

Community Services and Infrastructure Plan

2020–30



HOBSONSBAY CITY COUNCIL





July 2020

Acknowledgements

Council acknowledges all language groups of the Kulin Nation as the traditional owners of these municipal lands. We recognise the first people's relationship to this land and offer our respect to their elders past and present.

Council acknowledges the legal responsibility to comply with the *Charter of Human Rights and Responsibilities Act 2006* and the *Equal Opportunity Act 2010*. The *Charter of Human Rights and Responsibilities Act 2006* is designed to protect the fundamental rights and freedoms of citizens. The Charter gives legal protection to 20 fundamental human rights under four key values that include freedom, respect, equality and dignity.

For further information, or to receive a copy of this document in an alternate format, contact Council on (03) 9932 1000.



CONTENTS

Introduction	4
How is the plan applied?	8
Hobsons Bay profile	10
Municipal services and infrastructure	14
Precinct and neighbourhood profiles	17
Precinct 1 – Altona North and Brooklyn	18
Precinct 2 – Newport West and Spotswood – South Kingsville	28
Precinct 3 – Newport East, Williamstown and Williamstown North	38
Precinct 4 – Altona – Seaholme	48
Precinct 5 – Altona Meadows, Seabrook and Laverton	56
Implementation and review	66
References	68
Appendix	69
Appendix 1 - Types of community infrastructure	69
Appendix 2 – Community infrastructure facilities	76
Appendix 3 – Building condition audit	80
Appendix 4 – Fit for purpose assessment	81
Appendix 5 – Public transport and community infrastructure	82

The Community and Infrastructure Service Plan is a living document which will be regularly updated alongside Council's Property Strategy and Capital Works Program.

CSIP Version 1	July 2020
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INTRODUCTION

The purpose of the Community Services and Infrastructure Plan 2020–30 (the plan) is to provide Council with a strategic framework for the provision and delivery of community services and infrastructure to meet the current and changing needs of the community.

This is achieved through understanding population changes, current condition and performance of facilities, current services, and potential future services required. From a strategic perspective, the plan aligns with Priority 2: Community wellbeing and inter-connection, as established in the Hobsons Bay 2030 Community Vision.

The plan provides an assessment of community infrastructure from the perspectives of what, how much and where. In conjunction with the Property Strategy and the Capital Works Program (annual and five yearly plans), it will allow Council to:

- guide, assess and decide upon the future use of existing community infrastructure
- coordinate and direct the allocation of future community services and facilities
- attract additional government and non-government investment
- provide opportunities for partnerships with other stakeholders including the private sector

This plan includes 116 existing and planned community infrastructure facilities in Hobsons Bay, incorporating more than 180 functions. The plan considers a range of council-owned and leased community facilities. Where appropriate, private sector and Victorian Government facilities are included, in order to provide a complete picture of the service environment. For the purposes of the plan, community infrastructure includes early years facilities, multipurpose rooms, libraries, art and cultural venues, schools, and facilities for older people.

The Hobsons Bay community is diverse and continues to evolve over time. The population is forecast to grow by 16 per cent between 2020 and 2030. However this growth will not be evenly distributed across all neighbourhoods. Our neighbourhoods will evolve and change over time, and as a result there will be changes in their demographic characteristics. The key demographic trends occurring in Hobsons Bay, that need to be considered in the planning of community infrastructure, are the ageing of the population, uneven distribution of future population growth, and diversity within the population. In order to utilise the resources of Council effectively, these changes need to be understood so that new facilities are developed where needed, or existing facilities are updated or adapted to suit the needs of the changing population.



Community infrastructure is assessed at three geographic levels – neighbourhood, precinct and municipal. This recognises that service provision differs depending on the type of community infrastructure. This data is complemented by a building condition and audit assessment.

The plan identifies where community infrastructure is well supplied, adequately supplied and undersupplied in each neighbourhood, precinct and the municipality. A traffic light colour coding system provides a quick overview of service provision at 2020. Functions, rather than venues, are assessed, recognising that some venues provide multiple functions and services.

The plan shows that the provision of community infrastructure in Hobsons Bay varies depending on the type of service and location. Libraries, maternal child and health services and multipurpose rooms are well supplied across the municipality. However aged care services generally do not meet the provision standards and this will be exacerbated in the future as the population continues to age. From a geographic perspective, the neighbourhoods of Altona North and Brooklyn stand out as being undersupplied across a range of community infrastructure types.

The plan suggests a number of community infrastructure issues for consideration including addressing supply gaps and advocating for services to be provided by the private sector and other levels of government. It also recommends the creation of a cross-organisation working group to ensure a holistic approach is taken with regard to community infrastructure planning. The plan will be monitored on a regular basis to ensure that the recommendations and findings are accommodated and considered as part of the capital works budgets and business planning cycles.

The plan is a living document that will be updated annually to include changes made to property and capital works programs. Updates to population forecasts will also be included when available. There is also scope to consider other types of infrastructure such as allied health, sport and recreation facilities, and venues such as RSLs that are playing an increasingly broader role in the community.

Vision and principles

The plan aligns with Priority 2: Community wellbeing and inter-connection in the Hobsons Bay 2030 Community Vision. To achieve this, Council must work to ensure that our services and infrastructure meet current and future community needs, and are available to all our community members.

The vision for community infrastructure provision in Hobsons Bay is that:

The community will have access to a range of well maintained, well managed and appropriately designed and located community facilities. These facilities will provide flexible spaces for a diverse mix of activities and people. They will make a significant contribution to enhancing the vibrancy and connectedness of the Hobsons Bay community

The overarching principles for community facilities is that they are:

- responsive to community needs
- integrated and flexible, offering multiple services
- of high quality, including universal design and environmental sustainable design
- financially sustainability or disposed of to increase financial capacity in the future

What is community infrastructure?

For the purposes of this plan, community infrastructure is defined as public and private, State, and Council facilities which accommodate community services, support programs and activities.

The plan includes the following types of community infrastructure:

- early years facilities
 - three and four year old kindergarten
 - childcare centres (long day care)
 - maternal and child health (MCH) centres
- community hubs and facilities
 - multipurpose rooms
 - neighbourhood houses
 - community centres
 - youth services
- libraries
- art and cultural venues
- schools
 - primary and secondary schools (public and private)
- facilities for older people
 - aged care facilities
 - senior citizen centres

The plan will continue to evolve over the coming years to integrate additional facilities such as parks, reserves, and sport and recreation facilities. In the meantime this plan will work alongside other existing infrastructure plans such as Sports Needs Assessment, Open Space Strategy, and the Asset Management Plan.





HOW IS THE PLAN APPLIED?

Geographical hierarchy

The plan considers community infrastructure at three geographic scales - municipal, precinct, and neighbourhood (Figure 1). Each of these levels require a different provision of service and facility as per the provision standards described in Appendix 1.

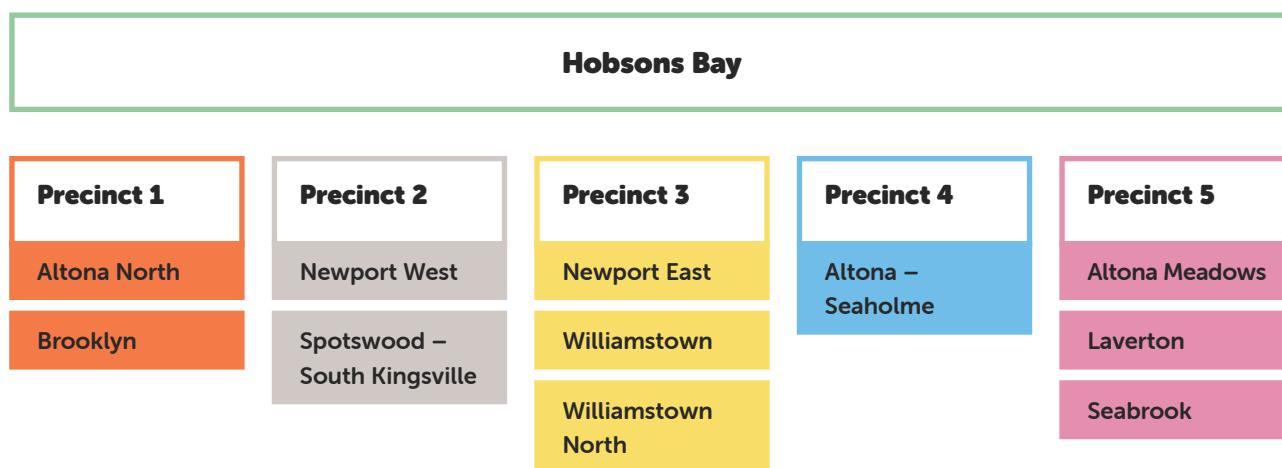


Figure 1. Geographic hierarchy for provision standards

Provision standards and assessment

Using provision standards enables Council to identify service gaps and to ensure the level of community facility provision within the municipality is adequate. The provision standards used in the plan have been derived through using either the specific service standard used by Council, or service standards based on State and Federal Government policy. Where these standards are not relevant, the standards from Planning

for Community Infrastructure in Growth Areas (Australian Social and Recreation Research, 2008) have been adopted. Although Hobsons Bay City Council is not a growth area, the Growth Areas standards are a useful starting point in the absence of established area standards. However, the existing settlement pattern and location of community infrastructure also needs consideration.

The services and standards used for each geographic level are shown in Table 1 below. Community infrastructure is provided at different geographic services depending on the nature of the service. For example, higher order services, such as libraries, or services that target particular population sectors, are analysed at the precinct or municipal level rather than the neighbourhood level.

The analysis presented in the plan is based on services/functions rather than venues, ownership or locations. This recognises that some venues, such as community hubs, offer multiple services/functions.

