an integrated service system and facility network across the municipality.

Existing Facilities & Application of Benchmarks

There are many existing facilities in the catchment area. This includes:

- Kindergartens and Long Day Care: 11 Kindergartens and 8 childcare provided in the area
- Maternal and Child Health: 3 provided in the area; 1 closed for redevelopment
- Public primary schools: 5 provided in the area, plus the Eastona Primary School site which is being retained for potential use in the future
- Public secondary school: 1 provided in the area
- Community meeting space, rooms for hire and/or hall: 11 provided in the area
- Libraries: 2 provided in the area
- Aged care services: 5 provided in the area plus home care packages.

These are shown in the map overleaf.

COMMUNITY FACILITIES

Childcare
1. Altona North Childrens Centre
2. Headstart Altona Childcare
3. Bright Steps
4. Newport Lakes Childcare and Early Years Centre
5. Newport Gardens
6. Emma McLean Kindergarten and Childcare
7. Bright Steps
8. Early Learners Childcare Centre
Community Centre/ Neighbourhood House
9. Newport Community Education Centre
10. Spotswood Community House
11. South Kingsville Community Centre
12. Walker Close Community Centre
Government Primary Schoool
13. Newport Lakes Primary
14. Bayside P- 9
15. Newport Gardens Primary School
16. Spotswood Primary School
17. Altona North Primary School
Government Secondary School
18. Bayside Secondary College Newport
19. Bayside Secondary College Altona North
Kindergarten
20. Head Start
21. Early Learners Childcare Centre
22. Bright Steps
23. Frances Sullivan Kindergarten (closed)
24. Newport Gardens
25. Newport Lakes Childcare and Early Years Centre
26. South Kingsville Kindergarten
27. Emma McLean Kindergarten and Childcare
28. Bright Steps
29. Altona Gate Kindergarten
30. Altona North Early Childhood Centre
Library
31. Newport Library (incl. Newport Youth Library)
32. Altona North Community Library
Maternal and Child Health
33. Newport Gardens
34. South Kingsville Community Centre
35. Walker Close Community Centre
Private Primary School
36. Sacred Heart Primary
37. Annunciation Primary
38. St MargaretÆs Primary School
39. St Leo's The Great Primary
Private Secondary School
40. Emmanuel college - St Pauls Campus

Based on benchmark rates of provision plus Council's discussions with facility managers, it was found that:

- **Kindergartens and Long Day Care:** Kindergartens in close proximity to Precinct 15 are at capacity. There are a few spaces currently available at Altona Gate Kindergarten. Given the expected development into the future spaces will be required for 3 and 4 year olds. Long term day care currently being met and currently there is one under construction. However, the area is likely to require further spaces into the future as development progresses. It is important to note that private operators are not always forthcoming with information, so this area will need to be monitored into the future.

- **Maternal and Child Health:** Maternal and Child Health at Sth Kingsville and Altonga North are already well above capacity, Newport Gardens is at capacity, but when Newport hub opens capacity should be in balance. However the nearest MCH is at South Kingsville and is only a single room. Therefore it is not likely to be able to accommodate the potential increase from the development of Precinct 15 and surrounding developments. The facilities in the area are currently operating at capacity. Further increases in population will place stress on the current facilities and the addition of new facilities will be necessary.

- **Public primary schools:** There will be a slight undersupply in Altona North and Spotswood/ South Kingsville by 2025. A primary school will likely be required in the next 5-10 years. Council has requested that Education Victoria keep the former Eastona

School site and at this stage land has been withdrawn from sale.

- **Public secondary schools:** There will be a slight undersupply in the Newport West/ Spotswood/ South Kingsville area. There has been a major campaign by parents in Yarravile (in Maribyrnong CC and abutting Altona North) for a secondary school.

- **Community meeting space, rooms for hire and/or hall:** There is a range of centres in the catchment area, and those closest to Precinct 15 are in relatively good to good condition and functioning well. One of the facilities would benefit from an upgrade. An increase in the supply of community space will be required as the population increases, and particularly flexibility in meeting room size and community gathering spaces will be necessary.

- **Libraries:** The Altona North Precinct has a relatively new library, which also contains community meeting spaces. Facilities at Paisley Park at Mason St Newport are being redeveloped and will incorporate all previous uses including a library, meeting spaces, senior citizens, MCH and also youth services.

- **Residential Aged Care:** Despite the increase in population there does not seem to be a need for aged care facilities. The trend away from residential aged care facilities, to services in the home, coupled with the regeneration of the population within the Altona North precinct is likely to indicate the area is well serviced by residential aged care facilities into the next decade. There is a lack of aged care services in the Newport, Spotswood and South Kingsville area. But again, due to the trend towards aging in place and regeneration in the areas, the gap is likely to close in the near future. Monitoring of this component would be useful.

Implications for Precinct 15 and Recommendations

Given the preceding analyses, over the next 20 years there will be a need for further:

- Kindergarten and long day care facilities;
- Maternal and children's health services;
- A primary school;
- A secondary school; and,
- Community meeting and gathering spaces.

Reflecting on the principles noted previously, a hub focusing on early childhood (incorporating kindergarten and long day care facilities, maternal and children's health services) coupled with community meeting areas, community gathering spaces and potentially education / training spaces would be appropriate in Precinct 15. In addition to the early childhood hub, the catchment area will need to cater for new or expanded primary and secondary school facilities also. It is not recommended, however, that Precinct 15 cater for these elements as it would be reasonable to assume that once the demand for school facilities is present that the Eastona primary school site would be recommissioned, and another site expanded to cater for the secondary school demand.

Provision of the facility should be relatively early in Precinct 15's development (within 5 -7 years of commencement). Ideally, even the first resident should have access to these types

of facilities. However, due to commercial realities it is likely that this would place considerable strain on the development and potentially stall progress. As the optimum result of the development of Precinct 15 is to ensure that the commercial return is acceptable to the developers, while still meeting the needs of the residents, it would be worthwhile Council considering placing a requirement that the community facility be provided upon completion of the first 500 dwellings. If a staging plan and market evidence showed that around 1000 dwellings could be taken up within the first 5-7 years, Council might wish to change this threshold to 1000 dwellings. The ultimate decision on timing should be based on the outcomes associated with likely market take up. Prior to the establishment of the facility, Council might request that an interim open space be provided on the site of the community facility.

The hub focussing on early childhood should be carefully and appropriately designed. It is best located within an activity centre and needs to have good public transport, cycle way and walking path access. Open space should be included and have potentially passive and active open space areas, but it is not necessary that this be the major open space in Precinct 15. The site area plus adjacent areas within the activity centre could cater well enough for the open space requirements. If the open space was large enough, there might also be opportunities to have a youth space (it is noted that youth specific spaces have not been specifically assessed however). Safe, functional and aesthetically pleasing physical and visual links from the community facility to the rest of the catchment area should be provided to minimise the current physical barriers in place (such as freight rail line, Westgate Freeway and Blackshaws Road). Maximising public transport access from areas where physical barriers exist can also assist with ensuring facilities can be accessed safely.

