



SOCIAL IMPACT ASSESSMENT POLICY JUNE 2012

PURPOSE/ BACKGROUND

The City of Stonnington has developed a Social Impact Assessment (SIA) Policy to ensure that a balance of positive and negative social impacts is considered during decision-making. Council seeks to minimise the negative social impacts wherever it can and to enhance the health, safety and wellbeing of the community.

The International Association for Impact Assessment (IAIA) summarises social impacts as changes to one of more of the following:

- People's way of life – that is, how they live, work, play and interact with one another on a day-to-day basis;
- Their culture – that is, their shared beliefs, customs, values and language or dialect;
- Their community – its cohesion, stability, character, services and facilities;
- Their political systems – the extent to which people are able to participate in decisions that affect their lives, the level of democratisation that is taking place, and the resources provided for this purpose;
- Their environment – the quality of the air and water people use; the availability and quality of the food they eat; the level of hazard or risk, dust and noise they are exposed to; the adequacy of sanitation, their physical safety, and their access to and control over resources;
- Their health and wellbeing – health is a state of complete physical, mental, social and spiritual wellbeing and not merely the absence of disease or infirmity;
- Their personal and property rights – particularly whether people are economically affected, or experience personal disadvantage which may include a violation of their civil liberties;
- Their fears and aspirations – their perceptions about their safety, their fears about the future of their community, and their aspirations for their future and the future of their children.

POLICY

This policy provides a tool to identify and focus attention on the impacts of a decision on the local community.

It is Council Policy that:

- A Social Impact Assessment will be undertaken for major development proposals or review of a major policy or structure plan.
- The social impacts identified in a SIA are considered along with other considerations when making a decision.
- The process, templates and baseline data outlined in this Policy is used when conducting a SIA.

SCOPE

The triggers to consider whether a SIA is required are:

- Major development proposals and change of use. This may include a proposal which will result in a substantial intensification of use.
- Development/review of a structure plan.

This relates to the Structure Plans developed for incorporation into the Stonnington Planning Scheme.

Council Policies that would require a Social Impact Assessment are:

Council Policy – Gaming Venues

The purpose of the policy is to ensure a harm minimisation approach to gambling within the municipality. The policy states Council's intention to monitor gambling and have a role in reducing any adverse impacts of gaming in the city. The policy requires that the social and economic impacts of any proposed increase of electronic gaming machines are considered.

Stonnington Planning Scheme – Clause 22.08 Student Housing Policy

This policy applies where a planning permit is required for the use or development of student housing. The policy requires the consideration of potential offsite impacts on amenity and that appropriate management is in place to minimise any negative impacts.

Stonnington Planning Scheme – Clause 22.10 Licensed Premises

This policy requires an applicant to provide an assessment of the cumulative impacts of a proposed licensed premise or the extension of an existing licensed premise. Impact assessment tools to assess this have been developed through the Inner Melbourne Action Plan (IMAP).

Stonnington Planning Scheme

Local Planning Policy – general consideration of Social Impact Assessment

This policy provides the background for the Strategic and Statutory Planning process as outlined in the Municipal Strategic Statement.

Background

The Planning Scheme Review, in 2010, highlighted a policy gap in addressing social issues in the Planning Scheme and the planning application process. Key outcomes of the Planning Scheme Review include recommendations to:

- Require a Social Impact Assessment of (selected) major developments/rezonings at the time of Planning Scheme amendments.
- Review the policies for health and well-being in the Local Planning Policy Framework to include more specific policy in relation to community uses, community connectedness, social inclusion, safety, health, social impact, universal access and child-friendly cities.

Provision for an SIA has been included in the new draft MSS. Council agreed to include this provision because the preparation of SIAs is part of current Council practice for structure plans and new liquor licences.