The geographic level and the measurement of the provision standard determine how well a service is supplied. The assessment outcomes are as follows:

- **well supplied** – clearly exceeds the provision standard
- **adequate** – generally meets the provision standard, or is slightly above or below
- **undersupplied** – clearly below the provision standard
- **no supply** – there is no service located in the neighbourhood or precinct

The assessment also considers change over time, for example, where population change means that a service adequately supplied in 2020, may be undersupplied at 2030.

Geographic level	Service	Provision standard
Neighbourhood	Maternal and child health	1 room:130 births (0 year olds)
	3 and 4 year kindergarten	1 enrolment place:participant (3-4 year olds)
	Long day care	1:4 (0-5 year olds)
	Multipurpose rooms (small)	1 venue (1-99 capacity):8,000 (total population)
	Community centres/ Neighbourhood Houses	1:10,000 (total population)
	Art and cultural venues (small)	1:8,000 (total population)
	Primary schools	1:7,500 (total population)
Precinct	Library	1:30,000 (total population)
	Residential aged care	125 beds:1,000 (70 years and over)
	Multipurpose rooms (medium)	1 venue (100-249 capacity):10,000 (total population)
	Senior Citizens Centres	1:1,200 (persons aged 65 years and over)
	Secondary schools	1:22,500 (total population)
Municipal	Multipurpose rooms (large)	1 venue (250+ capacity):40,000 (total population)
	Art and cultural venues (strategic importance)	1:40,000 (total population)
	Youth services	1:4,500 (persons aged 12-25 years)

HOBSONS BAY PROFILE

Overview

Hobsons Bay is a diverse community, encompassing eleven residential neighbourhoods and large areas of heavy industrial uses. The eastern neighbourhoods are historic, particularly Williamstown which was one of the first settlements established outside Melbourne. In recent years neighbourhoods in the east have become increasingly gentrified as professionals have sought relatively affordable housing within a short commute of the central business district (CBD). From a socio-economic perspective, the eastern neighbourhoods are amongst the least disadvantaged, not just in Hobsons Bay, but across Victoria. They also have good transport connections, both public and private, to the CBD and other parts of Melbourne.

The western neighbourhoods within Hobsons Bay were generally established during the interwar period, but urban development intensified in the 1950s and 1960s. Greenfield development was still underway in Altona Meadows and Seabrook as recently as the 1990s. Typically, these neighbourhoods are comprised primarily of detached housing on separate blocks, resulting in a low density settlement pattern. Neighbourhoods such as Seabrook and Altona Meadows are maturing areas with stable and even declining populations. In contrast, Laverton, Altona, and Altona North are undergoing a process of regeneration, whereby older households gradually make way for younger families. In recent years these areas have seen more infill developments, increasing densities and rejuvenating the housing stock.

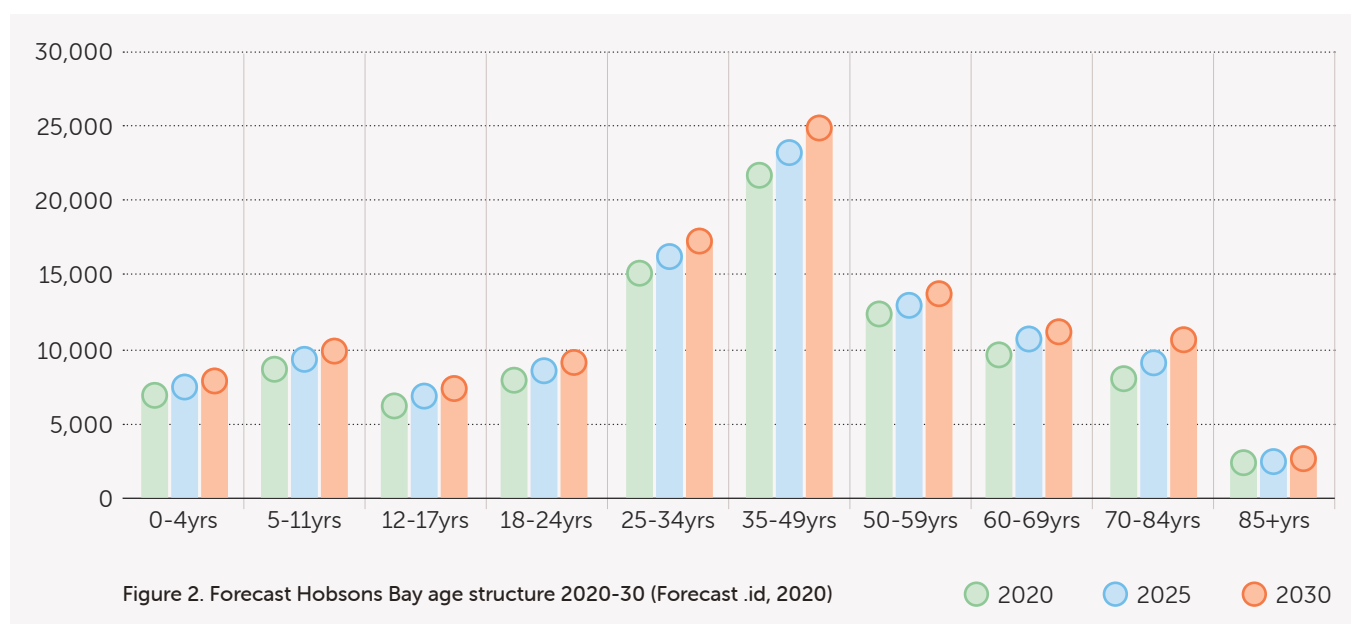
Population

In 2020 the estimated population of Hobsons Bay was 99,014.¹ The population is forecast to grow to 107,031 in 2025, and 114,426 in 2030. Over the ten years the total amount of forecast growth is 15,412 or 15.6 per cent. This equates to an annual average growth rate of 1.5 per cent which is slightly higher than the 1.3 per cent recorded between 2011 and 2016.

Age structure

The age structure of the population and how it changes over time provides an indication as to the types of community infrastructure required by residents. Figure 2 shows the forecast age structure (service age groups) at 2020, 2025 and 2030.

¹ 2020 estimated population is based on the forecast.id data, prepared for Hobsons Bay City Council by .id – the population experts. The Estimated Resident Population produced by the ABS is the official population figure, but is only used in the plan where stated.



All service age groups are forecast to grow between 2020 and 2030. The strongest growth is forecast for 70 to 84 year olds (31.5%), reinforcing the ageing trend that has been characteristic of Hobsons Bay in the last 20 years or so. Population forecasts indicate that by 2030, around 21 per cent of Hobsons Bay residents will be aged 60 years and over.

Other socio-economic characteristics

Hobsons Bay is a diverse community. Data from the 2016 Census shows that 30.4 per cent of the population was born overseas and 28.9 per cent of the population speak a language other than English. The most common languages spoken are Arabic, Italian and Greek. 5 per cent of the population have poor or no English proficiency.

In terms of disability, 5.6 per cent of the population require assistance with core activities, and rates increase sharply with age. Almost half of persons requiring assistance are aged 75 years and over.

Data for households shows that 28 per cent rent and 7.3 per cent do not have a car. More than a third of dwellings are medium or high density, which includes villas, units and apartments.

Social disadvantage indicators show that the SEIFA² index score for Hobsons Bay is 1015.0, which places the municipality slightly below the figure for Greater Melbourne (1021.0), but higher than the average for the Western Melbourne Region (989.0). However SEIFA does vary across the municipality, with Newport East recording an index of score of 1096.3, and Laverton 908.2.

² SEIFA refers to Socio-Economic Indexes for Areas, a Census based product developed by the Australian Bureau of Statistics which measures social disadvantage in a community.

Drivers of change

As an established municipality, future residential development will mainly occur on strategic redevelopment sites. The largest redevelopment site is Precinct 15 (former Dons Small Goods site) in Altona North, with plans for approximately 3,000 dwellings and 7,000 people. The timing and speed of development in Precinct 15 will influence population growth and change over the next two decades. Other large redevelopment sites include Waterline Place in Williamstown (approximately 500 dwellings), Precinct 16 in South Kingsville (up to 1,000 dwellings), Precinct 17 and Union Square in Spotswood (approximately 285 and 350 dwellings respectively).