The size of the building and site can vary, but given that the building will cater for not only Precinct 15 but the broader catchment area, it is likely to require around 2000sqm and a site area of around 0.5 hectares. It would be beneficial to request broad concepts with size elements from a suitably qualified architect with experience in designing community facilities.

Cultural elements should also be considered, and consultation with the existing community would be beneficial to determine whether there are specific or preferred elements that need to be included in the design.

Best practice for early childhood areas indicates the following elements are important (information taken from *Early Childhood Facilities – birth to age 8, Design Standards, South Australia Government*):

- *Aesthetics: a place that has beauty and light and reflects the lives and interests of the people who occupy the space*
- *Active learning: supported by a stimulating environment that offers choices and a range of open-ended materials*
- *Collaboration: supporting children to develop skills for working with others in group situations*
- *Bringing the outdoors in: attention on the importance of the natural world in children's lives and learning*
- *Flexibility: fosters flexibility of space, time and materials within the environment*

- **Relationship:** *the importance of the relationship of materials to other materials, of people and groups using the centre and the connections between children's experiences and theory*
- **Reciprocity:** *the environment is not static but responsive to the needs of children and their interests*

Site considerations should include:

- *The site must be physically and psychologically safe.*
- *Off-street access for vehicles shall be provided for safe drop off and pick up of children, including taxi access and wheelchair access spaces.*
- *Direct access to car parking areas shall be provided for children and families and for the safety of staff who work after hours.*
- *The ability for a future covered drop-off area to be provided if children with additional needs are enrolled.*
- *The relationship of new facilities with any existing facilities.*
- *Play and outdoor learning area locations and their relationships to each other and to existing site facilities.*
- *Access points for children, parents and community members considering safety and duty of care requirements.*
- *Additional accommodation modules for programs and facilities to meet future requirements.*

Building considerations should include:

- *The facilities shall meet all requirements for access for those with disabilities (including the design of the outdoor learning area).*
- *A recognisable, community focus for child, parent and family activity.*
- *Separate, shared and flexible spaces for children, families and service providers including being able to meet the needs of changes to services for the community.*
- *A welcoming entrance, with clear signage and which provides a safe location and access for parents to deliver and collect children.*
- *Family friendly designs where children and their families can feel comfortable, safe and secure.*
- *An inviting natural environment that is culturally appropriate and will encourage the community to utilise available facilities for a variety of purposes.*
- *A physical environment which supports integration of health, education and care and family services.*
- *A physical environment that maximises acoustic properties to support early childhood learning (including children with hearing disabilities)*
- *Adult toilets and spaces that are accessible from an adult precinct without having to pass through child areas.*
- *Circulation spaces that are clearly distinct from functional spaces.*

Appendix 2: Definition of Social Infrastructure – Implementation Note No:5: Social Infrastructure Planning Guidelines, Queensland Department of Infrastructure and Planning

For the purpose of this Guideline, social infrastructure has been defined as follows:

Social infrastructure refers to the community facilities, services and networks which support individuals, families, groups and communities to meet their social needs, to maximise their potential for development and to enhance community wellbeing. They include:

- universal facilities and services such as education, training, health, open space, recreation and sport, safety and emergency services, religious, arts and cultural facilities, and community meeting places;
- lifecycle-targeted facilities and services, such as those for children, young people and older people;
- targeted facilities and services for groups with special needs such as families, people with a disability and indigenous and culturally diverse people; and
- the social relationships between people, and between people, organisations and governments.

FACILITIES TO CONSIDER

- Ambulance Station
- Arts and Cultural Infrastructure
- Creative Spaces and Places
- Art Gallery – Public
- Museum – Public
- Performing Arts Spaces (Performing Arts Centre, Theatre or Rehearsal Spaces) – Public
- Cemetery/ Crematorium
- Child Care Centre
- Correctional Facility
- Courthouse
- Day Respite Centre / Community Support Service Centre
- Domestic and Family Violence Service Centre (Other Than Women's Refuges)
- Exhibition / Convention Centre
- Fire and Rescue Station
- General Community Facility
- Health Centre and Health Precinct
- Hospital - Public
- Kindergarten
- Library
- Out of School Hours Care
- Place of Worship done
- Police Station

- Postal Service Centre
- School - Primary (Public)
- School – Secondary (Public)
- School - Independent
- TAFE (Technical and Further Education) College
- Youth Centre / Service

SERVICES TO CONSIDER

Family Support and Child Protection

- Prevention and early intervention for the whole community as well as children, young people and families
- Child care
- Child protection
- Services and programs to prevent social isolation
- Family support, including for Culturally and Linguistically Diverse and Indigenous families
- Affordable counselling services
- Domestic violence prevention and support services, including emergency housing
- Integrated information and referral
- Mediation services

Services for Young People

- Employment and training options, for local jobs
- Personal support and counselling
- Alternative education services
- Community participation
- Cultural, arts and recreational services
- Juvenile justice services
- Programs for children and young people with learning difficulties
- Youth suicide prevention
- Life skills programs

Services for People with Disability

- Training and employment options which lead to secure employment
- Educational support
- Community participation and recreation options
- Emergency respite
- Day respite
- Life skills programs
- Mobility/ recreation aids
- Community transport

Services for Older People

- Community/ public transport, including wheel-chair accessible transport
- Community aged care and extended care at home services
- Access to allied health services to promote wellness
- Services and programs to reduce social isolation

- Carer support and respite services

Community health and safety

- Crime prevention
- Community health services provision
- Health promotion and information resources
- Access to general and specialist medical practitioners
- Auxiliary fire service support and marine rescue
- Search, rescue, medical evacuation and counter disaster

Cultural Services

- Community events, festivals and conferences
- Community library, information services and cultural awareness services
- Cultural skills development, expression and performances
- Interpreter services
- Migrant resource services

General

- Volunteering programs
- Housing support
- Leisure and recreational services
- Education and lifelong learning
- Community participation and social networks
- General support services (e.g. counselling, life skills, information, legal aid, financial)

Appendix 3: Gold Coast City Council's Social Impact Assessment Policy

Policy 21 – Social and Health Impact Assessment

About this Policy

This Planning Scheme Policy provides further information on undertaking a Social and Health Impact Assessment (SHIA) process, which may be required to accompany impact assessable development applications. It contains the procedures for confirming the need for a SHIA process and preparing a SHIA Report.