Based on this SIA Policy, a Local Policy (Appendix A) has been developed for inclusion in the Stonnington Planning Scheme. The policy requires a SIA for:

- Development with 50 or more dwellings;
- Student accommodation;
- Other large scale development, including provision of major infrastructure, major institutions and major out-of-centre commercial developments;
- Electronic gaming machines, gaming venues;
- Licensed hotels, night clubs and taverns located in or adjoining a residential zone and operating after 11pm;
- Preparation and review of structure plans, development plans, and urban design frameworks;
- Planning scheme amendments: rezoning, review or development of policy which will allow for a substantial change in use or increase in development; and
- Alienation or rezoning of public open space.

DEFINITIONS

Social Impact Assessment

The International Association for Impact Assessment (IAIA) produced a paper in 2003 on Social Impact Assessment International Principles. The paper defined the purpose of an SIA:

Social impact assessment includes the processes of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions. Its primary purpose is to bring about a more sustainable and equitable biophysical and human environment.

A SIA incorporates social, health and safety considerations. It can also include economic factors.

Triggers

A trigger is an identified project or development that may require a SIA. If a project or development is a trigger it can then be scoped to see if a SIA is in fact required. A trigger may not always require a SIA.

Scoping

Scoping is the process to determine if a SIA should be undertaken. The scoping process defines the scale within the type, the level of consultation and other determinates in undertaking a SIA. In most instances a 'Rapid' SIA can be undertaken.

Types of SIAs

Rapid

- Evidence readily available (documents and reports, census data)
- Desk based
- Minimal timeframe – approximately 2 weeks
- Generally limited to internal consultation (within Council)
- Outcome – Delegate Report

The Rapid model is based on evidence already gathered/available. Past consultation is used and very minimal, or no current consultation is done. This type of assessment will generally be completed by one Council Officer through internal consultation with relevant departments with expertise. The assessment may also be prepared externally and reviewed by one Council Officer.

Intermediate

- Review of literature
- Some evidence available
- Some consultation required
- Short timeframe – two weeks to three months
- Will include internal consultation (may be with a number of Council departments)
- May include external consultation (with external stakeholders)
- Outcome – Delegate Report/Council Report

The Intermediate model is completed with using some evidence already gathered as well as limited consultation. This type of SIA will be required periodically. An applicant or Council may engage an external consultant to undertake the SIA or, if time permits this can also be undertaken by Council Officers. A Council Officer will manage/review the assessment as appropriate.

Comprehensive

- Evidence needs to be collected
- High level of consultation
- Review of literature
- Development of clear community/group profile
- Usually involves a number of Council departments
- Usually involves external consultation
- Outcome – Council Report

The Comprehensive model utilises existing evidence and requires extensive consultation and research to identify/establish aspects of evidence supporting these impacts. This is a large-scale assessment, which should be undertaken as a key component of the project planning. An applicant or Council will engage an external consultant if a Comprehensive SIA is required. A Council Officer will manage/review the assessment as appropriate.

RESPONSIBILITIES

This Policy applies to the whole of Council. The following responsibilities are outlined to ensure the Policy is implemented effectively and used appropriately.

The Policy requires that:

- Training be provided to staff on the use of this Policy.
- In most instances, Council's Corporate and Community Planning Unit will undertake / review externally prepared SIAs on behalf of Business Units.
- Council's Corporate and Community Planning Unit will provide relevant information for internal use, and external use where appropriate, such as SIA templates and baseline data.
- Council's Corporate and Community Planning Unit will provide support and guidance to other Council Business Units as required.
- The Policy requires that Council's Statutory and Strategic Planning Departments notify the Corporate and Community Planning Unit when there is a proposal that requires a SIA.

REFERENCES

- Local Government Act 1989
- Planning and Environment Act 1987
- Stonnington Planning Scheme – Clause 22.08 Student Housing Policy
- Stonnington Planning Scheme – Clause 22.10 Licensed Premises
- Council Policy – Gaming Venues
- Stonnington Planning Scheme Review 2010

FORMS/CHECKLIST

A template has not been developed as such. However, each type of SIA follows the considerations outlined by the IAIA. A Rapid SIA completed in 2009 is attached to be used as a reference for future SIAs.