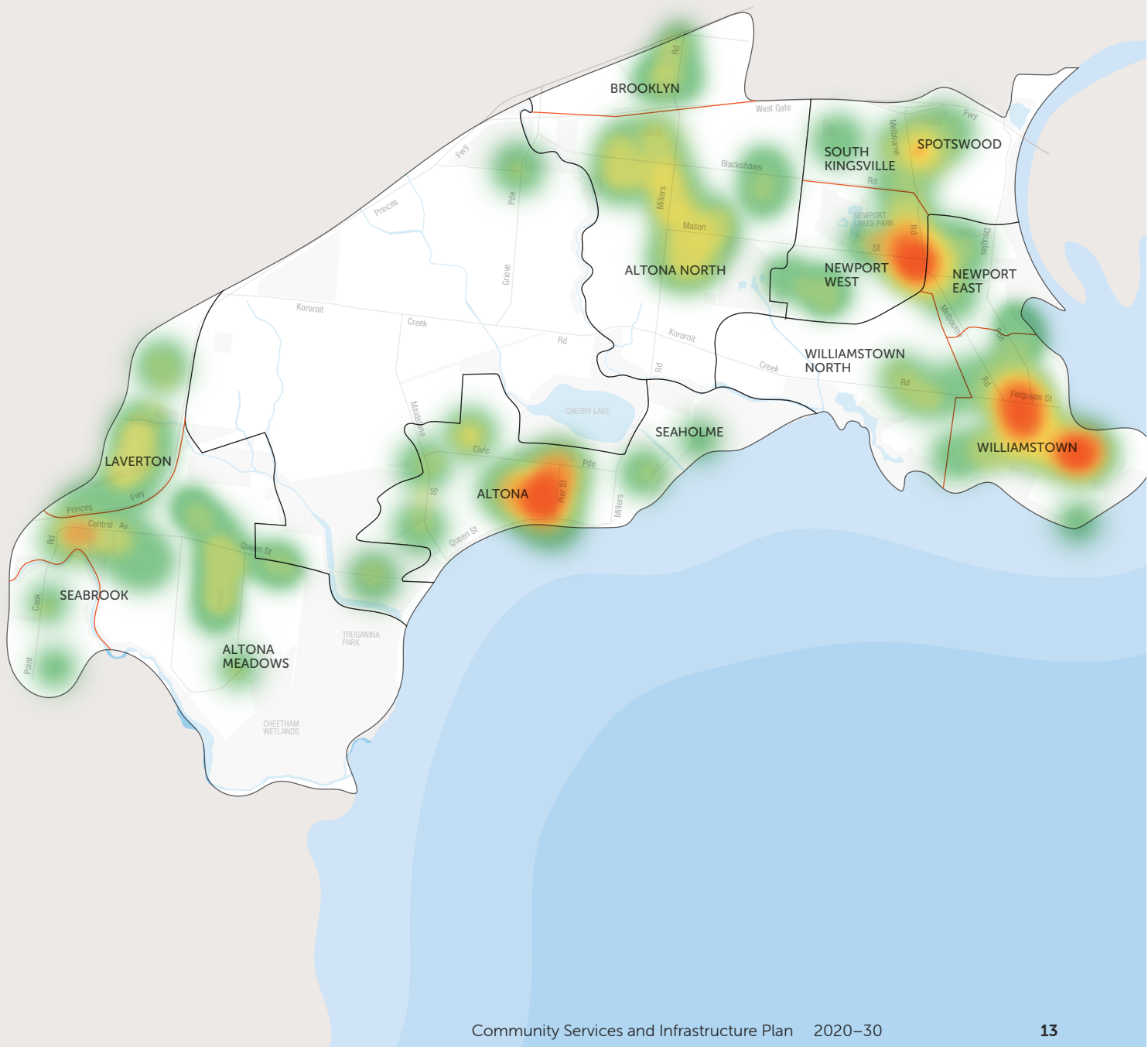
Elsewhere, residential development opportunities are confined to smaller strategic sites and infill development. This is an established trend in suburbs such as Altona, Altona North and Laverton, where older homes on larger blocks are demolished and replaced with townhouses and villa units.



Figure 3. Location of community infrastructure – 2020

Location of community infrastructure

The map below shows the location of community infrastructure (existing and planned) in Hobsons Bay. Areas shaded red indicate a greater concentration of community infrastructure facilities. There are high concentrations of community infrastructure in Altona and Williamstown, and to a lesser extent, Newport. The neighbourhoods of Brooklyn and Seabrook have the lowest concentration of community infrastructure, generally consisting of fewer than three facilities. The following sections provide more detail as to the type and supply of community infrastructure across the precincts and neighbourhoods of Hobsons Bay.



MUNICIPAL SERVICES AND INFRASTRUCTURE

Municipal community infrastructure services and facilities are larger purpose built venues that have strategic importance and cater for a wide catchment, often including areas beyond the municipal boundary.

Ideally they should be located at key locations within walking distance of public transport. The supply of municipal level community infrastructure in Hobsons Bay includes youth services, art and cultural venues, and large multipurpose rooms (Table 2). A traffic light colour coding system provides an overview of the current state of service provision, i.e. at 2020. Services are colour coded ranging from green (well supplied), to yellow (adequate), orange (undersupplied) and red (no supply).

Type of facility	Provision standard	Area	Year	Population	Supply	Target	Assessment	Facility Name	Building Condition	Fit for purpose
Youth Services	1 dedicated service per 4,500 persons aged 12-25 years	Hobsons Bay City Council	2020	15,472	1	3.4	Undersupplied	Newport Community Hub (UP)	Good	Fit for purpose (reservations)
			2025	16,949	1	3.8				
			2030	18,104	1	4.0				
Art and Cultural Venues	1 major venue per 40,000 population	Hobsons Bay City Council	2020	99,015	3	2.5	Well supplied from 2025	Altona Theatre	Moderate	Fit for purpose (reservations)
			2025	107,029	4	2.7				
			2030	114,426	4	2.9				
								Williamstown Town Hall	Moderate	Fit for purpose
								Williamstown Mechanics Institute	Poor	Not fit for purpose
								Old Laverton School	Good	Fit for purpose
Multipurpose rooms (municipal venues)	1 large multipurpose room per 40,000 population	Hobsons Bay City Council	2020	99,015	2	2.5	Adequate	Laverton Community Hub	Good	Fit for purpose (reservations)
			2025	107,029	2	2.7				
			2030	114,426	2	2.9				
								Williamstown Town Hall	Moderate	Fit for purpose

Table 2. Provision of Municipal community infrastructure and building condition assessment 2020-30

Community infrastructure assessment

Art and cultural venues

There are four Council facilities managed as arts and cultural venues within Hobsons Bay that are strategically important to the community and Council as per the Creative City Arts and Culture Plan 2018–22. As a result they have been considered as municipal community infrastructure in the plan. These facilities are the Altona Theatre, Old Laverton School, Williamstown Town Hall and the Williamstown Mechanics Institute. They are landmark buildings that have reasonably good access to public transport. The supply of art and cultural venues exceeds the provision standards.

The Williamstown Mechanics Institute is a building of historical value but is rated as having a poor building condition and it is not fit for purpose. At the time of writing, this facility was closed to the public due to scheduled renovation. This will improve the building condition as well as enhance its status as a strategically important facility for the community.

Multipurpose rooms

There are two municipal level multipurpose rooms i.e. that cater for 250 or more persons – Laverton Community Hub and Williamstown Town Hall. Both facilities have good access to public transport and can provide for a wide range of uses. This meets the provision standard and will continue to do so in the future despite continued population growth.

An area for improvement is the functionality of the Laverton Community Hub, which relates to its fit for purpose (with reservations) rating. Feedback from service areas indicates that some of the spaces are underutilised, providing an opportunity to see how the Hub can better suit the needs of the community.

It should be noted that in addition to the two municipal level rooms, the Newport Community Hub has two precinct level rooms that can be reconfigured into a larger space if required. This alleviates some of the demand for larger venues in Hobsons Bay. However, the flexibility of these spaces in relation to opening hours to ensure that they are able to accommodate a diverse range of community needs and to maximise usage should be further investigated.

Youth Services

Hobsons Bay only has one dedicated youth services facility (UP), located at the Newport Community Hub. It has good access to public transport and is rated as having a good building condition. Based on the number of young people aged 12 to 25 years in Hobsons Bay, the provision standard indicates that there is a need for at least three facilities. However, demand for youth services tends to be confined to people with specific needs, rather than reflecting demand from all young people in Hobsons Bay.

There are other facilities in Hobsons Bay that cater for young people as part of their service offering including Mesh Mash, an arts and cultural program located in Laverton. Other community infrastructure services such as libraries cater for the needs of young people. In addition, although sporting infrastructure is not considered in this Plan, it provides another community engagement opportunity for young people. These models of service delivery provide examples of the ways young people can be catered for without the need for building stand-alone facilities.

Key considerations

With the exception of youth services noting the caveats mentioned above, municipal level infrastructure is adequately supplied in Hobsons Bay. The refurbishment of the Williamstown Mechanics Institute will build the capacity of Hobsons Bay in relation to arts and cultural venues. Key issues and opportunities for consideration:

1

Reviewing the functionality of Community Hubs to ensure the services provided and opening hours meet the needs of the community.

3

Supporting strategic venues recognised in the Creative City Arts and Culture Plan 2018–22.

2

Exploring options for increasing youth related services through co-location and collaborative arrangements.



PRECINCT AND NEIGHBOURHOOD PROFILES

This section focuses on the precincts and neighbourhoods in Hobsons Bay. It includes an analysis of demographic and socio-economic characteristics, as well as a description and visual overview of existing and planned community infrastructure as measured against provision standards.