The Appendices to the document also contain helpful information for applicants when undertaking the SHIA process, including:

- Indicative land uses to which this Planning Scheme Policy applies;
- An overview of the SHIA process;
- Considerations when selecting a consultant to undertake the SHIA process;
- A proforma for the preparation of an Initial Review of possible social and health impacts;
- Useful resources;
- A table to guide determination of whether impacts might be significant;
- Guidance on how to prepare a SHIA Report; and
- Guidance for undertaking community consultation to inform the SHIA process.

Further Information

For further information about this Planning Scheme Policy please contact Council's Social Planning and Development Branch on (07) 5581 6642 or email shia@goldcoast.qld.gov.au.

1.0 Introduction

1.1 Purpose

The purpose of this Planning Scheme Policy is to provide support and guidance to the Gold Coast Planning Scheme 2003 to ensure that social and health impacts of new development are assessed and understood, and that steps are taken to enhance positive social and health impacts and avoid or mitigate any significant negative social and health impacts that may arise. In addition, the purpose is to provide additional information to assist applicants to prepare an Initial Review and/or Social and Health Impact Assessment (SHIA) Report.

1.2 Application

This Planning Scheme Policy applies where:

1. The proposed development triggers an impact assessable development application under the Planning Scheme; and

2. The proposed use (and its characteristics) is listed in **Appendix 1** of this Planning Scheme Policy.

Additionally, under some limited circumstances, assessment against this Planning Scheme Policy may also be required where the proposal does not meet the criteria above and:

1. The proposed development triggers an impact assessable development application under the Planning Scheme; and

2. Council considers that the likelihood of significant negative social and/or health impacts resulting from the development warrants further consideration against the SHIA Policy (see **Appendix 6** for further information on when an impact may be considered significant).

Note: Following consideration of an Initial Review, the assessment manager, in consultation with Council's Social Planning and Development Officers, will determine whether a SHIA Report is required, as per Appendix 2.

1.3 Relationship to the Planning Scheme

The policy will assist in the achievement of the planned outcomes in the Planning Scheme. The Policy must therefore be read in conjunction with the Planning Scheme to properly understand the level of impact a development may create.

2.0 Social and Health Impacts

2.1 What are Social and Health Impacts?

Social and health impacts are defined as significant changes to:
- People's way of life – how they live, work, play and interact with one another on a day-to-day basis;
- Their culture – shared beliefs, customs and values;
- Their community – its cohesion, stability, character, services and facilities; and
- Their health – including physical and mental health.

These changes may lead to significant impacts (positive or negative) on community wellbeing, due to changes affecting:
- Demographic and population structure;
- Accommodation and housing;
- Mobility and access;
- Social Infrastructure (including recreation);
- Cultural values and beliefs;
- Community identity and cohesion;
- Health and wellbeing;
- Crime and public safety;
- Employment and local economic effects; and
- Groups with particular needs.

2.2 What is Social and Heath Impact Assessment?

Social and Health Impact Assessment (SHIA) is a process that seeks to identify, anticipate, understand and manage the social and health outcomes of a development that are likely to impact on community wellbeing. The fundamental objective of SHIA is to ensure that development maximises positive impacts and minimises negative impacts, especially those impacts that are borne by people.

Although social and health impacts may not always be measurable or quantifiable, by identifying potential impacts early in the process, better decisions can be made about how to proceed and mitigation measures can be implemented to achieve balanced development.

3.0 Social and Health Impact Assessment Process

The Social and Health Impact Assessment process provides stakeholders with clear guidance and direction for considering the social and health impacts associated with a development.

The process is made up of a number of stages intended to provide relevant input at appropriate points during the life of a development. These stages can be broadly categorised as:

- Identify whether the policy is applicable to the proposed development (refer **Subclause 1.2**);
- Early consideration of potential impacts during site analysis and design development;
- Conduct Initial Review;
- Prepare SHIA Report (where required);
- Implement measures to address identified impacts in accordance with Council's Decision.

The recommended SHIA process is shown in **Appendix 2**.

4.0 Early Consideration of Social and Health Impacts

It is desirable to consider potential social and health impacts as early as possible in the development process, including during the site analysis and development design stages. This enables early incorporation of strategies to manage or mitigate the impacts in the development proposal.

5.0 Initial Review

5.1 What is an Initial Review?

An Initial Review of social and health impacts is required to accompany development proposals to which this Planning Scheme Policy applies (see **Subclause 1.2**).

The purpose of an Initial Review is to determine whether there are likely to be any significant social and/or health impacts (positive or negative) that may result from a proposed development and whether a SHIA Report will be required. An Initial Review will assist with early identification of issues and required mitigation measures.

An applicant is encouraged to prepare an Initial Review prior to lodging a development application and early in the development process (for example at the pre-lodgement stage) or may self-determine the need for a SHIA Report where it is anticipated that any significant negative social and/or health impacts may arise from the development. This would enable the concurrent preparation of the SHIA Report with other development proposal documentation.

Discussion of the completed Initial Review at a pre-lodgement meeting with Council is strongly recommended by Council officers, as mitigation strategies may lead to suggested changes in the form or layout of the development.

5.2 What is required for an Initial Review?

An Initial Review requires that the applicant fill out the proforma provided in **Appendix 4**.

The preparation of an Initial Review involves some basic research about the local community and consideration of how to enhance positive social and/or health impacts and mitigate any negative social and/or health impacts that may result from a development.

The Initial Review proforma requires (refer to **Appendix 4**):

▪ An assessment of whether for each type of social or health impact listed in **Subclause 2.1**, there will be a significant impact ('yes' or 'no');

▪ A brief description of the nature of the impact; and

▪ A description of any enhancement measures for positive impacts and mitigation measures for negative impacts that are proposed to be undertaken.

Further information can be provided by the applicant to support or justify their assessment if so desired.

5.3   What Types of Impacts Should be Considered?

Subclause 2.1 above identifies a number of different types of social and health impacts that may arise from development. The specific impacts that need to be addressed in an Initial Review will vary on a case-by-case basis. The Initial Review proforma will assist the applicant to consider whether there may be social and/or health impacts associated with their proposed development (positive and negative), however, the applicant should identify any other types of impacts that may arise in relation to a proposal that may not be captured in this proforma.

Appendix 5 provides useful resources for researching potential impacts and possible ways of enhancing positive impacts and mitigating negative impacts.

5.4   When is an Impact Significant?

Key criteria that Council will apply to determine whether significant negative social and/or health impacts are likely to arise, and therefore whether a SHIA Report needs to be prepared, may include:

▪ The degree of change likely to arise relative to existing circumstances and the planned outcomes in the planning scheme;

▪ The number and nature of people likely to be affected;

▪ Whether the impact will be direct or indirect;

▪ The duration of the impact;

▪ The level of community perception that the development will cause a significant negative social and/or health impacts;

▪ The potential for cumulative impacts.