Attached:

- Appendix A - Policy Proposed in the Planning Scheme
- Appendix B - Sample SIA - Forrest Hill Structure Plan

REVIEW

The policy will be reviewed every four years to link into the development of the Council Plan. A review provides an opportunity to see how well the policy works and where changes or improvements can be made. It also allows Council to incorporate new research into its approach to issues associated with alcohol and gambling.

The review of the policy will include:

- Community consultation to assess the effectiveness and ongoing relevance of the policy.
- An evaluation of the effectiveness and extent to which it has achieved improvements to decision making.

Appendix A: Policy Proposed in the Planning Scheme

Social impact assessments

Key Issues

- Acknowledging the potential social impacts of major development proposals and the need to maintain and enhance the health, safety and well-being of the community

Objective

To ensure major land use and development proposals deliver a positive social and physical benefit to the community.

Strategies

- 1.1 Requiring a Social Impact Assessment for large-scale capital works and development or review of a policy, strategy, program or structure plan in accordance with Council's adopted Social Impact Assessment Policy.
- 1.2 Ensuring that the social impacts are considered in balance with other considerations when making a decision on an application.

Implementation

The strategies in relation to social impact assessments will be implemented through the planning scheme by:

Policy guidelines

- Requiring a Social Impact Assessment for proposed new or substantially increased:
 - development with 50 or more dwellings;
 - student accommodation;
 - other large scale development, including provision of major infrastructure, major institutions and major out-of-centre commercial developments;
 - electronic gaming machines, gaming venues;
 - licensed hotels, night clubs and taverns located in or adjoining a residential zone and operating after 11pm;
 - preparation and review of Structure Plans, Development Plans, and Urban Design Frameworks;
 - Planning Scheme Amendments: rezoning, review or development of policy which will allow for a substantial change in use or increase in development; and
 - alienation or rezoning of public open space.

The responsible authority may waive or reduce the requirement for a Social Impact Assessment if it considers it is not warranted for a particular proposal.

A Social Impact Assessment is not required if the form, density or proposed use is consistent with existing policy in the Planning Scheme or supporting adopted strategic plans (including Structure Plans, Development Plans, and Urban Design Frameworks).

When deciding on an application, considering the following matters:

- whether the proposal will improve the health and well-being of the residents, workers and the community (taking into account the strategies in Clause 21.05-08 in relation to safety, universal access, social inclusion, child- friendly environments and community connectedness) and other social issues as applicable;
- whether the proposal will impact on the provision of community services; and
- whether to seek a development contribution towards improved provision of a community service on site (as part of the development proposal) or by a financial contribution (towards the improvement of a community service elsewhere).

Corporate and Community Planning
City of Stonnington



Social Impact Assessment - Rapid Forrest Hill Projections 2019

Population

Service Delivery

Economic Considerations

August 2009

Project: **Forrest Hill Projections**

Project Officer: Karen Watson **Contact No:** X1175

Project Description: Increasing population projections within the Forrest Hill Precinct.
Identified need to assess the impact on Council Services.

SIA Scope: Increasing population projections within the Forrest Hill Precinct.
Identified need to assess the impact on Council Services.
Understanding what the community will look like and its subsequent needs.
Rapid to Intermediate SIA, including economic impacts, but restricted to the impacts that directly or indirectly impact Council.

THE SIA TRIGGER

Request by EMT for an assessment of the 5-10 year population forecasts for Forrest Hill and the effects these will have on Council services.

SUMMARY OF IMPACTS

The Social Impact Assessment, Attachment 1, provides a summary of impacts against three key changes:

- More dwellings and higher density;
- Increase in population, and
- Change in the urban environment.

Against each change, comments and recommended Council responses and mitigation measures are provided.

