

Precinct 4:

Redstone Hill



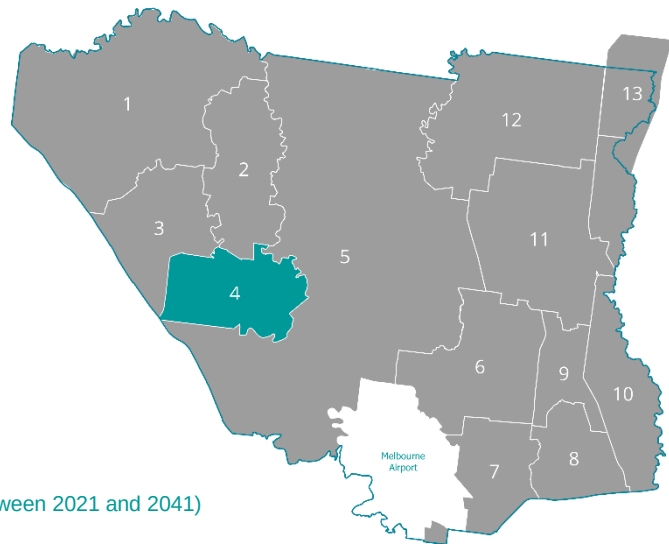
3,900¹ people



1,400 households



11.84% average annual grow rate² (between 2021 and 2041)



COMMUNITY PROFILE



Location and features: Redstone Hill Precinct is bounded by Jacksons Hill community to the north west, Watsons Road and Jacksons Creek to the south, Gellies Road and the Goonawarra community to the north and Emu Creek to the north-east. Jacksons Creek valley runs through the centre of the Precinct and provides a major regional landscape and open space asset, for the broader Sunbury Growth Area, which has defined future neighbourhoods in the west and east of the Precinct respectively.



Household types (customer segmentations): The most common customer segmentation types in this Precinct are³:

- Gen X families with many children, living in metro-fringe areas, with high income (34% of households)
- Older traditional families with older children, commuting from the metro-fringe with average to high incomes (21% of households)
- Middle-aged, empty nester couples living in outer-suburban/metro-fringe areas, with above average income (14% of households).



Population characteristics: The median age of residents is 39 and the median weekly household income is \$2,219, well above the Hume median of \$1,703. 'Parents & homebuilders' (aged 35-49 years) and 'older workers and pre-retirees' (aged 50-59 years) are the dominant age groups. In this Precinct, 27% of people are aged under 18 years, compared to 26% across Hume. Lone persons make up 16% of households.



Cultural diversity: Four out of five residents (80%) were born in Australia and 16% were born overseas. The top overseas countries of birth are England (3%), New Zealand (2%) and India (1%). Almost nine in ten people (88%) speak mainly English at home and 7% use a language other than English. The top non-English languages used at home are Italian (1%) and Mandarin (1%).



Aboriginal and Torres Strait Islander people: There are 24 Indigenous persons, making up 0.6% of the population. This is slightly less than compared to Hume (0.8%) and Greater Melbourne (0.7%).

COMMUNITY PROFILE



Education and employment: Three out of five residents (61%) aged 25+ years have a Certificate III or higher level of education (Certificate III and IV: 23%, Advanced Diploma or Diploma: 13% and, Bachelor Degree or higher: 25%), compared to 49% across Hume. The labour force participation rate (either working or looking for work) for residents aged 15+ years is 67%. The top industries of employment are 'construction' (12%), 'health care and social assistance' (12%), and 'education and training' (11%). Just over two out of five employed residents (42%) work within Hume. 7% of young people aged 15-24 years are not engaged in employment, education or training.



Health and Wellbeing: 5.6% of all residents have a disability. For those aged 0-64 years, the rate is 3.1%, lower than compared to Hume at 4.3%. However, for persons aged 5-14 years (7.9%) and 15-24 years (5.2%), the rates of disability in the Precinct are higher when compared to Hume (4.8% and 3.4%, respectively). More than one third of residents (35%) have at least one long-term health condition, with the top three selected conditions being asthma (10.2%), mental health issues (9.8%) and arthritis (8.4%).