The assessment of the significance of potential impacts applies to the development application as it is submitted (i.e. prior to the application of any mitigating measures which might be adopted to reduce that impact).

Appendix 6 provides a table that can be used for further guidance to determine the 'significance' of the social and/or health impacts identified through the Initial Review.

The terms direct, indirect and cumulative are defined and discussed in the box below.

A Note on Direct, Indirect and Cumulative Impacts

Impacts may be experienced in a range of different ways. It is important to address the direct, indirect and cumulative impacts that may arise in relation to the development or project.

▪ **Direct Impacts** are caused by the action and occur at the same time and place.

▪ **Indirect Impacts** are caused by the action and are reasonably foreseeable, however, will occur later in time or are farther removed in distance. Indirect effects, for example, may include impacts on community cohesion and changes in the cultural diversity of an area.

▪ **Cumulative Impacts** are the incremental effects an individual proposal may have when considered in conjunction with the effects of past, current and future projects, beyond those envisaged by the planning scheme. Identifying and analysing cumulative impacts is an important process in terms of management of the social sustainability of an area.

5.5 What Information is Required About Mitigating Impacts?

In cases where a significant negative impact is identified, information will need to be provided about any steps that can be taken to eliminate or ameliorate the impact, including any alternative options to mitigate these significant negative impacts. The applicant should consider:

- What measures have been/are proposed to be taken in the design phase of the development to enhance positive and mitigate negative impacts? (e.g. site and layout for the development, design of the building etc.); and
- What measures are proposed to be taken during construction and/or post construction (after the completion of the development) to enhance positive and mitigate negative impacts? (e.g. identification of strategies to manage impacts).

Some examples of mitigation measures are listed in the Initial Review proforma.

Generally, where any significant negative impacts are anticipated which cannot in Council's opinion be satisfactorily mitigated, the applicant will be required to prepare a SHIA Report. In some cases, Council may require a SHIA Report even when no significant negative impacts have been indicated on the Initial Review proforma. This would be guided by Council's assessment of the information provided by the applicant in the Initial Review.

6.0 Social and Health Impact Assessment Report

6.1 What is a Social and Health Impact Assessment Report?

A SHIA Report is a comprehensive assessment that thoroughly assesses all potential social and/or health impacts that may arise during, or as a result of, a development project. It is required to be prepared in the form of a detailed statement or study and it is recommended to include in-depth research about the local community and consultation with neighbours, key stakeholders and the local (and in some cases wider) community (see **Clause 7**).

The SHIA Report should also include the development of an **Impact Management Plan (IMP)** to provide strategies and monitoring mechanisms to help enhance positive social and/or health impacts and mitigate any negative social and/or health impacts that may result from the development.

6.2 What Types of Impacts Should be Considered?

The types of impacts considered for a SHIA Report may include those directly identified in the initial review and/or impacts identified through research and preparation for the SHIA However, given the potential for significant social and/or health impacts to arise as a result of the development, these impacts should be addressed in more detail in the SHIA Report than the Initial Review.

6.3 What Information is Required for a SHIA Report?

The information that will be required for a SHIA Report is considerably more than for an Initial Review. The SHIA Report will need to address in detail:

- Temporary (e.g. during construction) and permanent (e.g. post-construction) impacts;
- Direct and indirect impacts;
- The potential for cumulative impacts beyond those envisaged by the planning scheme; and
- The significance of potential impacts (see **Subclause 5.4**).

The terms direct, indirect and cumulative are defined and discussed in **Subclause 5.4** above.

The amount of information needed in relation to each identified impact will depend on the type of impact (positive or negative), significance of the impact and what kinds of measures (if any) need to be taken to enhance or mitigate the impacts identified.

Potential negative impacts should be identified early (in the site analysis and development stage if possible) and strategies developed to manage or mitigate the impact within the submitted development application.

For information on how to prepare a SHIA Report refer to **Appendix 7**.

6.4 What is an Impact Management Plan (IMP)?

An **Impact Management Plan (IMP)** is a plan to guide the implementation of impact mitigation and enhancement strategies.

An IMP is required to be prepared in conjunction with the SHIA Report and may form the basis for conditions of development approval, by establishing the minimum performance required of the development to enhance positive and mitigate negative social and/or health impacts that may result.

An IMP contains:

- Proposed measures to enhance positive and mitigate negative impacts;
- A monitoring regime for assessing the performance of the measures including performance indicators;
- Strategies for dealing with divergence from the desired performance levels;
- Details of how the community will be involved in the monitoring and evaluation process (if relevant);
- Details of how performance against the performance indicators will be reported to stakeholders and the community; and
- Procedures for periodically reviewing and updating the IMP.

At a minimum, the IMP will cover each significant (positive and/or negative) impact identified within the SHIA Report. The content of the IMP will consequently vary depending on the development and the impacts it is likely to generate. It will cover all stages of the development when such impacts will occur (e.g. construction and post-construction).

7.0 How Should the Community be Involved?

7.1 What are the Requirements for Community Consultation Under this Planning Scheme Policy?

This policy does not specify any particular community consultation requirements beyond the statutory requirements of the **Integrated Planning Act 1997 (IPA)**. However, Council recommends that adequate consultation beyond the requirements of the IPA be undertaken by the applicant to enable the satisfactory assessment of social and health impacts. The extent of community consultation should be based on the following considerations:

- The potential number and extent of significant negative social and/or health impacts;
- The number of individuals/groups who may be affected by the impacts identified; and
- Whether any individuals or groups need to be consulted in the design of any mitigation or enhancement measures, or in the monitoring and evaluation process.

While consultation is not required for an Initial Review, it is recommended that an applicant provide a list of any individuals and groups who have been consulted during the course of preparation of the proforma.

An applicant preparing a SHIA Report should provide Council with the following (including but not limited to):

- Evidence of efforts to understand and consider the wishes and concerns of the local community including traditional owners;
- Measures to raise awareness of relevant parties, beyond regulatory requirement (e.g. through an appropriate on-site billboard, an appropriately targeted letter drop or an open meeting);
- Evidence that community feedback has been considered and incorporated where feasible and appropriate; and
- A list of individuals and groups consulted during the course of preparation of the SHIA Report.

Additional guidance and recommendations on how to undertake community consultation is provided in **Appendix 8** and in the Useful Resources provided in **Appendix 5**.

7.2 Who Should be Consulted?

Some significant consultation is likely to be needed for a SHIA Report. For example, neighbours and any other people who will be directly affected by the development could be consulted when preparing an Initial Review, whereas the preparation of a SHIA Report may include:

- Geographically based communities, e.g. neighbours, people resident in the street (both owner occupiers and tenants), residents and workers in the local area;
- Key stakeholder groups in the local area, e.g. housing agencies, organisations for people with disabilities, migrant groups, Aboriginal communities and service providers, government agencies, non government service providers; and
- Wider stakeholder groups representing non–geographic interests.