The Social Impact Assessment highlights the dynamic change that will take place within Forrest Hill and the surrounding Chapel Vision Area, with the large influx of residents within the proposed residential developments over the next 5 to 10 years.

The community will be diverse and bring with it a range of social and community challenges and opportunities. The community will also provide a significant contribution to the local economy. The impact assessment highlights the importance of high quality developments and accessible public realm to ensure the viability and sustainability of this community. It is anticipated that there will be a range of issues that will need Council intervention, services and support both in the planning for the community and in service delivery. These are outlined in the Impact Assessment.

OTHER CONSIDERATIONS:

BACKGROUND

The Forrest Hill Structure Plan envisages a vibrant, higher density mixed use precinct that makes a significant contribution towards providing housing and employment opportunities in the Prahran South Yarra principal activity centre and the broader City of Stonnington. New development will embody design excellence, make a positive contribution to the appearance, amenity and safety of the public domain, foster sustainable transport outcomes and improve pedestrian access and connectivity.

DEMOGRAPHICS

The population of the Forrest Hill precinct at census in 2006 was only 142, with an even split between gender. 60% are between 15 and 3 years, and 82% are 49 or younger. Since that date 286 new dwellings, 22,000 square metres of office space and 1745 square metres of retail have been introduced into the precinct. This equates to 538 residents and 880 office workers.

PREDICTIONS

It is envisaged that there will 1600 more dwellings within Forrest Hill over the next ten years with an associated increase in resident population of 3000. Immediately adjoining Forrest Hill, it is projected that there will be an additional 569 more dwellings with an increase in resident population of 1070. The identified developments are shown in attachment one.

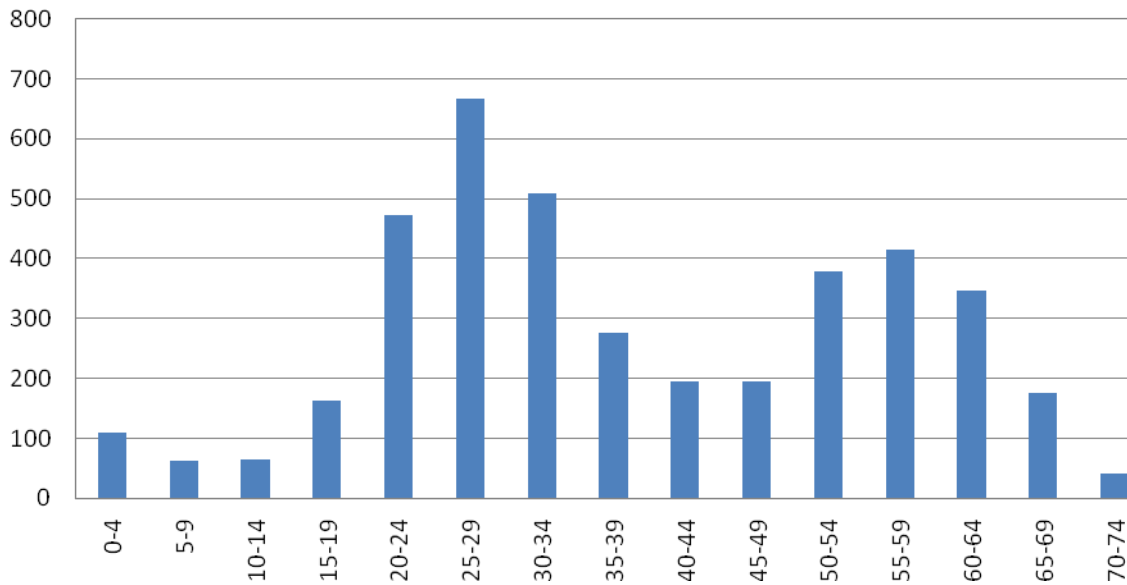
Total capacity for the area has been identified as 3300 dwellings, however it is projected that new dwellings will reach only 2491 by 2031.