Community priorities and needs: New residents to this Precinct⁴ indicate that the services they need now and into the future are predominantly community services such as libraries, leisure centres/pools, and sports clubs/reserves. Access to services that promote and enhance active participation and healthy living and highly accessible local community health and wellbeing services and programs. Occasional care, vacation care and child care services are not identified as a great need by new households surveyed, this may change however if there is a shift in demographics.



Change in community profile: Over 3,900¹ residents live in this Precinct, with the number forecasted to grow to over 35,000² by 2041. Population forecasts indicate that the community will continue to predominantly be 'parents & homebuilders' (aged 35-49 years), and Gen X families with high incomes, who intend to stay in the area for 10 years or indefinitely.⁴ The fastest growth will be in the age group 85 years and above, as well as the 25-34 and 0-4 year old age groups.

Data Sources:

Australian Bureau of Statistics, 2021 Census - unless indicated otherwise, as noted below:

¹ Australian Bureau of Statistics, Estimated Resident Population, 2021

² Id, Hume City Population Forecasts, 2016-2041

³ Experian Mosaic Customer Segmentation Data, 2022

⁴ Hume City Council, New Household Survey, 2016-2020

KEY DRIVERS AND CONSIDERATIONS: COMMUNITY INFRASTRUCTURE



Growing and diverse community: Population growth is expected within the Sunbury South Precinct Structure Plan (PSP)* areas. The fastest growth is expected to be in the age group 85 years and above, as well as the 25-34 and 0-4 year old age groups.



Changing community: The existing community currently access services provided within the neighbouring Sunbury Central Precinct. There will be a need to monitor capacity within the small schools and the ability to access services (including gaining a greater understanding of the demand for lifespan services). It is anticipated that the emerging community will be younger families and be active participants within their community.



Health and wellbeing: Opportunities to improve and maintain the health and wellbeing of both the existing and emerging community in the next 5-10 years need to be explored. This includes maintaining and expanding access to health and wellbeing services and facilities/spaces.

KEY DRIVERS AND CONSIDERATIONS: OPEN SPACE



Urban Development: Future development within this Precinct will be guided by the [Jacksons Hill Masterplan](#) and the Sunbury South Precinct Structure Plan (PSP)*. The Jacksons Creek biik wurrdha Regional Parklands runs along the eastern parts of this Precinct.



Urban Heat Vulnerability 2018: Urban heat is an issue in all parts of the Redstone Hill Precinct, with high level of vulnerability (5). Council will need to consider the following to support a sustainable urban forest and mitigate the effects of urban heat:

- Passive irrigation of new street trees
- Sufficient width in the road reserve to grow trees
- Increase tree planting along the Jacksons Creek corridor.



Urban Forest: Redstone Hill Precinct primarily has a low tree canopy cover (<2%). The Precinct shows an increase of tree canopy coverage along Jacksons Creek (>20%).



Conservation Value: The conservation values within this Precinct are within Wanginu Park, part of Jacksons Park and Holden Flora and Fauna Reserve. Wanginu Park is a 13-hectare site that was set aside to treat stormwater, protect archaeological artefacts, and create a largescale vegetation Reserve. There are more than 200,000 plants within the reserve. Holden Flora and Fauna Reserve encompasses 96 hectares and was created to preserve the geology, flora and fauna of the Keilor Plains. The area of Holden Flora and Fauna Reserve will be increased as the Sunbury South PSP is developed.



Accessibility: Redstone Hill does not currently have a Walk Score.** Currently, all 1,328 households are within 400m walk of current or planned open space. Overall accessibility in this Precinct is good and 95% of new lots will be planned for within 400m of open space. There is a need to consider the destination values of Jacksons Hill and how that will respond to open space provision into the future.

* A Precinct Structure Plan (PSP) is a land use and infrastructure plan to guide the development of an area over time. It sets out the intended future land uses, infrastructure and built form outcomes to be reflected by development applications. [Victorian Planning Authority, What is a Precinct Structure Plan?](#)

**A [Walk Score](#) is a number between 0 and 100 that measures the walkability of any address. A Walk Score close to 100 means that the address or suburb is not car dependant (errands do not require a car) while a score closer to 0 means that the suburb very car dependant (errands require a car).