7.3 What Type of Community Consultation Should be Undertaken?

The type of community consultation that should be undertaken will vary depending on the particular features and circumstances of the development or project. The table in **Appendix 8** illustrates the types of consultation techniques that may be used according to the community affected.

8.0 Integration with Other Processes

Some types of development will trigger the need for a social impact assessment under other approval processes, which can be referred to as Community Impact Assessments, or Environmental Impact Statements (e.g. applications for gaming machine or liquor licences; or major projects under the **State Development and Public Works Organisation Act**).

To avoid the need for multiple social impact assessments, applicants are encouraged to integrate, as far as possible, the requirements for assessment of each approval agency. Early consultation with Council and other relevant approval agencies is recommended in these cases.

9.0 Who is Competent to Undertake a Social and Health Impact Assessment?

In most cases, applicants should be able to prepare their own Initial Review, provided that they consider issues adequately and in sufficient depth and quality to form part of the development application. In more complex cases, it may be advisable to engage an appropriately qualified and experienced professional to undertake the Initial Review.

A SHIA Report must be undertaken by an appropriately qualified and experienced professional. The principal consultant preparing the SHIA Report must have:

- Appropriate qualifications in social planning; and/or
- Demonstrated competent experience in undertaking Social and/or Health Impact Assessment.

Information to assist applicants to select a suitable person to undertake the SHIA (an Initial Review and/or a SHIA Report) is provided in **Appendix 3**.

Appendix 1 - Land Use Trigger Table

Material Change of Use (MCU) – Non Residential Land Uses

- Adult Entertainment
- Amusement Parlour
- Brothel
- Car Park
- Cinema
- Community Purpose
- Corrective Institution
- Educational Establishment
- Fast Food Premises (where operating 24 hours)
- Hospital
- Hostel Accommodation (>15 beds)
- Indoor Recreation Facility (Gross Floor Area >150m^2)
- Nightclub
- Place of Worship
- Resort Hotel
- Restricted Club
- Service Station
- Shopping Centre Development
- Surf Life Saving Club
- Tavern
- Theatre
- Transit Centre

MCU – Residential

- Apartment (>100 dwelling units or 250 bedrooms)
- Attached Dwelling & Medium Density Detached Dwellings (>100 dwelling units or 250 bedrooms)
- Aged Persons Accommodation (> 30 units)
- Community Care Centre
- Caravan Park
- Relocatable Home Park

Reconfiguration of a Lot

- Reconfiguration of a Lot (where creating >250 residential allotments or >30 industrial allotments)

Other

- Development which would result in the loss of an existing Caravan Park, Hostel Accommodation, Community Purpose or Community Care Centre (or any part of these uses).

Note: *Following consideration of an Initial Review, the assessment manager, in consultation with Council's Social Planning and Development Officers, will determine whether a SHIA Report is required for applications triggered by the above table, as per Appendix 2.*

Appendix 2 - Social and Health Impact Assessment Process

```
┌─────────────────────────────────┐
│ Identify if development is       │
│ triggered by this Policy         │
│ (as per Sub-clause 1.2)          │
└─────────────────────────────────┘
                │
                ▼
┌─────────────────────────────────┐
│ Undertake site analysis and      │
│ development design               │
│ (considering potential social    │
│ and health impacts)              │
└─────────────────────────────────┘
                │
                ▼
┌─────────────────────────────────┐        ┌──────────────────────────────┐
│ Undertake Initial Review         │··Self-determine··▶│ SHIA Report          │
│ (including completion of the     │        │ (lodge with DA or discuss at │
│ Initial Review Proforma)         │        │ pre-lodgement meeting)       │
└─────────────────────────────────┘        └──────────────────────────────┘
                │                                         ┊
                ▼                                         ▼
┌─────────────────────────────────┐        ┌──────────────────────────────┐
│ Pre-lodgement Meeting            │·Officers recommend·▶│ SHIA Report       │
│ to discuss completed Initial     │        │ or the inclusion of          │
│ Review Proforma, mitigation      │        │ mitigation measures with     │
│ measures and whether a SHIA      │        │ lodgement of DA              │
│ Report will be required          │        └──────────────────────────────┘
└─────────────────────────────────┘                      ┊
                │                                         ┊
                ▼                                         ┊
┌─────────────────────────────────┐                      ┊
│ Lodge Development Application    │◀·····················┘
│ [with Initial Review Proforma    │
│ (or SHIA Report)]                │
└─────────────────────────────────┘
                │
                ▼
┌─────────────────────────────────┐        ┌──────────────────────────────┐
│ Information Request              │··Officers request··▶│ SHIA Report       │
│                                  │        │ or the inclusion of          │
│                                  │        │ mitigation measures          │
└─────────────────────────────────┘        └──────────────────────────────┘
                │                                         ┊
                ▼                                         ┊
┌─────────────────────────────────┐                      ┊
│ Information Response             │◀·····················┘
│                                  │
└─────────────────────────────────┘
                │
                ▼
┌─────────────────────────────────┐
│ Council's Decision               │
│ (and conditions)                 │
└─────────────────────────────────┘
                │
                ▼
┌─────────────────────────────────┐
│ Implementation                   │
│ of mitigation measures           │
│ consistent with Council's        │
│ Decision and relevant conditions │
└─────────────────────────────────┘
```

Appendix 3 - Considerations when Selecting a Person to Undertake SHIA

The following considerations are provided to help when selecting a suitable consultant, if required, to undertake Social and Health Impact Assessment. They are not intended as a checklist or criteria. Rather, they are considerations to help select an appropriate consultant who can provide a well informed, quality assessment, using appropriate methodology, data and analysis. The achievement or otherwise of one or more of these considerations should not represent qualification or disqualification to prepare such assessments.

1. Does the consultant have the necessary field experience in the technical area in which they will be expected to undertake work?

    ▪ Can the consultant provide referees within the profession or within relevant areas of Government, such as the Department of Communities, the Department of Infrastructure and Planning, Queensland Health or other Local government authorities?

2. Does the consultant have qualifications in the technical area in which they will be expected to undertake work?

    ▪ For example: qualifications in social science, human geography, urban or social planning? *Note that such qualifications may not be essential, provided the consultant has field experience, as per above.*

3. Does the consultant have a good reputation in relation to the quality of their work and is their advice well regarded professionally?

    ▪ Can the consultant provide referees within the profession or within relevant areas of Government such as the Department of Communities, the Department of Infrastructure and Planning or other Local government authorities?

4. Does the consultant use recognised best practice methodologies in data gathering, community consultation and information analysis, to support their technical reports?