Office space to increase from 22,000 m² to 51,000 m². Retail is estimated to be over 9900 m².

Emerging community

Marketing will be targeted at young double income families without children, and older empty nesters. Taking this and the current similar demographic breakup in South Yarra into account, it is predicted that the increase of 4070 residents within and immediately surrounding Forrest Hill will be drawn significantly from the groups 20-34 and 50-64.

Age prediction - Forrest Hill and environs 2019



In 2019, it is anticipated that there will be between 25 and 31 births per annum in the area. Typically these will be to first time mothers, with families moving out prior to the birth of second children. Similar to the South Yarra general population those living in Forrest Hill will have formal qualifications and be living as professionals. A high percentage (over 50%) will have been born overseas.

It is established that the majority of developments will be apartments, with 1.86 per household. South Yarra currently has a relatively high level of rental, this is expected to continue within the Forrest Hill developments at around 52% being rented.

Currently in South Yarra, household income is around 25% higher than in metropolitan Melbourne, with family income around 62% higher. Typically the demographic groups within the Forrest Hill area will be those earning in the higher income brackets.

Attachment 1 – Social impact assessment

In considering the impacts of change on the community the following impacts are considered:

People’s way of life, Culture, Community, Political systems, Environment, Health and wellbeing, Personal and property rights, Fears and aspirations.

Change	Impact	Type		Comments	Council responses and mitigation measures
More dwellings, higher density	More rateable properties	Positive	Direct	Higher revenue for Council.	<p>Estimated average rate revenue pa. per dwelling \$807 based on the current average CIV. This equates to \$1,291,680 per annum for Forrest Hill, and \$453,353 for the 569 dwellings adjacent to Forrest Hill.</p> <p>In 2006 Forrest Hill contributes 0.8% of the Stonnington rate base, it is estimated that it will increase to 3.6% by 2013.</p> <p>Estimated rate revenue pa of office space by 2019 will generate over \$300,000 pa, with retail space returning around \$125000 pa.</p>
		Positive	Direct	Levying of developers contributions.	Developers contributions anticipated to be between \$1.5 and \$2 million per annum over the 10 years.
	Increase in construction activity	Positive	Direct/ Indirect	Increased employment opportunities and spending within the area.	Over ten years it is estimated conservatively that more than \$2.25 million will come in to the local traders during construction. Refer attachment three.
		Negative	Direct	Ongoing disruption to the amenity of the area during building works.	<p>Need to investigate measures to stage developments and provide traffic and noise management through construction.</p> <p>Develop a communications strategy for the community and the business sector.</p> <p>Impact on building and transport discussed below.</p>

Change	Impact	Type		Comments	Council responses and mitigation measures
More dwellings, higher density cont.	Reduced car parking in developments	Positive	Direct	Will increase demand for more sustainable forms of public transport.	Continue to advocate to the State Government for improvements to the transport networks.
		Negative	Indirect	Social isolation due to reduced capacity for visitor car parking.	
		Negative	Indirect	Visitors and residents taking up car parking previously utilised by retail and entertainment customers.	
		Negative	Indirect	Reduced occupancy and value of the developments rather than the desired outcome of encouraging new residents to use sustainable transport options.	

