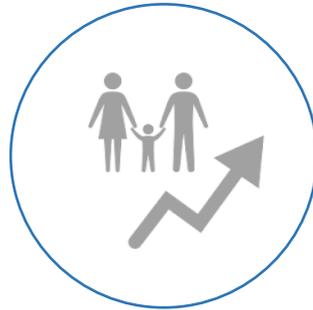


POLICY ONE: POPULATION GROWTH AND CHANGE



POLICY ONE: POPULATION GROWTH AND CHANGE

Hobsons Bay needs to plan for an increasing and changing population. This includes planning not only for housing but also planning for the supporting community infrastructure and services within the municipality.

POLICY AREAS:

- 1.1 Planning for population growth and change
- 1.2 Planning for community infrastructure and services

KEY CHALLENGES:

- ensuring new housing matches residents' current and future housing needs based on expected population growth and change
- directing housing growth to appropriate locations whilst balancing the competing demands of residential, environmental, industrial and employment uses
- ensuring the provision of community infrastructure and services that are required by a growing and changing residential population



POLICY ONE: POPULATION GROWTH AND CHANGE

To understand the levels of population growth and change in the municipality over the next 20 years in order to plan for new housing and supporting community infrastructure and services.

1.1 Planning for population growth and change

It is estimated that over the next 20 years the population will grow by around 19,252 residents, generating demand for an additional **8,849 new homes** by 2036.

Population growth will not be uniform across the municipality. The highest growth is being driven by large Strategic Redevelopment Areas in the north and east of the municipality. The remainder of growth will be from smaller scale incremental infill development across the suburbs.

The population is not only growing but also changing. Hobsons Bay has an ageing population and a shrinking household size. It is estimated that by 2036, there will be a 44 per cent increase in the number of residents aged 65 years.

There will also be changes to the household types, whilst family households will remain the most common household type in the municipality, there is expected to be an increase in the smaller household types (couples without children and lone person households). The impact on housing provision is that smaller household sizes (fewer people per dwelling) create an increase in demand for dwellings, even if the population is stable or growing slowly.

It is important that a diversity of housing types is provided to match the changing needs of the population throughout Hobsons Bay.

New housing required

In terms of housing growth, it is expected that **443 new dwellings per annum** are required from 2016 to 2036 to provide homes for **8,217 additional households**. This compares to the recent growth rate of around 359 new dwellings per annum in the municipality (2011-16).

The location and scale of new housing is a major consideration in planning for population growth as it influences a number of land use, social, environmental and economic factors as well as impacting on community health and wellbeing (discussed further in Housing Policy Two).

Hobsons Bay has a diverse mix of residential, industrial and commercial areas. One of the key challenges of planning for population growth in the municipality is balancing the competing demands of residential, environmental, industrial and employment uses. It is important that residential amenity and the operations of existing industry and businesses are not adversely impacted by the provision of new homes.

There are a number of land use constraints in the municipality which may impact on new housing provision, these have been identified in the Housing Framework Plan and Housing Capacity Assessment report (Volume Two).

Planning for new homes needs to match residents' needs now and in the future, for Hobsons Bay this means that new homes should allow for ageing in place and housing diversity to cater for all household types.

Recommendation

It is recommended that Council implement the final Housing Strategy including the Housing Framework Plan (in Policy Two), to manage population growth and change in Hobsons Bay.

1.2 Planning for community infrastructure and services

A growing population places increased pressure on community infrastructure and services but it also helps to support the provision and upgrade of infrastructure and services.

Whilst there is often resistance to changes in established communities, it is important to recognise that new housing can deliver a number of benefits, such as increasing the choice of housing available, regenerating an area, revitalising an activity centre (with new shops/cafes) and attracting new community services and facilities.

Decisions around directing more growth/density in an area versus improving infrastructure and services need to be weighed up appropriately. Through directing growth to the right areas, Council is better placed to manage and cater for additional residents and the pressures on supporting infrastructure and services.

The Hobsons Bay community has concerns about the effect of population growth on existing services. Council needs to plan ahead for accommodating additional residents over the next 20 years and beyond to make sure that new

infrastructure needed by the community is provided when and where it is needed and that funds are available to provide the infrastructure⁵.

Council is preparing a draft Community Services and Infrastructure Plan (CSIP) to provide the strategic framework to understand community service demand, the quality of facilities⁶ and what is required in order to meet the needs of the municipality's changing population.

In the case of infrastructure and services where Council is not the direct service provider, such as public transport, it is recommended that Council continue to advocate to the agencies and state government for improvements/upgrades in line with the Hobsons Bay Advocacy Priorities 2019 (or its successor) and other strategic documents such as the Integrated Transport Plan.

Infrastructure Australia's report *Planning Liveable Cities: A place-based approach to sequencing infrastructure and growth* identifies common challenges across Australian cities with satisfactorily sequencing infrastructure and housing. It recommends changes to planning systems, governance and funding arrangements to better manage rapid growth.

Ageing community infrastructure and drainage

Managing Hobsons Bay's ageing community infrastructure is a key challenge for Council. In particular, the upgrade of drainage assets vital for stormwater management.

There are known capacity issues of drainage infrastructure across the municipality with substantial costs to upgrade existing assets and cater for future capacity demand.

⁵ Development Contributions Guidelines, DTPLI (March 2007).

The expected increase in population and new residential development is likely to exacerbate the frequency of flooding from stormwater events in Hobsons Bay. This is due to an increase in hard surfaces increasing stormwater runoff.

There are numerous ways to manage and help alleviate this issue. One way is to require new multiunit developments to provide onsite stormwater detention measures (to reduce stormwater runoff).