    ▪ Such as those specified in this policy, or by the International Association for Impact Assessment?

5. Does the consultant have experience in preparing and submitting similar technical reports to Queensland or interstate local authorities?

    ▪ Can the consultant provide evidence of relevant experience?

6. Is the consultant a member, or do they hold the necessary qualifications to make them eligible to be a member, of the Social Planning Chapter of the Planning Institute of Australia?

    ▪ Including adhering to the principles of social planning practice, including applying social justice principles to work practices, integrated planning methodology and community consultation processes?

7. Does the consultant, or their firm, have an identifiable conflict of interest or a financial interest in the project (other than payment for service) that would reduce the credibility of their advice in the eyes of an independent third party?

Appendix 4 - Proforma for Preparation of an Initial Review

Instructions to Complete this Form

Please ensure you complete both of the Contact Details and Proposal Details sections of the form. The description of the development proposal should include the proposed land use/s and identify the reason that the Social and Health Impact Assessment Policy has been triggered (refer to Sub-clause 1.2 of the policy).

Complete the Impact Details section of the form by answering Yes or No to each of the questions related to the ten (10) Social and Health Impact Categories. Please provide details, in the space provided, describing the impacts or effects of the development proposal relevant to that Impact Category and any mitigation/enhancement measures that are proposed to address these. Additional information can be attached to the form where an applicant wishes to provide further support for, or justification of, the assessment of social and health impacts. Useful resources to complete this process can be found in appendix 5.

Once complete, the form should be submitted with other information provided to Council prior to a pre-lodgement meeting (where a pre-lodgement meeting is requested with Council). The form is also to be submitted with your development application, unless a SHIA Report is required and is submitted with the development application instead. Please note that development applications must be submitted in hardcopy and electronic format.

Social and Health Impact Assessment Initial Review	
Contact Details	**Proposal Details**
Name	Lot Number & Registered Plan Number
Postal Address	Site Address
Email Address	Brief Description of Development Proposal
Phone Number / Mobile Number	

Impact Details			
1. Demographic and Population Change Changes to the size and structure of the population and workforce relative to existing circumstances and outcomes detailed in the planning scheme. **Explanation:** A significant change in the size, age structure, income status, gender balance, ethnic composition, household make up or permanence of the resident population may have implications for the adequate provision of social infrastructure, appropriate urban design and community cohesion, thus impacting on the City's sustainability. **Example:** A large residential development exceeding 100 dwellings may result in an influx of new residents to an area. These residents may initially have limited access to social networks and be unsure how to access services, facilities and other supports they may require. Mitigations could include the development and distribution of new resident's kits and organising events to provide opportunities for social networking.	*1. Will the development result in significant change/s to the local area's existing and/or planned population (either permanent and/or temporary)?*	Yes ☐ No ☐	
	Impact Description	**Proposed Mitigations/Enhancements**	
2. Accommodation and Housing Impacts on existing housing supply/demand; low cost housing stock; or housing for people with particular needs (e.g. older people, people with disability, Indigenous people). **Explanation:** A mix of housing types and sizes encourages social diversity, social interaction and inclusion. Retention or provision of affordable housing, avoids displacement of existing low income residents. **Example:** A new housing development may result in the loss of dwellings which are currently affordable for people on low to moderate incomes living in the area. Mitigations could include provision of a range of housing types in the new development that cater for a population mix (eg some smaller units), investigating providing a proportion of affordable housing to be managed by a not-for-profit affordable housing organisation.	*2. Will the proposal significantly impact (either positively or negatively) on appropriate housing outcomes, including mix, accessibility and affordability?*	Yes ☐ No ☐	
	Impact Description	**Proposed Mitigations/Enhancements**	
3. Mobility and Access Impacts on equitable access for all members of the community; access to public transport; pedestrian/cycle access; and access to services, facilities and local destinations. **Explanation:** Accessible developments help to create inclusive communities, maximise access to public transport, pedestrian and cycle networks and ensure convenient and continuous paths of travel for people. **Example:** A large shopping centre development on a sloping site may result in access difficulties for older people and people with a disability. Mitigations may include engaging an access consultant to ensure that equitable access is provided	*3. Will the development either positively or negatively affect accessibility?*	Yes ☐ No ☐	
	Impact Description	**Proposed Mitigations/Enhancements**	

4. Social Infrastructure Changes to the demand for, or supply of community and recreation services and facilities. **Explanation:** Access to adequate and appropriate social infrastructure is seen to be associated with economic prosperity, social inclusion and well-being, and contributes to positive health outcomes. A range of community and recreation facilities and services should be available to support the community and in particular the needs likely to be generated by all user groups of the development. **Example:** Significant unplanned population increase is likely to impact on the need for open space, recreation, sporting or community facilities and/or services such as child care, family support or community development services. Mitigations may include provision of these facilities.	*4. Will the development significantly impact on the demand for, or supply of, community and recreation services and facilities (either positively or negatively)?*		Yes ☐ No ☐
	Impact Description	**Proposed Mitigations/Enhancements**	
5. Cultural Values and Beliefs Impacts on cultural values; cultural diversity and acceptance; places, items or qualities of cultural or community significance or importance. **Explanation:** Cultural association makes people feel valued and is a major contributor to strong communities and good health. **Example:** Development of a site may impact on a feature of the local area that is valued by residents. Mitigations may include protection of the culturally significant feature and/or development of a Cultural Heritage Interpretation Strategy in consultation with the community.	*5. Will the development significantly affect cultural or community values and beliefs (either positively or negatively)?*		Yes ☐ No ☐
	Impact Description	**Proposed Mitigations/Enhancements**	
6. Community Identity and Cohesion Impacts on social interaction, inclusiveness and community identity and harmony; and physical connectivity within and between communities. **Explanation:** Council places strong emphasis on an inclusive and supportive community where all people are safe and secure. **Example:** A new development adjacent to an existing community can provide connectivity between the two sites or sever existing connections that may be in place. Mitigations may include retention of existing pedestrian walkways and linkages and strengthening links with the existing community.	*6. Will the development significantly affect social interaction, social cohesion, belonging and integration within and between communities (either positively or negatively)?*		Yes ☐ No ☐
	Impact Description	**Proposed Mitigations/Enhancements**	
7. Health and Wellbeing Impacts on physical activity; nutrition/healthy food access; sun safety/shade creation; health and safety; psychological impacts, hardship or the ability to use or enjoy an area or property; and civic participation and empowerment. **Explanation:** Council places strong emphasis on an active and healthy community that embraces recreation, leisure and social interaction. Wellbeing is influenced by a range of factors including security and quality of life, as well as participation in one's community and a sense of empowerment. **Example:** A development which alters existing pedestrian arrangements and public spaces can impact on opportunities for physical activity in the area. Mitigations may include incorporating opportunities (and supporting facilities) for walking, cycling and active recreation.	*7. Will the development significantly affect health and wellbeing (either positively or negatively)?*		Yes ☐ No ☐
	Impact Description	**Proposed Mitigations/Enhancements**	

| 8. **Crime and Public Safety** | 8. *Will the development significantly impact on perceived or actual public safety and opportunities for criminal behaviour (either positively or negatively)?* | Yes ☐ |
| | | No ☐ |

Impacts on perceived or actual personal safety, and opportunities for criminal behaviour.