Change	Impact	Type		Comments	Council responses and mitigation measures
More dwellings, higher density cont.	Poor quality of housing stock	Negative	Direct	Small, poor quality developments will impact on physical and mental health including increasing feelings of social isolation and potentially suicide.	<p>Sound planning policies.</p> <p>Large developments should be required to do a Social Impact Assessment that provides a basis for improved decision-making by Council.</p> <p>Working collaboratively with developers to ensure positive outcomes.</p> <p>Negotiating appropriate levels of affordable housing within developments with appropriate policy support.</p> <p>Importance of high quality, well maintained and accessible Public Realm.</p> <p>Collaborative negotiations with developers in the design and allocation of spaces within developments.</p> <p>Construction and long term maintenance cost will be incurred by Council, investigation of potential initial developers contributions offsetting longer term maintenance and improvements to amenity.</p>
		Negative	Indirect	Badly designed common spaces (including lifts and foyers) lead to an increase in crime.	
	High quality housing stock	Positive	Direct	Potential for innovative design driven by opportunity and competition, leading to positive living environments and improved physical and mental health and sustainable environment practices.	
		Positive	Indirect	Reduced demand for Council services by more affluent residents who live in well designed and functional high quality housing.	
		Negative	Indirect	Increasing quality can lead to a loss of affordable housing.	
	Loss of personal space within higher density living	Negative	Direct	Higher density living provides less opportunity to access private open space and personal space therefore placing a greater importance on the access to and quality of the public realm, to retain health and wellbeing.	

Change	Impact	Type		Comments	Council responses and mitigation measures
Increase in population	More vehicle and traffic movements	Negative	Direct	Interruptions to movement patterns	Increased pressure on Sustainable Transport Strategy, and road management flows. Concerns already raised by VicRoads as a result of current development proposals and approvals.
	Increased demand for public transport	Negative	Direct	Current public transport system already overloaded, yet for a high density area, the current population still retains a relatively high preference for personal vehicle use.	The attractiveness of the environs and convenience of the public transport system need to be improved in conjunction with education to move to an increase in sustainable transport. Sustainable transport options and measures are outlined in Chapel Vision. Safety concerns for the use of public transport in particular the irregularity and safety of services at night and levels of lighting at night.
		Negative	Direct	Capacity and operation of South Yarra Station is currently heavily utilised and under performing.	The upgrade to a principal transport interchange as identified in Chapel Vision and the Draft Public Realm Strategy is even more important than first identified.
		Negative	Direct	Inefficiency of tram services. A larger population will place increase pressure on the tram system which is already under performing.	Continue to advocate for improved services by providing evidenced based planning.
	Increase demand for recreation	Neutral	Direct	Given the pressures on the Public Realm as discussed elsewhere, incentives should be given to ensure active and passive forms of recreation are made available within the developments.	
	Investment into the local economy	Positive	Direct	Increased population will generate ongoing wealth into the Stonnington economy through increased demand for local goods and services.	Estimated income into the local area is conservatively estimated at over \$1,000,000 per week for 2,000 households. Refer attachment Three. Estimate income into the local area is estimated at around \$52,000 per week for office and retail workers.

Change	Impact	Type	Comments	Council responses and mitigation measures	
Increase in population cont.	Increased demand for Council Services				
	Family and Children services		Direct	Projections do not indicate significant growth in the age group requiring these services, however there will be a modest growth in demand for Childcare for first time parents living in apartments, and an increased demand for youth services.	Estimated 22 to 31 births per year by 2019. Population 0-25 will have increased by 871. The largest proportion of these being in the older age 20-24.
	Aged services		Direct	Projections indicate a reasonable percentage of empty nesters. Research indicates that a third of recent retirees, retire due to ill health and a high percentage of these will require assistance within five years.	It is estimated that there will be no residents in these developments over 75 by 2019. There will be 1355 residents between 50 to 74 years of age. Across all ages Aged Services is likely to have around 32 clients in the developments. If a higher proportion age in place than anticipated it is estimated that 18% of those aged 75 and over will become clients.
	Waste Management		Direct	Increase in household and commercial waste.	Large scale developments will have their own contractors for both waste and recycling collections. Increase in waste to landfill and transfer stations.
			Indirect	Traffic, movement and noise issues aggravated due to increasing collections by contractors during specified periods.	Requires a coordination of permit conditions to avoid peak collection periods, inconvenience to the residents and the amenity.
			Indirect	Increased generation of waste within the local streets and the broader Chapel Street precinct.	Requires increased bin capacity, numbers and collections. Good design of bins to avoid to overspill litter. No significant change in requirements for street cleaning if overspill litter is managed.
			Indirect	Increased urbanisation decreases recycling practices.	Requires good building design to encourage recycling for example, recycling chutes. Education campaign within the new precinct.