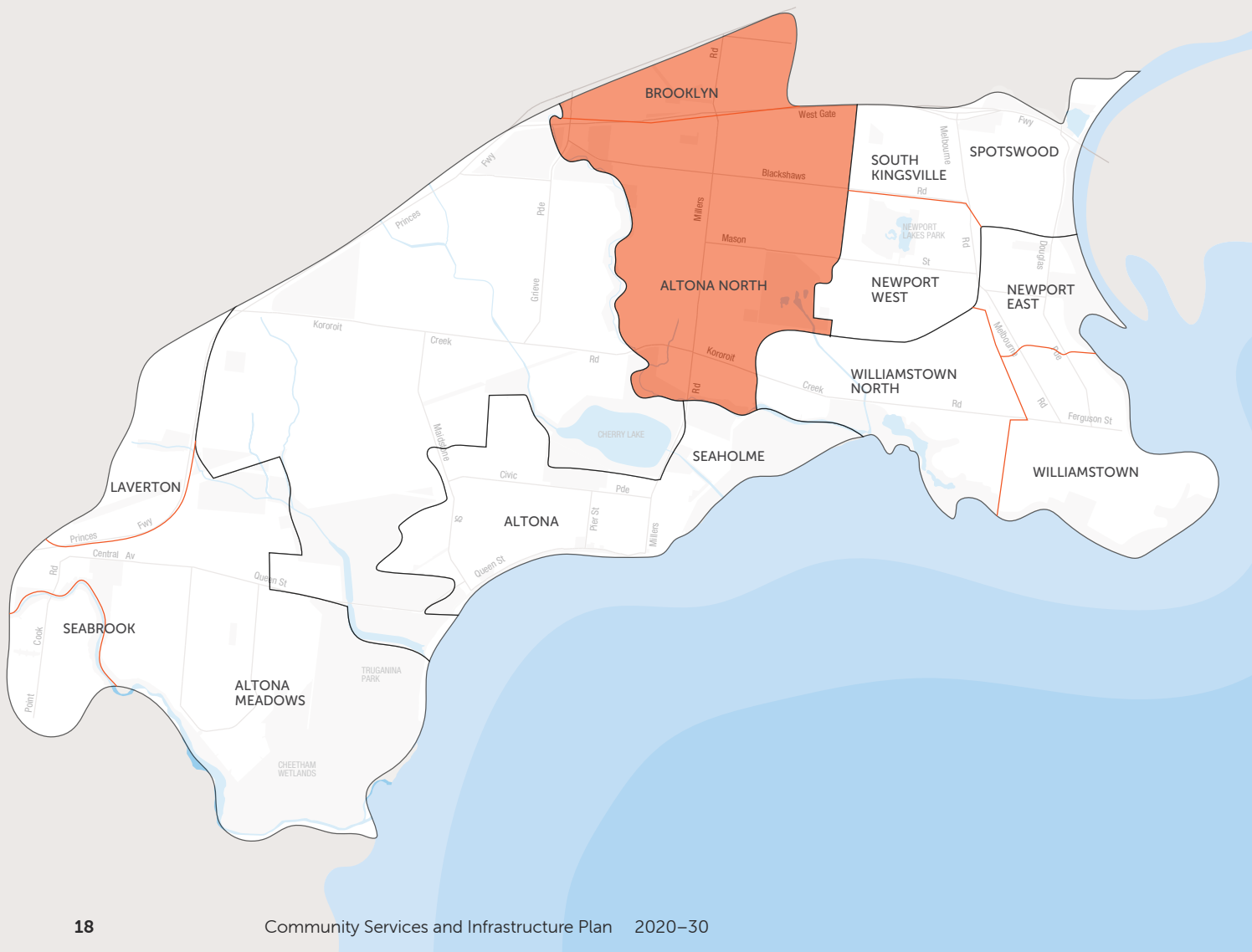
PRECINCT 1

Altona North and Brooklyn

Overview and location

Precinct 1 is located in the centre of Hobsons Bay and includes the neighbourhoods of Altona North and Brooklyn. The land use is a mix of residential, industrial and commercial functions including nationally significant industrial complexes such as the Mobil refinery. Precinct 1 is bisected by Millers Road which provides an important north-south arterial route. The neighbourhoods of Altona North and Brooklyn are separated by the Westgate Freeway. Residential development occurred primarily in the 1950s and 1960s and is dominated by single dwellings on large blocks. In more recent years, infill development, typified by villa units and townhouses replacing older dwellings, have become more common.

Figure 4. Precinct 1 – Altona North and Brooklyn

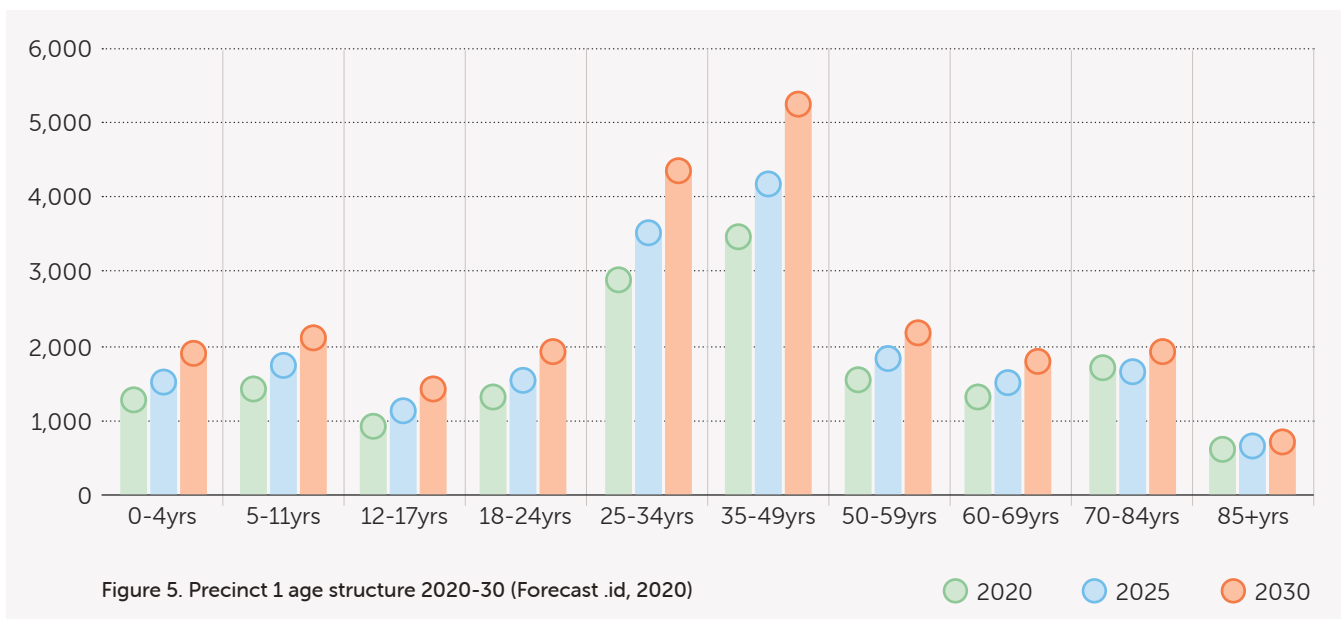


Population

In 2020 the estimated population of Precinct 1 was 16,300. This is forecast to grow to 19,145 in 2025, and 23,353 in 2030. Over the next ten years the total amount of forecast growth is 7,053 persons, or 43.3 per cent. This represents an annual average growth rate of 3.7 per cent, which is more than twice the rate expected for Hobsons Bay as a whole. The higher expected growth rate is largely due to the impending residential development of Precinct 15 in Altona North.

Age structure

The age structure of Precinct 1 will change over the period 2020–30. Population increases in all age cohorts are assumed, but particularly for people aged 49 years and under. This indicates a growth in the number of families, possibly taking advantage of home owning and rental opportunities. In contrast, the number of elderly persons is forecast to grow modestly, but the proportion of persons aged 70 years and over will fall from 14.2 per cent of the population in 2020 to 11.1 per cent in 2030 (Figure 5).



Other socio-economic characteristics

Precinct 1 has a diverse population, with 37 percent of the population born overseas, almost half speaking a language other than English, and 10 per cent of the population having poor or no English proficiency. The most common language spoken is Arabic, comprising almost 12 per cent of non-English speakers.

In relation to accessibility, 9.1 per cent of households do not have a car, and 8.5 per cent of the population require assistance with core activities such as movement and communication. These proportions are above the average for Hobsons Bay.

The neighbourhoods of Brooklyn and Altona North rank amongst the most disadvantaged in Hobsons Bay, with SEIFA index scores of 984.4 and 946.3 respectively.

Drivers of change

Precinct 15 is the largest residential development site in Hobsons Bay, with plans for around 3,000 dwellings, a town centre (including community facilities) and open space. The timing and speed of development in Precinct 15 will drive population growth in the precinct over the next couple of decades. The former Altona Gate Primary School is another key development site, known as “Alfie”. This will comprise around 127 dwellings when fully developed.

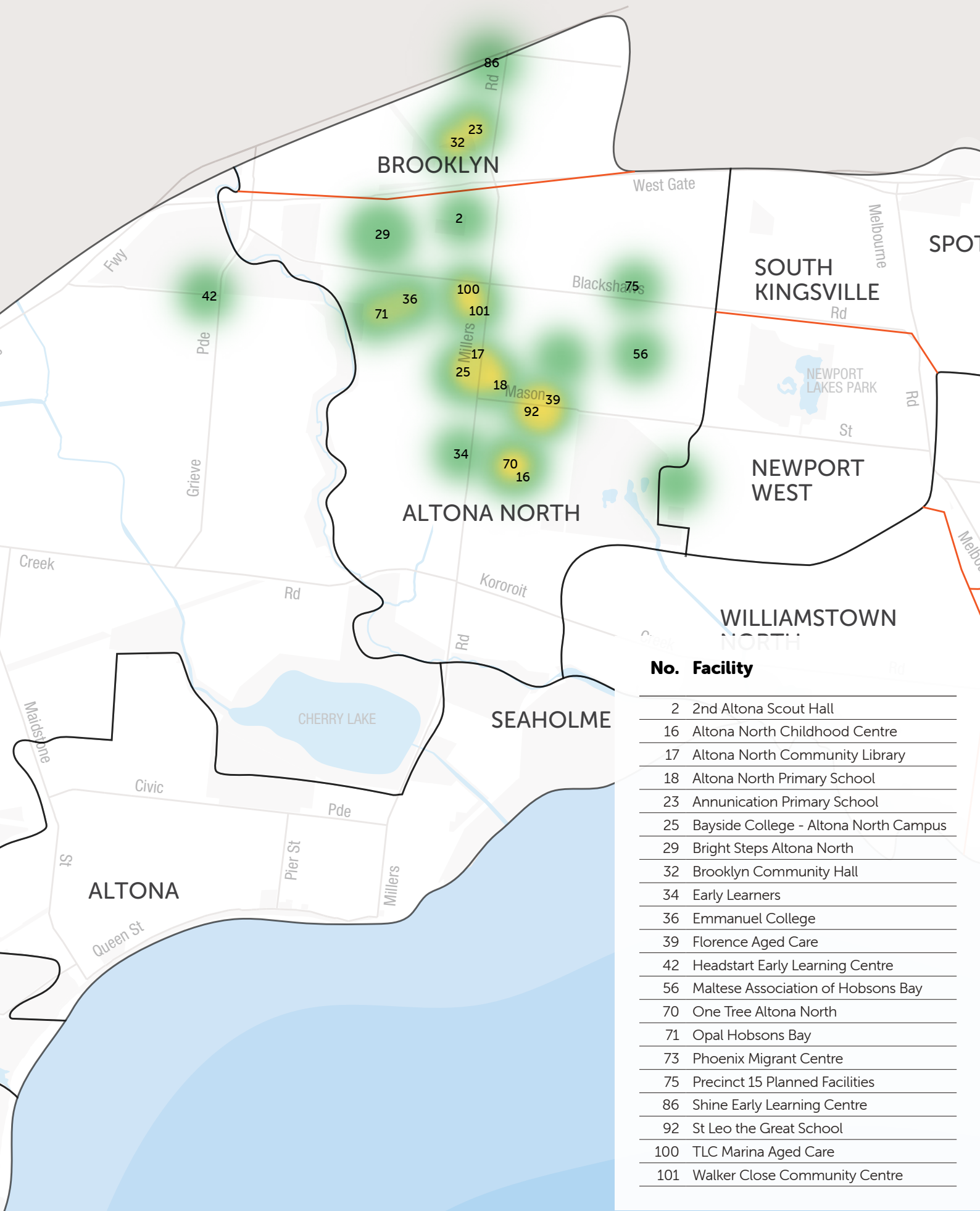
Elsewhere residential development opportunities are confined to apartments on smaller blocks, and infill development. This is an established trend in Altona North and Brooklyn where the larger blocks with older single dwellings are replaced with townhouses and villas.