Explanation: Council plays an active role in community safety and works closely with the Queensland Police Service and community organisations in promoting Crime Prevention Through Environmental Design (CPTED). Safety and perceptions of safety influence people's sense of security in the home and their willingness to use the public domain. Sustained anxiety and social isolation erode strong communities and generate negative health outcomes.

Example: A development proposing late trading licensed premises in a residential area may lead to negative crime and public safety impacts in the area. Mitigations may include best practice application of CPTED design principles in accordance with the State CPTED Guidelines, limiting hours of operation, security management, and provision of a patron transport service.

Impact Description	Proposed Mitigations/Enhancements

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9. **Employment and Local Economic Effects**

Impacts on the availability of employment, and resulting economic opportunity.

Explanation: Council's places strong emphasis on the development of a City with a thriving economy. The provision of accessible, diverse local employment opportunities reduces the risk of unemployment and income disparity, which result in poorer social and health outcomes.

Example: A development may result in local employment opportunities. However these may not be suited to the characteristics of local people. Mitigations/enhancements may include measures to support local businesses, jobs and training opportunities.

9. *Will the development provide diverse local employment opportunities?*   Yes ☐   No ☐

Impact Description	Proposed Mitigations/Enhancements

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10. **Groups with Particular Needs**

Impacts on access for all to livelihood, education and resources, full participation in the political and cultural life of the community and self determination in meeting individual and collective needs.

Explanation: Council places strong emphasis on access and equity for all groups in the community. This includes Strategies for Ageing, Youth and Disability as well as the Access and Equity Policy. Groups with Particular Needs include older people, people with disability, Indigenous people, young people, children, women and people from different cultural backgrounds, people with a mental illness, volunteers and carers as well as people who are socially and economically disadvantaged. These groups may have particular needs, ranging from accessibility to cultural appropriateness, inclusivity, public acceptability, understanding and communication. They may also have particular community facility and service needs. Planning for these needs is critical to ensuring all groups in the community have equal access to opportunities and participation in the life of the community.

Example: A development may disadvantage particular groups or may not adequately provide for their needs. Mitigations may include engaging groups with particular needs in the planning and development process and providing culturally appropriate and inclusive facilities, services and design.

10. *Will the development significantly impact, either positively or negatively, on groups in the community with particular needs?*   Yes ☐   No ☐

Impact Description	Proposed Mitigations/Enhancements

Appendix 5 - Useful Resources

The list of resources in this appendix is provided as a reference to additional external material and does not form part of Council policy.

Useful Reference Material

- Cox, G. & Miers, S. (1995). Social impact assessment for local government: a handbook for Councillors, Town Planners and Social Planners. NSW Government . Office on Social Policy. NSW Government.

- International Association for Impact Assessment (May 2003) International Principles for Social Impact Assessment. Available at www.iaia.org

- International Association for Impact Assessment (August 2006) Public Participation International Best Practice Principles. Available at www.iaia.org

- International Association for Impact Assessment (November 2006) Health Impact Assessment International Best Practice Principles. Available at www.iaia.org

- Queensland Health Statewide Health Services Planning and Andrea Young Planning Consultants, (2005) Health and Social Impact Assessment of the South East Queensland Regional Plan (2005-2026,) Volume 1.

- Queensland Health Statewide Health Services Planning and Andrea Young Planning Consultants, (2005) Health, Wellbeing and the Urban Environment – A Summary of Known Relationships, Volume 2.

- NSW Health Healthy Urban Development Checklist. Available at
http://www.health.nsw.gov.au/pubs/2010/hud_checklist.html

Useful Information Sources

Gold Coast City Council

- Profile ID The Gold Coast City Community Profile includes local demographic information from the Census of Population and Housing for 2006, 2001, 1996 and 1991
http://www.goldcoast.qld.gov.au/t_standard.aspx?PID=250
- About Council http://www.goldcoast.qld.gov.au/t_standard.aspx?PID=2
- Community Guide (This guide lists over 2000 non-profit Gold Coast organisations)
http://www.advicebureau.org.au/community-guide
- People with a Disability http://www.goldcoast.qld.gov.au/t_standard2.aspx?PID=319
- Seniors http://www.goldcoast.qld.gov.au/t_standard2.aspx?pid=6716
- Young People http://www.goldcoast.qld.gov.au/t_standard2.aspx?pid=6652
- Indigenous People http://www.goldcoast.qld.gov.au/t_standard.aspx?pid=6779
- Cultural Diversity http://www.goldcoast.qld.gov.au/t_standard2.aspx?pid=6640
- Families and Children http://www.goldcoast.qld.gov.au/t_standard2.aspx?pid=6623
- Community Health http://www.goldcoast.qld.gov.au/t_standard.aspx?pid=6660
- Community Issues (homelessness, housing, crime, domestic violence)
http://www.goldcoast.qld.gov.au/t_standard.aspx?pid=6641
- Community Safety http://www.goldcoast.qld.gov.au/t_standard.aspx?pid=3156
- Housing Strategy and Housing Needs Assessment
http://www.goldcoast.qld.gov.au/t_standard2.aspx?PID=3162#housing
- Planning, Building and Environment http://www.goldcoast.qld.gov.au/t_standard.aspx?PID=4074

State Government

- Queensland Department of Infrastructure and Planning - Local Government http://www.dip.qld.gov.au/
- Tourism Queensland Corporate http://www.tq.com.au/
- Queensland Police Service - Neighbourhood Watch http://www.police.qld.gov.au/programs/crimePrevention/nhw/
- Queensland Department of Environment and Resource Management http://www.derm.qld.gov.au/
- Queensland Department of Communities http://www.communities.qld.gov.au/
- Queensland Transport http://www.transport.qld.gov.au/
- Disability Services Queensland http://www.disability.qld.gov.au/
- Queensland Department of Education and Training http://education.qld.gov.au/
- Queensland Health http://www.health.qld.gov.au/
- Aged Care Queensland http://www.acqi.org.au/
- Community Renewal http://www.communityrenewal.qld.gov.au/
- Department of Housing Queensland http://www.housing.qld.gov.au/
- Crime Prevention Through Environmental Design Guidelines http://www.police.qld.gov.au/programs/crimeprevention/cpted.htm
- Queensland Home and Community Care (HACC) Program http://www.health.qld.gov.au/hacc/
- Queensland Department of Communities www.getinvolved.qld.gov.au/engagement/guides/intro-engage/intro-engage.html