Currently, there is an internal process in place which requires that planning applications of multiunit developments of four or more in Hobsons Bay are required to provide onsite stormwater detention as a condition on a planning permit.

There is an opportunity to investigate lowering the threshold of this trigger to capture all developments of two or more dwellings, and to provide guidelines upfront for developers to consider the requirement of onsite stormwater detention at the early stages of their proposed development.

This issue should be addressed more holistically in conjunction with best practice stormwater management in Hobsons Bay and associated Environmentally Sustainable Design policy.

Community infrastructure and climate change

The impacts of climate change will also place increased pressure on community infrastructure and services. Hobsons Bay is particularly vulnerable to the adverse effects of climate change due to its coastal location. As outlined in Council's Climate Change Policy 2013 these impacts will be diverse, affecting people, infrastructure and the environment.

⁶ Community facilities in the CSIP include: Kindergartens, Maternal and Child Health Centres, Childcare Centres, Community Meetings Spaces, Community Centres and Seniors Centres.

Considering Hobsons Bay's environment, key risks for our community include: flooding, sea level rise and storm surges, heat vulnerability and extreme weather events.

Local impacts of such risks may include: property damage, health implications, increased cost of food, increased infrastructure maintenance and clean-up costs, and loss of biodiversity and habitat.

In order for the municipality to appropriately respond to such changes, Council needs to support and encourage adaptive and resilient communities. This means providing the broad strategic directions and a framework for decision-making.

Effective environmental and land use policy will facilitate a coordinated and co-operative approach to environmentally sustainable development and encourage long-term planning for the benefit of the municipality and the broader environment. Responsible land use planning and infrastructure development will provide opportunities for the community to experience new, more sustainable ways of living, be able to respond quickly and effectively to emergencies and be ready to adapt to further change.

There are a number of ways in which Council can respond and help the community to increase its resilience. One way is ensuring that the built environment is planned and developed sustainably with our natural environment and the community as the primary focus.

Social Impact Assessments

Hobsons Bay requests Social Impact Assessments (SIA)⁷ for development applications of 20 or more dwellings. The SIA helps to identify the demand that new developments (additional residents) are placing on existing community

⁷ Hobsons Bay City Council, Preparing Social Impact Assessments Applicant Guidelines (2011).

infrastructure and services. This can help support financial outcomes via developer contributions.

Development Contributions

It is important that Council has effective mechanisms in place to fund community infrastructure/facilities, particularly in a rate-capping environment. As such, Council may explore a range of innovative approaches to funding community infrastructure/facilities in partnership with stakeholders such as state government and external service providers to ensure that services can continue to meet demand into the future.

The use of Development Contribution Plans (to collect financial contributions for development and community infrastructure) and Open Space Contributions are the key mechanisms to collect contributions for new development.

The Hobsons Bay Open Space Strategy (2018) will help guide open space contributions sought by Council.

Recommendation

It is recommended that Council:

- review and adopt the Community Services and Infrastructure Plan (CSIP)
- investigate the opportunities to alleviate the pressures on the drainage infrastructure, in particular reducing stormwater runoff through requiring all new multiunit developments to provide onsite stormwater detention
- support and encourage adaptive and resilient communities by adhering to Victoria's *Climate Change Act 2017* and Council's Climate Change Policy
- undertake the strategic work to prepare Development Contribution Plans for incorporation into the Hobsons Bay Planning Scheme, in accordance with the

Planning and Environment Act 1987, to secure financial contribution towards development and community infrastructure.

- advocate for improved processes and tools to better deliver and sequence supporting infrastructure at the local level

Table 6: Recommended Actions – Policy One: Population growth and change

POLICY ONE: POPULATION GROWTH AND CHANGE	
<p>OBJECTIVE: To understand the levels of population growth and change in the municipality over the next 20 years in order to plan for new housing and supporting community infrastructure and services.</p>	<p>OVERVIEW: Around 19,252 residents (8,849 new homes) need to be accommodated over the period 2016-36. Hobsons Bay needs to plan for an increasing and changing population which has consequences on housing and community infrastructure and services.</p>
Recommended Actions:	
1.1: Planning for population growth and change	
<ul style="list-style-type: none"> ▪ implement the Housing Strategy into the Hobsons Bay Planning Scheme, make it a Background Document, and ensure consistency between the key strategies outlined in this objective and the Municipal Planning Statement ▪ ensure new housing meets demands of the existing and future population through meeting the objectives of Policies Two, Three and Four in this strategy 	
1.2: Planning for community infrastructure and services	
<ul style="list-style-type: none"> ▪ review and adopt the Community Services Infrastructure Plan (CSIP) for Hobsons Bay ▪ investigate the opportunities to alleviate the pressures on the drainage infrastructure, in particular reducing stormwater runoff through requiring all new multiunit developments to provide onsite stormwater detention ▪ investigate opportunities to further support and encourage adaptive and resilient communities in Hobsons Bay in line with Victoria’s <i>Climate Change Act 2017</i> and Council’s Climate Change Policy ▪ undertake the strategic work to prepare Development Contribution Plan Overlays (DCPO) for incorporation into the Hobsons Bay planning scheme to ensure new development contributes to the provision of supporting community infrastructure and services (to apply the Developer Infrastructure Levy and the Community Infrastructure Levy) ▪ advocate for improved processes and tools to better deliver and sequence supporting infrastructure at the local level 	

- continue to advocate to the State government for transport improvements and other community services/facilities in accordance with the Hobsons Bay Advocacy Strategy (2014-18, as updated/amended), Integrated Transport Plan (2017-30) and other key strategic documents