Large parts of the precinct are industrial, however the type of industry may change over the coming years providing more local employment opportunities, or future opportunities for rezoning to enable other land uses.

Community infrastructure assessment

The tables and map below shows the type of community infrastructure in Precinct 1. Community infrastructure is measured against the provision standards, and there is also an assessment of the building condition. A list of all community infrastructure can be found in Appendix 2.

Figure 6. Location of community infrastructure in Precinct 1



Facilities are generally located along or near Millers Road, the major north-south arterial road in this precinct. There are significant gaps in the supply of community infrastructure in Precinct 1, particularly in the neighbourhood of Brooklyn. Brooklyn is lacking MCH, kindergarten, community centre/neighbourhood house, and arts and cultural facilities. This highlights the need for those residents having to travel elsewhere to access most community services. In addition, Brooklyn residents face additional barriers such as low socio-economic outcomes and physical barriers such as the Westgate Freeway which preclude walkability.

There are plans for the construction of new community facilities in Precinct 15 including a kindergarten, MCH and two multipurpose rooms. It is expected that these will be constructed in the mid-2020s, alleviating some of the shortfall in the supply of community infrastructure in this precinct. In addition, the proposed redesign of the Brooklyn Community Hall, which may include multipurpose rooms, will be considered in future updates of the plan.

Tables 3 and 4 detail the community infrastructure found in Precinct 1 and its neighbourhoods. They use a traffic light colour coding system to provide an overview of the current state of service provision, i.e. at 2020. Services are colour coded ranging from green (well supplied), to yellow (adequate), orange (undersupplied) and red (no supply).

Early Years Services and Facilities (Maternal and Child Health, Kindergartens, Long day Care)

There is one Maternal and Child Health Centre in the precinct, located at the Walker Close Community Centre. There is a slight undersupply across the precinct that will remain until 2025 when it is assumed the new Precinct 15 community centre will be constructed.

Kindergartens are undersupplied in this Precinct, including no facility in Brooklyn, and the gap is exacerbated in the future due to strong population growth and the introduction of three year old kindergarten programs. Additional places in proposed new facilities in Precinct 15 will partially alleviate this issue. However, Council are not the only provider of kindergartens therefore this shortfall could be partly addressed through the private market e.g. more licenced places in long day care.

In contrast, long day care within the precinct is well supplied, however forecast population growth means that demand needs to be monitored in the medium to long term. Long day care is also available in Brooklyn, providing a service within that neighbourhood for local residents.

Schools (Primary and Secondary)

Primary schools are well supplied in this precinct. There is a Catholic primary school in Brooklyn however residents must travel to Altona North or outside the municipality to access public education. Primary school enrolments will need to be monitored during the development of Precinct 15 and subsequent developments in neighbouring Spotswood to ensure school zoning is supportive of the growth as the forecast growth of population indicates that supply will become adequate by 2030. Council has successfully advocated to the State Government regarding the retention of land at the former Eastona School in Altona North for the potential development of a primary school in the future.

Secondary schools are also well supplied, primarily due to the location of a Catholic school, Emmanuel College, in Altona North. The P-12 government school, Bayside College, caters for prep to year 9 at its Altona North campus meaning students must travel to the senior campus in Newport to complete their secondary education.

Multipurpose rooms (neighbourhood and precinct)

Smaller venues, i.e. neighbourhood level multipurpose rooms are well supplied across the precinct. The Brooklyn Community Hall (co-managed with Walker Close Community Centre in Altona North) is the only community facility located in this neighbourhood. It has a good building condition and is fit for purpose. Council is currently considering a redesign which may include additional multipurpose rooms. This will be considered in future versions of the plan.

There is currently an undersupply of larger multipurpose rooms, with only the one hall available. Usage patterns indicate that it is primarily used by the Maltese Association of Hobsons Bay and the local Maltese community, and therefore is potentially underutilised. This could be reviewed to explore any additional service offerings available to the broader community.

Community Centres

There is only one community centre within the precinct, Walker Close. It is in a central location with good public transport access. Based on population benchmarks, there will be a slight undersupply for the precinct by 2030 due to continued population growth. Walker Close currently undertakes a range of functions including early years, senior citizens groups and multipurpose rooms. From an operational perspective, it is run in conjunction with the Brooklyn Community Hall. The building has been assessed as having a moderate condition, but feedback from service areas indicates that the building has had several renovations over the years which have created connectivity issues. This creates an opportunity to review the centre for functionality and future use.

Art and Cultural Venues

There are no facilities currently providing this function in Precinct 1. This provides an opportunity for providers to enter this space, potentially co-located with existing services.

Libraries

There is one library within the precinct (Altona North Community Library) which meets the needs of the current and future population. It is in a strategic location next to the Altona North campus of Bayside Secondary College and Borrac Square shopping centre. Furthermore, the building condition is good, and it is rated as fit for purpose. Therefore, functions within the library could be reviewed to understand if other services can be integrated.

Older People (Senior Citizen Centres, Aged Care Facilities)

Council supports the senior citizen groups which often use a dedicated senior citizen centre. The Lorraine Bedella Seniors Citizens Centre is located at rear of the Walker Close Community Centre. The provision standards indicate that there is an undersupply of this service and it been rated as not fit for purpose. However the needs and interest of people over 65 have changed. There are a multitude of ways in which today's older people engage in the community including attending libraries and participating in sport and recreation. A review should be undertaken to understand what community services and infrastructure are required by older people in Hobsons Bay, and what services might operate out of this space in the future.

Aged Care Facilities, while not provided by Council, are useful to monitor as Hobsons Bay has an ageing population. There are three facilities in Precinct 1, providing a total of 324 places. This means the service is well supplied, but with continued ageing of the population the demand will match supply by 2030. This means there is an opportunity for private operators to enter this market, either through expansion of existing facilities or the construction of new ones.

Type of facility	Provision standard	Area	Year	Population	Supply	Target	Assessment	Facility Name	Building Condition	Fit for purpose
MCH	1 room per 130 births	Altona North	2020	216	1	1.7	Well supplied from 2025	Walker Close Community Centre	Moderate	Fit for purpose
			2025	267	3	2.1				
			2030	344	3	2.6		Precinct 15 planned facilities	Not assessed	- -
		Brooklyn	2020	42	0	0.3	No supply	N/A	- -	- -
			2025	45	0	0.3				
			2030	46	0	0.4				
Kindergartens	1 enrolment place per participating 3-4 year olds	Altona North	2020	340	236	340	Undersupplied	Altona North Childcare Centre	Good	Fit for purpose
			2025	429	268	429				
			2030	566	368	566		One Tree Altona North	Good	Fit for purpose
		Brooklyn						Precinct 15 Proposed Kindergarten	Not assessed	- -
								Bright Steps	Not assessed	- -
								Walker Close Community Centre	Moderate	Fit for purpose
								Headstart Early Learning Centre	Not assessed	- -
			2020	60	0	60	No supply	N/A	- -	- -
			2025	69	0	69				
			2030	73	0	73				
Long Day Care	1 place per four 0-5 year olds	Altona North	2020	1,297	400	324	Well supplied, undersupplied from 2030	Bright Steps	Not assessed	- -
			2025	1,540	400	385		Early Learners	Not assessed	- -
			2030	1,980	400	495		One Tree Altona North	Good	Fit for purpose
								Headstart Early Learning Centre	Not assessed	- -
		Brooklyn	2020	222	64	56	Well supplied, becoming adequate by 2025	Shine Early Learning Centre	Not assessed	- -
			2025	248	64	62				
			2030	256	64	64				

Table 3. Provision of neighbourhood community infrastructure and building condition assessment, Precinct 1 (Altona North and Brooklyn) – 2020-30

