

Precinct 13:

Lockerbie



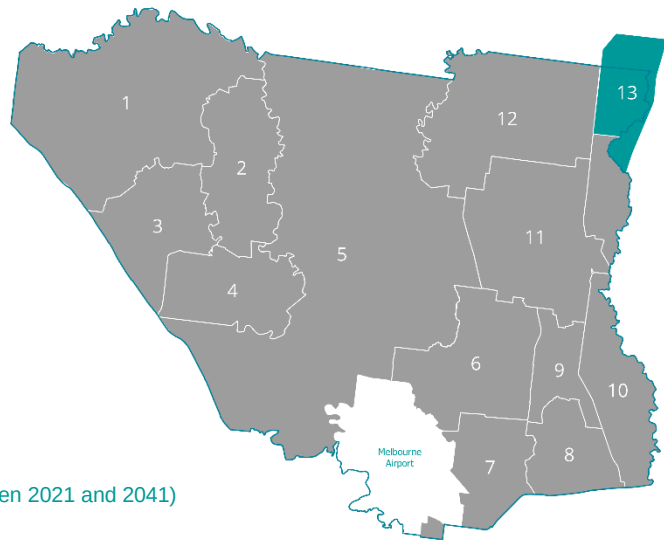
Over 6,400¹ people



2,100 households



9.6% average annual grow rate² (between 2021 and 2041)



COMMUNITY PROFILE



Location and features: The Lockerbie Precinct consists of the suburb of Kalkallo, the Hume Highway to the west, future residential development in Mitchell to the north and the several development fronts to the east in Whittlesea. Major arterial roads provide transport access and links between the future Lockerbie community and places of work, schools, shops, and community facilities within the region. The Precinct has a designated Major Activity Centre (MAC), which aims to meet the needs of both the local and broader community with access to retail, services, entertainment, residential, education, health, commercial and civic facilities, closely associated with a future train station which is located on the Melbourne-Sydney railway line.



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

- Young first-home-owner families with very young children, recently moved into new housing estates, with above average income (56% of households)
- Middle-aged, empty nester couples living in outer-suburban/metro-fringe areas, with above average income (13% of households).



Population characteristics: The median age of residents is 30 and the median weekly household income is \$2,095, well above the Hume median of \$1,703. 30% of people are aged under 18 years, compared to 26% across Hume. Lone persons make up 10% of households.



Cultural diversity: 46% of residents were born in Australia and 47% were born overseas. The top overseas countries of birth are India (25%) and the Philippines (3%). More than one third of people (35%) speak mainly English at home and 56% use a language other than English. The top non-English languages used at home are Punjabi (26%) and Hindi (4%). Around 6% of people use another language at home and speak English 'not well' or 'not at all'.



Aboriginal and Torres Strait Islander people: There are 66 Indigenous persons, making up 1.0% of the population. Slightly higher than compared to the rates for Hume (0.8%) and Greater Melbourne (0.7%).



Education and employment: 64% of residents aged 25+ years have a Certificate III or higher level of education (Certificate III and IV: 15%, Advanced Diploma or Diploma: 14% and, Bachelor Degree or higher: 35%), compared to 49% across Hume. The labour force participation rate (either working or looking for work) for residents aged 15+ years is 71%, the highest across all Precincts. The top industries of employment are 'health care and social assistance' (16%), 'transport, postal and warehousing' (13%), and 'construction' (9%). Less than one third of employed residents (31%) work within Hume (compared to 40% across Hume). 7% of young people aged 15-24 years are not engaged in employment, education or training.



Health and Wellbeing: 2.8% of all residents have a disability. For those aged 0-64 years, the rate is 1.4%, much lower than compared to Hume at 4.3%. Less than one in five people (17%) have at least one long-term health condition, with the top three selected conditions being asthma (6.3%), mental health issues (4.9%) and diabetes (3.4%).



Community priorities and needs: Kalkallo Community Safety survey⁴ respondents stated that a new police station, increased street and park lighting, establishment of a formal Neighbourhood Watch group and more timely information about infrastructure and developments are needed in the area.

New residents to the Precinct⁵ indicated that the services they need now and into the future are predominantly community services such as leisure centres/pools, sports clubs/reserves and libraries. Other services needed within five years include primary and secondary schools, preschool, childcare and playgroups. Services or facilities that new households feel are missing or needed in their suburb include public transport, health infrastructure, education infrastructure and roads/traffic management.

Compared to other Precincts, there are lower rates of respondents to Council's Community Indicators Survey⁶ who: are involved in social groups; feel that there are enough opportunities to participate in arts and related activities in their neighbourhood; feel their neighbourhood has good facilities and services like shops, childcare, schools, libraries etc; feel there is easy access to recreational and leisure facilities; feel there is a wide range of community and support groups; and, who are satisfied with their health.



Change in community profile: Over 6,400¹ residents live in this Precinct, with the number forecasted to grow to approximately 40,000² by 2041. Two fifths (41%) of new residents to the Precinct⁵ intend to stay in the area for over ten years or indefinitely, with 24% intending to stay between five to ten years. Forecasts indicate that the population will continue to predominantly be 35-49 year olds, with the fastest growth occurring in the age groups 50 years and above, as some of the 35-49 year olds age in place and new residents continue to move into the area over the next 10 to 15 years.

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, Kalkallo Community Safety concerns survey, 2021

⁵ Hume City Council, New Household Survey, 2016-2020

⁶ Hume City Council, Community Indicators Survey, 2016-2022

KEY DRIVERS AND CONSIDERATIONS: COMMUNITY INFRASTRUCTURE



Growing and diverse community: The population growth expected for this Precinct in the next 20-30 years will require significant resources to plan, deliver and operate the required community infrastructure. In order to deliver the local services required for the residents in Kalkallo, planning for regional level services and facility needs to begin in order to deliver services and infrastructure where and when needed.



Changing community: Information gained from the developers from all three LGAs, indicates that they are selling to existing residents who are starting families or will in the near future. Once the Cloverton MAC is developed and a wide range of housing is offered (higher density), community needs and expectations may change and demand for services will increase as will the expectation of accessing services in new and different ways.

KEY DRIVERS AND CONSIDERATIONS: OPEN SPACE



Urban Development: Urban development will be generally in accordance with the Lockerbie Precinct Structure Plan.



Urban Heat Vulnerability 2018: Kalkallo is identified as having high sensitivity to urban heat events, with a rating of 4 out of 5.



Urban Forest: Kalkallo has low urban forest canopy at mainly less than 2%. A linear pocket of more than 20% tree canopy is situated in the Precinct along the Merri Creek. There are also small pockets of 2-5% and 5-10% tree canopy, located mainly in the north of the Precinct.



Conservation Value: Areas of conservation in the Lockerbie Precinct lie predominately within Kalkallo Grasslands Reserve and Upper Merri Creek Corridor. Kalkallo Grasslands Reserve runs through the Kalkallo Cemetery and is a critical conservation area for Gilgai Plains Grassland. Merri Creek Corridor contains significant Growling Grass Frog habitat.



Accessibility: Lockerbie does not yet have a Walk Score* due to its new development, however most errands would require a car until activity centres come online. 32.29% of Kalkallo's properties are currently within a 400m walkable catchment of open space, while 1714 lots are not within 400m walkable distance to current open space. The Precinct is planned to have 95% of all dwellings within 400m of open space, with large areas of proposed open space along the Merri Creek and Toyon Road Sports Reserve to lower this shortfall.

*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).