Federal Government

- ABS (Australian Bureau of Statistics) http://www.abs.gov.au/
- Department of Education, Employment and Workplace Relations http://www.deewr.gov.au/
- ACOSS (Australian Council of Social Services) http://www.acoss.org.au/
- Department of Families, Housing, Community Services and Indigenous Affairs (FaHCSIA) http://www.fahcsia.gov.au/
- Australian Building Codes Board http://www.abcb.gov.au/
- Disability Discrimination Act 1992 http://www.hreoc.gov.au/disability_rights/dda_guide/dda_guide.htm
- Department of Health and Ageing http://www.health.gov.au/
- Department of Employment and Industrial Relations http://www.deir.qld.gov.au/workplace/
- Australian Human Rights Commission (Aboriginal and Torres Strait Islander Social Justice), see http://www.hreoc.gov.au/social_justice/native_title/discussion/native_title_discussion.html
- The Australian Heritage Council http://www.ahc.gov.au/
- Department of Immigration and Citizenship http://www.immi.gov.au/

Appendix 6 - Guide to Determining Levels of Significance of Impacts

Assessment Criteria	Neutral (neither positive or negative)	Minor Impact (positive or negative)	Significant Impact (positive or negative)
The degree of change likely to arise relative to existing circumstances .	Insignificant/ No change	Some low level change but not likely to be of importance overall.	High level of change.
The degree of change likely to arise relative to the desired and intended outcomes of the planning scheme.	Insignificant/ No change	Some low level change, but not likely to impact on the achievement of Planning Scheme DEO's, Planning Strategies and Intent.	Change is likely to impact on the achievement of Planning Scheme DEO's, Planning Strategies and Intent.
The number and nature of people likely to be affected.	None	A small number of people (e.g. immediate neighbours). Limited effects only.	A large number of people (e.g. neighbours, local community, groups with particular needs). Substantial effects on disadvantaged people.
The duration of the impact.	N/a	Less than a year.	More than a year.
The level of community perception that the development will cause significant negative social and/or health impacts.	None	Low level of reaction from the people affected.	High level of reaction from people affected (may include neighbours, local community or wider community).
The potential for cumulative impacts.	Insignificant/ None	Little likelihood of leading to an increase in the overall effects on the area.	High likelihood of leading to a substantial accumulation of effects over time beyond that envisaged by the planning scheme.

Note: *Consideration should also be given to the likelihood that an impact will occur (whether not likely, moderately likely or highly likely to occur).*

Appendix 7 - How to Prepare a Social and Health Impact Assessment Report

The following steps for preparing a Social and Health Impact Assessment have been adapted from the **Queensland Department of Families' Social Issues in Development Assessment: A Resource Guide (2002) and Social Impact Assessment in Queensland (2000)**. These documents provide more comprehensive guidelines for the preparation of Social Impact Assessments. Guidance on the relationships between health, wellbeing and the urban environment is provided by a project on Health and Social Impact Assessment of the **SEQ Regional Plan 2005-2026** (Volumes 1 and 2) prepared by Queensland Health and Andrea Young Planning Consultants.

Scoping and Profiling	1. Define the study area; 2. Establish a baseline demographic profile of the community against which impacts can be assessed; 3. Identify the neighbours, local people, key stakeholder groups, wider community groups and organisations – government and non government who are likely to be affected by the proposed development; 4. Identify and collect existing data relating to existing social conditions in the locality, existing community facilities and services and relevant community values; 5. Prepare a community consultation strategy ensuring that steps are taken to include all stakeholders (identified above); and 6. Collect any necessary data that is not available or could not be derived from the community consultation process.
Prediction	1. Using the baseline data, consider the general trends that are occurring in the locality based on past or comparable experience; 2. Instigate a community consultation process, ensuring that steps are taken to include all stakeholders (refer to **Clause 5**); 3. Broadly identify the ways in which stakeholders are likely to be affected; 4. Predict how the proposed development will negatively and positively alter or influence these trends and social conditions in the locality; 5. Consider strategies that may enhance positive impacts and mitigate negative impacts; and 6. Using the baseline data, compare social conditions before and after changes resulting from the development and enhancement/mitigation strategies.
Assessment and Evaluation	1. Assess the significance of each predicted impact (see **Subclause 3.4**) and the potential for cumulative impacts not envisaged by the Planning Scheme; 2. Identify possible alternatives and their advantages and disadvantages for different stakeholders (Note: under the **IPA**, the "no development" option must be considered); and 3. Evaluate the alternatives.

Recommendations	1. Identify strategies that may enhance positive impacts and mitigate negative impacts;
	2. Evaluate alternative enhancement and mitigation strategies in terms of their acceptance by stakeholders, the likelihood of implementation and on-going management, their costs and benefits, and their effect on project viability;
	3. Make recommendations about:
	    ▪ Whether positive social impacts generally outweigh negative social impacts;
	    ▪ Whether negative impacts and risks can be satisfactorily mitigated to acceptable levels;
	    ▪ The likely effectiveness of strategies to enhance positive impacts.

Impact Mitigation Plan	Develop an Impact Management Plan to: 1. Detail strategies required to enhance positive impacts and mitigate negative impacts; 2. Develop contingency plans to identify and respond to potential future problems; 3. Develop monitoring and response plans (where relevant); 4. Outline community consultation programs relevant to the proposed strategies; and 5. Identify procedures for periodically reviewing and updating the IMP (if necessary).

Technique	Objective	Affected Community				Relevant Government Agencies
		Neighbours	**Local Street**	**Local Stakeholder Groups**	**Wider Community Groups**	
Letters	Informing the community	✓	✓		✓	✓
Brochures and information updates/ leaflets		✓	✓	✓	✓	
Media releases				✓		
Signage on land		✓	✓	✓		
Display				✓		
Questionnaires	Informing the community and obtaining specific feedback			✓	✓	
Discussions with adjoining property owners	Information exchange, involving the community and obtaining some feedback	✓	✓	✓		
Street meetings	Information exchange, involving the community and obtaining feedback	✓	✓			
Community meetings					✓	
Personal interviews		✓			✓	✓
Workshops	Information exchange, educating, involving the affected community and obtaining specific and broad feedback				✓	✓
Community advisory committee	Information exchange, educating and involving the community, building support and obtaining feedback on a wide range of issues				✓	
New Technology (e.g. website)	Information exchange, involving the community and obtaining specific and broad feedback	✓	✓	✓	✓	✓

Source: Adapted from Brisbane City Council, City Plan 2000.