Well supplied Adequate Undersupplied No supply

Type of facility	Provision standard	Area	Year	Population	Supply	Target	Assessment	Facility Name	Building Condition	Fit for purpose
Primary Schools	1 school per 7,500 population	Altona North	2020	14,138	3	1.9	Well supplied, becoming adequate by 2030	Altona North Primary School	Not assessed	--
			2025	16,764	3	2.2				
			2030	20,813	3	2.8		Bayside College (Altona North Campus)	Not assessed	--
								St Leo the Great School	Not assessed	--
		Brooklyn	2020	2,161	1	0.3	Adequate	Annunciation School	Not assessed	--
			2025	2,384	1	0.3				
			2030	2,537	1	0.3				
Multipurpose rooms (neighbourhood)	1 multipurpose room per 8,000 population	Altona North	2020	14,138	6	1.8	Well supplied	Walker Close Community Centre	Moderate	Fit for purpose
			2025	16,764	8	2.1				
			2030	20,813	8	2.6		2nd Altona Scout Group	Not assessed	--
								Precinct 15 planned facility	Not assessed	--
		Brooklyn	2020	2,161	1	0.3	Well supplied	Brooklyn Community Hall	Good	Fit for purpose
			2025	2,384	1	0.3				
			2030	2,537	1	0.3				
Community Centres and Neighbourhood Houses	1 facility per 10,000 population	Altona North	2020	14,138	1	1.4	Adequate at 2020, undersupplied at 2030	Walker Close Community Centre	Moderate	Fit for purpose
			2025	16,764	1	1.7				
			2030	20,813	1	2.1				
		Brooklyn	2020	2,161	0	0.2	No supply	N/A	--	--
			2025	2,384	0	0.2				
			2030	2,537	0	0.3				
Art and cultural venues	1 neighbourhood venue per 8,000 population	Altona North	2020	14,138	0	1.8	No supply	N/A	--	--
			2025	16,764	0	2.1				
			2030	20,813	0	2.6				
		Brooklyn	2020	2,161	0	0.3	No supply	N/A	--	--
			2025	2,384	0	0.3				
			2030	2,537	0	0.3				

Table 3. Continued

Well supplied
 Adequate
 Undersupplied
 No supply

Type of facility	Provision standard	Area	Year	Population	Supply	Target	Assessment	Facility Name	Building Condition	Fit for purpose
Libraries	1 library per 30,000 population	Precinct 1	2020	16,299	1	0.5	Well supplied	Altona North Community Library	Good	Fit for purpose
			2025	19,148	1	0.6				
			2030	23,350	1	0.8				
Secondary schools	1 school per 22,500 population	Precinct 1	2020	16,299	1.25	0.7	Well supplied	Bayside College (Altona North campus)		
			2025	19,148	1.25	0.9			Not assessed	- -
			2030	23,350	1.25	1				
								Emmanuel College	Not assessed	- -
Multipurpose rooms (precinct)	1 multipurpose room per 10,000 population	Precinct 1	2020	16,299	1	1.6	Undersupplied	Maltese Association of Hobsons Bay	Good	Fit for purpose (reservations)
			2025	19,148	1	1.9				
			2030	23,350	1	2.3				
Aged Care	1 place per 125 persons aged 70 years and over	Precinct 1	2020	2,308	324	289	Well supplied, becoming adequate by 2030	Florence Aged Care	Not assessed	- -
			2025	2,320	324	290		Opal Hobsons Bay	Not assessed	- -
			2030	2,588	324	324		TLC Marina Aged Care	Not assessed	- -
Senior Citizens Centres	1 per 1,200 persons aged 65 years and over	Precinct 1	2020	2,912	1	2.4	Undersupplied	Lorraine Bedalla Senior Citizens Centre	Moderate	Not fit for purpose
			2025	3,037	1	2.5				
			2030	3,427	1	2.9				

Table 4. Provision of precinct community infrastructure and building condition assessment, Precinct 1 (Altona North and Brooklyn) – 2020-30⁵

Well supplied
 Adequate
 Undersupplied
 No supply

Key considerations

Overall, community infrastructure is not well supplied in this precinct. Population growth associated with the development of Precinct 15 will not only place additional pressure on existing facilities, but will create demand for new ones. The provision of community infrastructure in Brooklyn remains a challenge due to its limited scope for future population growth, coupled with the barrier presented by the Westgate Freeway which precludes walkability. Key issues and opportunities for consideration:

1. Conducting a review of the Walker Close Community Centre in light of its moderate building condition. This could include the services offered and the relationship with Brooklyn Community Hall.

2. Reviewing the Lorraine Bedalla Senior Citizens Centre which has been rated as not fit for purpose. This could be incorporated into a review of the Walker Close Community Centre (see above). The review could determine if the facilities meet the needs of older people, and whether the services can be provided in a more flexible manner.

3. Exploring the potential for co-location of services and/or joint use arrangements, particularly where they can accommodate services not currently supplied in this precinct, or can leverage off the synergies of co-location.

4. Advocating for services and facilities which can be provided by the private sector or state government. Services that will need consideration in the long term include aged care facilities and long day care, particularly where they can supply kindergarten places as part of their service offering.

5. Examine options to expand the number of kindergarten places, in addition to leveraging off potential places in long day care centres.

³ Some secondary schools have more than one campus and/or do not cater for all Year levels. To account for this in the provision standards, schools have been split accordingly. In Precinct 1, Bayside College – Altona North caters for Years 7-9. It has been allocated .25 of a secondary school as there is another Year 7-9 campus of Bayside College in Williamstown, which is located in Precinct 3.

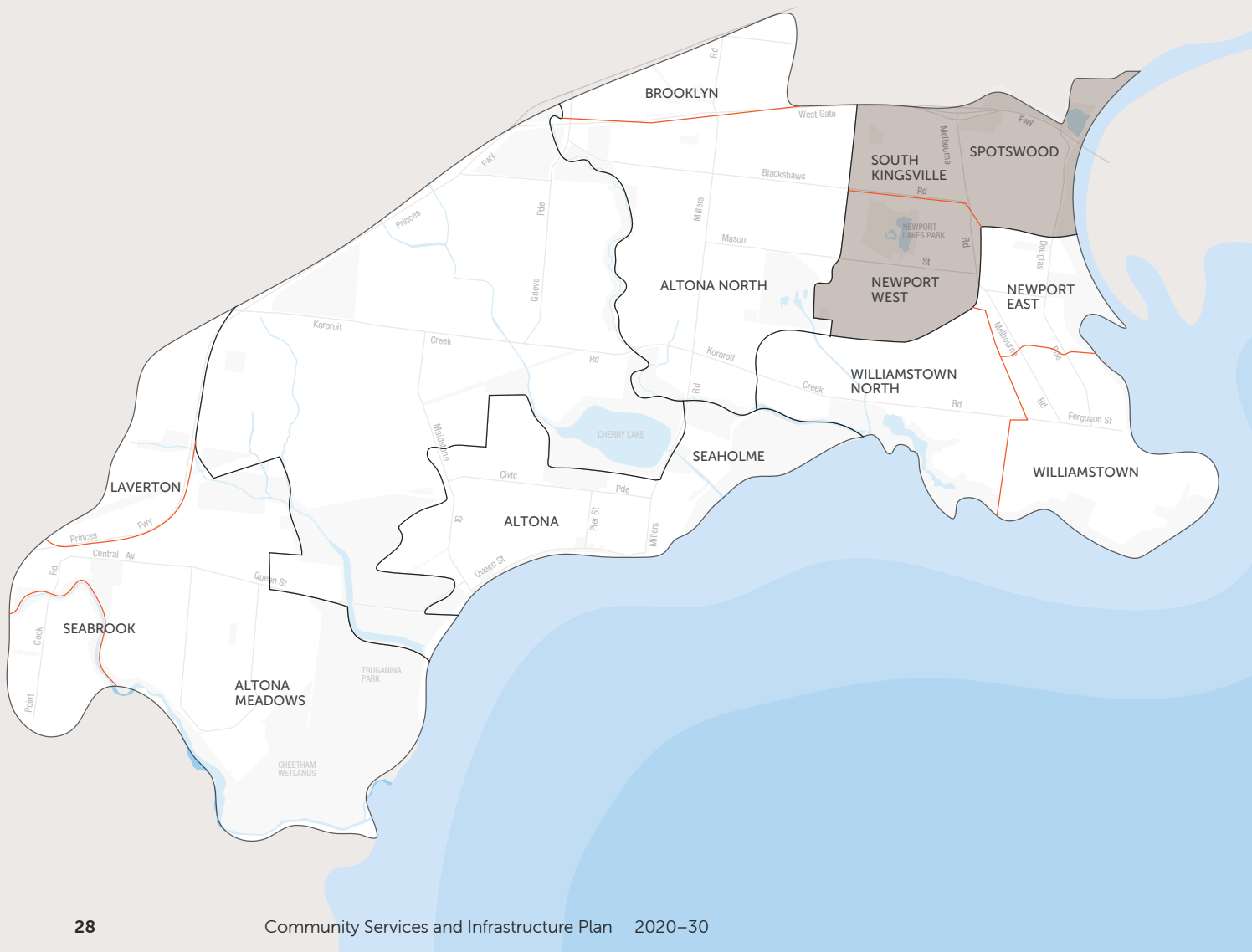
PRECINCT 2

Newport West and Spotswood – South Kingsville

Overview and location

Precinct 2 is located in the north east of Hobsons Bay and encompasses the neighbourhoods of Newport West and Spotswood – South Kingsville. The Westgate Freeway runs along the northern border and the precinct is bisected by Melbourne Road, the Williamstown/Werribee railway line and the Newport-Sunshine freight line. These present major impediments to walkability and accessibility. Spotswood and South Kingsville are older suburbs that have gentrified in recent years. The eastern part of Precinct 2 is primarily devoted to industrial uses, including the Caltex refinery.