Change	Impact	Type		Comments	Council responses and mitigation measures
Increase in population cont.	Parking permits		Direct	Increased parking demand for residents and visitors that will not be met through parking permits. This will lead to increased conflict between existing and new residents and an increase in customer enquiries and complaints.	Appropriate messages for customer service staff. Conflict between sustainable transport options and visitor car parking needs to be explored further.
	Compliance and enforcement		Indirect	Increase in complaints across the board.	It is estimated that there will be around 4% increase in complaints, they be specific to noise, waste and amenity.
	Public realm		Indirect	Lack of public open space will place a greater importance on the rest of the public realm	Importance of high quality, well maintained and accessible Public Realm and Public Realm strategy for the precinct. Collaborative negotiations with developers in the design and allocation of spaces within developments. Maintenance of the public realm and amenity not just the initial construction.
	Building services		Indirect	Increase in complaints and also inspections within the precinct.	During construction there will be a peak in demand for building services however it won't be sustained.
	Environmental health		Direct	Increase in complaints and also permit assessments for commercial areas within the precinct.	The commercial space is anticipated to increase by 33,000 m2, associated with the residential and commercial developments will be a number of small food outlets and cafes, beauty salons etc requiring environmental health services. As these come on board, there will be a peak in demand and then standard annual inspections. The percentage of outlets however is not significant compared with the whole Chapel Vision area.

Change	Impact	Type		Comments	Council responses and mitigation measures
Change in urban environment	Identity/ Community cohesion	Negative	Direct	<p>Identity will take time to develop. Initially, the loss of identity will be felt by both the existing community and also the incoming residents.</p> <p>This will manifest in feelings of disconnectedness and potential isolation which will then have an indirect impact on health.</p> <p>Community identity is about connecting with both the Forrest Hill area and also the larger community around Forrest Hill.</p>	<p>Meeting spaces such as roof-top gardens, BBQ areas and gyms incorporated into residential building design.</p> <ul style="list-style-type: none"> • Instigate community development activities. • Provide neighbourhood meeting spaces. • Encourage development of cafes within the Forrest Hill developments. <p>Identify new ways of engaging with the community following the principals of Council's Community Consultation Policy.</p> <p>Improved linkages and access to the broader community are identified in Chapel Vision and the Public Realm Strategy.</p> <p>Encourage community access beyond the boundaries of the precinct.</p>
		Positive	Direct	Re-energises and re-invigorates with new shopping, entertainment, new people and the buzz of new activity.	Investigate ways to harness the energy of a new community, towards ensuring a resilient and strong community.
	Polarisation	Negative	Indirect	The demographic will be similar in its profile to the current South Yarra profile, but in larger numbers, with an increasing polarisation between large numbers of young singles and couples and then older empty nesters, without the balance of other generations. Community needs will be further polarised between those attracted to night time amenity and day amenity.	<p>Community building and engagements as discussed previously.</p> <p>Providing services and avenues for engagement that enable them.</p>
	Cultural and social diversity	Positive	Indirect	Continues the attraction and vibrancy of a diverse cultural and social community. The balance is unlikely to change significantly.	Monitoring the diversity of the community as it grows and targeting appropriate measures to support this diversity.