Figure 7. Precinct 2 – Newport West, Spotswood – South Kingsville

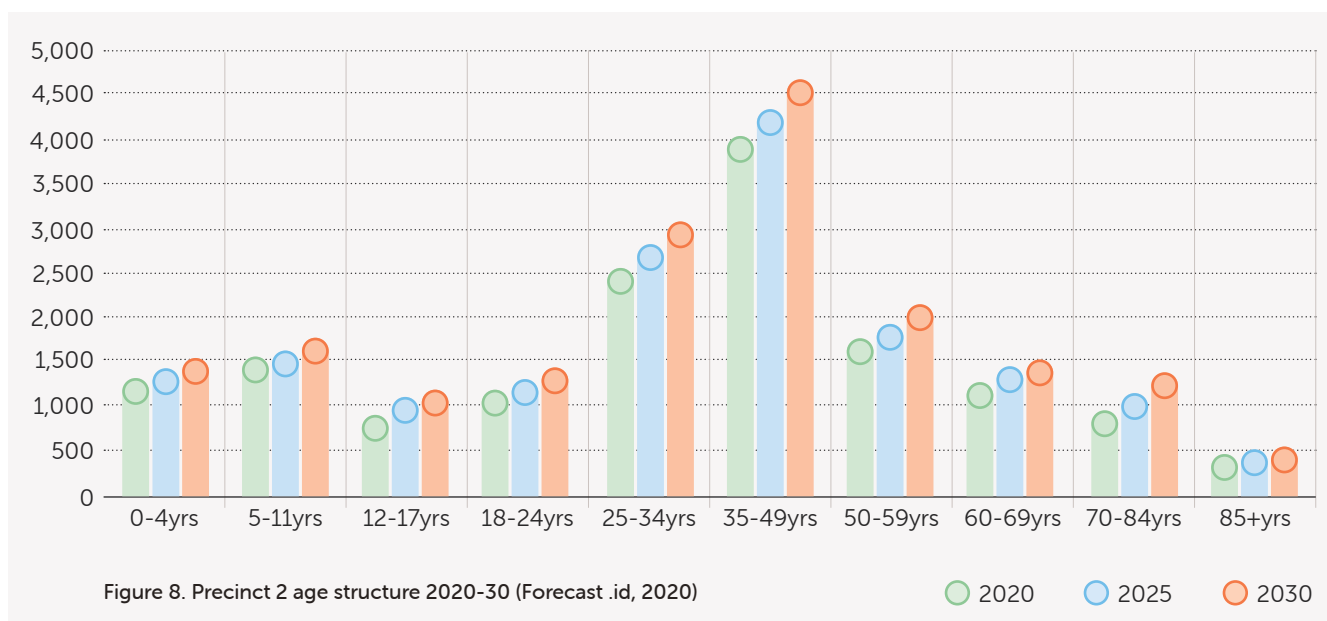


Population

The estimated population of Precinct 2 in 2020 is 14,580. This is forecast to reach 16,150 at 2025 and 17,763 at 2030. This is a total increase of 21.8 per cent over the ten years, and equates to an annual average growth rate of 2.0 per cent. This higher rate of growth is due to assumed residential development on major sites across the precinct.

Age structure

The forecast age structure of Precinct 2 over the period 2020 to 2030 is shown below (Figure 8). Most growth is assumed in the age group 35 to 49 years, who will take advantage of home owning and rental opportunities in new developments in Spotswood. Modest growth is assumed for children aged 0 to 11 years, but stronger growth for 12 to 17 year olds, which in conjunction with the strong growth of 35 to 49 year olds suggests an increase in established families. Although smaller in number, persons aged 70 years and over will record the strongest growth (41.7% over the 10 years). This is associated with the ageing of the baby boomer cohort as they move through the age spectrum.



Other socio-economic characteristics

Analysis of data from the 2016 Census shows that the precinct has a low level of social disadvantage. The SEIFA index scores for the neighbourhoods of Newport West and Spotswood – South Kingsville were 1069.3 and 1055.9 respectively. There was a high proportion of employed persons (11.1%) working in the scientific and technical need to be lower case too ie should read professional, scientific and technical services industry which is generally associated with well-paid professional jobs in the knowledge economy.

Almost one-quarter of the population were born overseas and 20.6 per cent of the population spoke a language other than English at home, the main ones being Arabic and Greek. Just 3.1 per cent have poor or no English proficiency.

In relation to housing, 32.1 per cent of households are renting and 6.9 per cent of households do not have a car. This precinct has the highest proportion of medium and high density dwellings (41.6%), which includes villas, units and apartments.

Drivers of change

The Spotswood – South Kingsville neighbourhood benefits from a strategic location close to the CBD with good transport links. There are several development sites in Spotswood which will deliver medium and high density apartments suitable for smaller households. These include Precinct 16 and 17 (up to 1,300 dwellings) and Union Square in McLister Street Spotswood (350 dwellings). The size of these developments is one of the major drivers behind the assumed population growth in this precinct.

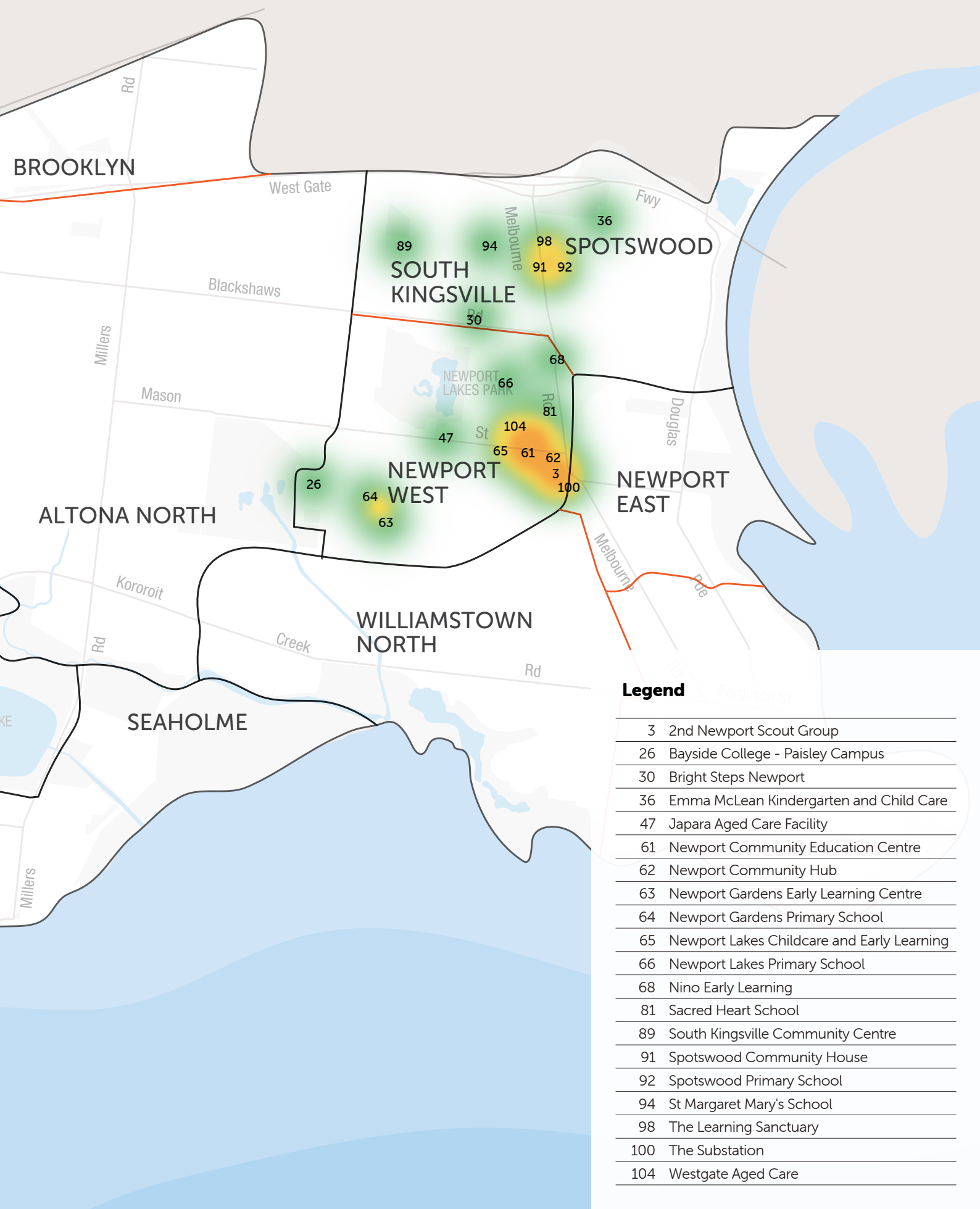
Outside of these development sites, residential development opportunities are confined to apartments on smaller allotments. An example is the proposed development of 35 apartments at 637 Melbourne Road. Infill development will also provide new housing opportunities, particularly in Newport West.

Community Infrastructure assessment

The tables and map below shows the type of community infrastructure in Precinct 2 and its neighbourhoods. Community infrastructure is measured against the provision standards, and there is also an assessment of the building condition. A list of all community infrastructure can be found in Appendix 2.

Community infrastructure in Precinct 2 is clustered around Mason Street to the west of Newport Station. This includes the Newport Community Hub which offers a wide range of services, including a library, MCH, neighbourhood house, multipurpose rooms, senior citizen centre and the sole youth services facility in Hobsons Bay. There is a secondary cluster in Spotswood, consisting of schools, long day care and a community centre.

Figure 9. Location of community infrastructure in Precinct 2



Overall, neighbourhood level infrastructure is well supplied in Precinct 2 however the forecast population growth in Spotswood – South Kingsville through the realisation of development sites will place additional demand on existing services. The cluster of services around Newport Station and the bus interchange is strategic in terms of public transport access and makes them accessible to people who cannot drive.

Tables 5 and 6 detail the community infrastructure found in Precinct 2 and its neighbourhoods. They use a traffic light colour coding system to provide an overview of the current state of service provision, i.e. at 2020. Services are colour coded ranging from green (well supplied), to yellow (adequate), orange (undersupplied) and red (no supply).