Change	Impact	Type		Comments	Council responses and mitigation measures
Change in urban environment cont.	Conflict between residential and commercial	Negative	Direct	<p>Increase potential for conflict of activity.</p> <p>Two levels of conflict: New residents finding the reality of urban living is different to their expectations: Current residents struggling to cope with the newer busier and crowded city.</p> <p>Issues will be further exacerbated: noise, odour, waste management, vehicle movement, pedestrian movement, and the inability to find personal space.</p>	<p>Management of the conflict needs to be addressed through good design practices, planning and mitigation around the different issues.</p> <p>Noise - design</p> <p>Odour - waste management and compliance and environmental health.</p> <p>Waste management - design and compliance and environmental health.</p> <p>Vehicle movement - traffic and sustainable management plans and advocacy.</p> <p>Pedestrian movement - design of the public realm to ensure step out place.</p> <p>Personal space - Public Realm Strategy and the Forrest Hill Precinct Public Realm Streetscape Masterplan</p>

Attachment 2 - Forrest Hill developments

Developments in Forrest Hill:

- 2006-8 dwelling additions are based on building approvals, lagged by 12 months.
- SXY Apartments - 139 dwellings (2008)
- Seven Yarra - 123 dwellings (2010)
- 38-40 Claremont Street - 16 dwellings (2011)
- 50 - 58 Claremont Street - 164 dwellings (2012)
- 3-9 Claremont St SY - 90 dwellings (2015-2016)
- Melbourne Sports Car Rentals Site - 108 dwellings (2016-2017)
- 12-14 Claremont St SY - 120 dwellings (2016-2017)
- Fun Factory Site Redevelopment - 204 dwellings (2017-2020)
- 43-45 Claremont Street - 66 dwellings (2017-2020)
- 2-4 Yarra Street - 377 dwellings (2017-2021)
- 18 Yarra St SY - 12 dwellings (2020)
- 227 Toorak Rd (ANZ) - 200 dwellings (2020-2024)
- High level of infill development (60 dwellings per annum) across all of South Yarra

Immediately adjoining the Forrest Hill precinct:

- Zoorak Apartments - 40 dwellings (2007)
- 670 Chapel Street (Vogue) - 148 dwellings (2011-2012)
- River Apartments - 217 dwellings (2011-2013)
- Vogue apartments - 164 dwellings

Attachment 3 - Calculations and assumptions.

Rates

Current figures indicate that planning permission (to date) is either sought or approved for an additional 1587 dwellings, 29,000 square metres of office space and 9900 square metres of retail. This equates to 2984 new residents and 1160 new office workers.

The projected increase over the next four years in the rate base on total capital improved value (CIV) (in real terms/current values) in the Forrest Hill Precinct is equivalent to that of almost a Chadstone Shopping Centre. In 2006 the Precinct accounted for 0.8% of the total rate base, in 2009 it is over 1% and in 2013 it will represent more than 3.6% of the total rate base.

It is envisaged that an additional \$1.3 Billion in Capital Improved Value will be attributable over next four years in the Precinct (in real terms/based on current values).

OFFICE

The average Capital Improved Value (CIV) of **Office** is **\$950,000**

The average Capital Improved Value (CIV) of **Office** per square metre is **\$4,760**

RETAIL

The average Capital Improved Value (CIV) of **Retail** is **\$1,135,000**

The average Capital Improved Value (CIV) of **Retail** per square metre is **\$10,970**

Developers contributions

Estimate over \$6.15 Million in Public Open Space contributions will be generated from current and pending applications by 2013.

Investment during construction

Assumes spending of builders during construction of \$10 to \$20 per day.

Investment into the local area

- Average expenditure per household for the median gross income is based on the ABS Cat No 6530.0 Household Expenditure Survey, Summary of Results.
- Estimated percentages of spend within local area (Stonnington) are:

Goods and services

Current housing costs (selected dwelling)	Not included
Domestic fuel and power	0%
Food and non-alcoholic beverages	70%
Alcoholic beverages	70%
Tobacco products	70%
Clothing and footwear	70%
Household furnishings and equipment	10%
Household services and operation	90%
Medical care and health expenses	50%
Transport	65%
Recreation	75%
Personal care	80%
Miscellaneous goods and services	70%

Selected other payments

Not included

Income tax

Mortgage repayments - principal (selected dwelling)

Superannuation and life insurance

Assumes 2000 new dwellings with average house