Early Years Services and Facilities (Maternal and Child Health, Kindergartens, Long Day Care)

Maternal and Child Health is well supplied in Newport West and adequately supplied in Spotswood – South Kingsville and this will continue to be the case until 2030. Service levels and the number of newborns should be monitored to ensure the provision standards continue to be met, particularly in light of forecast population growth in Spotswood – South Kingsville.

There is only one kindergarten in Newport West (Newport Gardens Early Years Centre) which does not meet demand in that neighbourhood. Kindergarten places are adequately supplied in Spotswood – South Kingsville, however as the population increases the demand will exceed supply from around 2025. The introduction of three year old kindergarten programs highlights the need to re-evaluate the service offering in this precinct.

Long day care places are well supplied in Newport West, boosted by the opening of two new centres. The supply of long day care places in Spotswood – South Kingsville also exceeds demand, even accounting for

population growth in the future. Some long day care providers also include kindergarten places as part of their service and there is potential to expand this in the future.

Schools (Primary and Secondary)

Primary schools are well supplied in both neighbourhoods and include public and Catholic options. However there are physical barriers in reaching Spotswood Primary School for many residents i.e. Melbourne Road and the Newport-Sunshine freight line.

There is an undersupply of secondary colleges. The Paisley Campus of Bayside College, located in Newport, only caters for Years 10 to 12, and there is no secondary college in Spotswood – South Kingsville. Younger secondary students need to travel to the other campuses of Bayside College (located in Altona North and Williamstown North) to complete Years 7 to 9.

Multipurpose rooms (neighbourhood and precinct)

Multipurpose rooms are well supplied in this precinct with four precinct rooms and four neighbourhood rooms. This includes two neighbourhood rooms at the Newport Community Hub that can be converted to an even larger space capable of accommodating more than 250 people (municipal level size). This exceeds the provision standard and indicates that supply can cater for a growing population well into the future.

Community Centres

There are four community centres/ neighbourhood houses in this precinct. This means that the provision standard is exceeded and can cope with additional population growth. The building condition of the South Kingsville Community Centre has been rated as moderate, and this should be monitored into the future due to the number of services offered at this location.

There is a parcel of vacant land on Oxford Street Newport which is owned by Council. This was previously occupied by the Victorian Arabic Social Services and used as a community centre. The building was demolished in 2018 as it was unfit for occupation. Council is yet to make a decision on the future use of this land.

Art and Cultural Venues

The Substation, located in Newport, is the sole art and cultural venue located in this precinct. It is a multifunctional space, and can also be used as a multipurpose room for major events and meetings. However there are no art and cultural venues located in Spotswood – South Kingsville.

Libraries

There is one library within the precinct, located at the Newport Hub, which meets the needs of the current and future population.

Older people (Senior Citizens Centres and Aged Care Facilities)

There is one aged care facility, located in Newport West, to service the elderly population. This does not adequately meet demand however the new Japara facility on Mason Street (120 beds) will partially resolve this. This facility is likely to be completed in the second half of 2020. The population will continue to age in the future, and requiring continued monitoring of demand for aged care.

Similarly, senior citizen centres are adequately supplied at 2020, but the ageing of the population results in a minor undersupply at 2030. It would be useful to review the service offering in line with other senior citizen centres in Hobsons Bay to explore the ways in which they meet the needs of the community and to investigate other ways to service the needs of seniors.

Key considerations

Overall, community infrastructure is well supplied in this precinct. The imminent residential developments on strategic sites in Spotswood – South Kingsville will place pressure on existing facilities and create demand for new services. Key issues and opportunities for consideration:

1. Leverage off the strategic location of existing facilities near Newport Station to expand service offerings that are accessible to all community members and build on the synergies of co-location.

2. Advocate for additional and expanded services provided by the private sector and state government, such as long day care, arts and cultural venues, schools and aged care facilities. Long day care also has the potential to include kindergarten places as part of the service offering.

3. Examine options to expand the number of kindergarten places, in addition to leveraging off potential places in long day care centres.

4. Explore ways to service the needs of older people through a review of all senior citizen centres in Hobsons Bay, to determine if needs are being met and whether these services can be provided in a more flexible manner.

Type of facility	Provision standard	Area	Year	Population	Supply	Target	Assessment	Facility Name	Building Condition	Fit for purpose
MCH	1 room per 130 births	Newport West	2020	160	4	1.2	Well supplied	Newport Community Hub	Good	Fit for purpose (reservations)
			2025	165	4	1.3				
			2030	165	4	1.3		Newport Gardens Early Years Centre	Good	Fit for purpose
		Spotswood - South Kingsville	2020	76	1	0.6	Adequate	South Kingsville Community Centre	Moderate	Fit for purpose
			2025	93	1	0.7				
			2030	115	1	0.9				
Kindergartens	1 enrolment place per participating 3-4 year olds	Newport West	2020	252	153	252	Undersupplied	Newport Gardens Early Years Centre	Good	Fit for purpose
			2025	271	153	271				
			2030	277	153	277				
		Spotswood - South Kingsville	2020	119	106	119	Adequate, becoming undersupplied from 2025	Bright Steps Newport	Not assessed	- -
			2025	155	106	155		Emma McLean Kindergarten and Child Care Centre	Good	Fit for purpose (reservations)
			2030	198	106	198				
Long Day Care	1 place per four 0-5 year olds	Newport West	2020	952	308	238	Well supplied	Newport Gardens Early Years Centre	Good	Fit for purpose
			2025	965	308	241				
			2030	961	308	240		Newport Community Education Centre	Not assessed	- -
								Newport Lakes Childcare and Early Learning	Not assessed	- -
								Nino Early Learning	Not assessed	- -
		Spotswood - South Kingsville	2020	461	271	115	Well supplied	The Learning Sanctuary	Not assessed	- -
			2025	552	271	138		Bright Steps Newport	Not assessed	- -
			2030	682	271	171		Emma McLean Kindergarten and Child Care Centre	Good	Fit for purpose (reservations)

Table 5. Provision of neighbourhood community infrastructure and building condition assessment, Precinct 2 (Newport West and Spotswood-South Kingsville) – 2020-30

Well supplied
 Adequate
 Undersupplied
 No supply

Type of facility	Provision standard	Area	Year	Population	Supply	Target	Assessment	Facility Name	Building Condition	Fit for purpose
Multipurpose rooms (neighbourhood)	1 multipurpose room per 8,000 population	Newport West	2020	9,426	3	1.2	Well supplied	Newport Community Education Centre	Not assessed	- -
			2025	9,950	3	1.2				
			2030	10,169	3	1.3		Newport Community Hub	Moderate	Fit for purpose
								2nd Newport Scout Group	Not assessed	- -
		Spotswood - South Kingsville	2020	5,148	1	0.6	Well supplied	Spotswood Community House	Not assessed	- -
			2025	6,195	1	0.8				
			2030	7,593	1	0.9				
Community Centres and Neighbourhood Houses	1 facility per 10,000 population	Newport West	2020	9,426	2	0.9	Well supplied	Newport Community Education Centre	Not assessed	- -
			2025	9,950	2	1				
			2030	10,169	2	1		Newport Community Hub	Good	Fit for purpose (reservations)
		Spotswood - South Kingsville	2020	5,148	2	0.5	Well supplied	Spotswood Community House	Not assessed	- -
			2025	6,195	2	0.6				
			2030	7,593	2	0.8		South Kingsville Community Centre	Moderate	Fit for purpose
Art and Cultural Venues	1 neighbourhood venue per 8,000 population	Newport West	2020	9,426	1	1.2	Adequate	The Substation	Not assessed	- -
			2025	9,950	1	1.2				
			2030	10,169	1	1.3				
		Spotswood - South Kingsville	2020	5,148	0	0.6	No supply	N/A	N/A	- -
			2025	6,195	0	0.8				
			2030	7,593	0	0.9				

Table 5. Continued

Well supplied
 Adequate
 Undersupplied
 No supply

Type of facility	Provision standard	Area	Year	Population	Supply	Target	Assessment	Facility Name	Building Condition	Fit for purpose
Libraries	1 library per 30,000 population	Precinct 2	2020	14,574	1	0.5	Well supplied	Newport Community Hub	Good	Fit for purpose (reservations)
			2025	16,145	1	0.5				
			2030	17,762	1	0.6				
Secondary Schools	1 school per 22,500 population	Precinct 2	2020	14,574	0.5	0.6	Undersupplied	Bayside College (Paisley Campus)	Not assessed	- -
			2025	16,145	0.5	0.7				
			2030	17,762	0.5	0.8				
Multipurpose rooms (precinct)	1 multipurpose room per 10,000 population	Precinct 2	2020	14,574	4	1.5	Well supplied	South Kingsville Community Centre	Moderate	Fit for purpose
			2025	16,145	4	1.6				
			2030	17,762	4	1.8		Newport Community Hub (2 rooms)	Moderate	Fit for purpose (reservations)
								The Substation	Not assessed	- -
Aged Care	1 place per 125 persons aged 70 years and over	Precinct 2	2020	1,133	90	142	Becoming adequate by 2030	Westgate Aged Care	Not assessed	- -
			2025	1,334	210	167		Japara Aged Care Facility	Not assessed	- -
			2030	1,608	210	201				
Senior Citizens Centres	1 per 1,200 persons aged 65 years and over	Precinct 2	2020	1,631	1	1.4	Adequate, becoming undersupplied	Newport Community Hub	Good	Fit for purpose (reservations)
			2025	1,928	1	1.6				
			2030	2,278	1	1.9				

Table 6. Provision of precinct community infrastructure and building condition assessment, Precinct 2 (Newport West and Spotswood-South Kingsville) – 2020–30⁴

Well supplied
 Adequate
 Undersupplied
 No supply

⁴ Some secondary schools have more than one campus and/or do not cater for all Year levels. To account for this in the provision standards, schools have been split accordingly. In Precinct 2, Bayside College – Paisley campus caters for Years 10-12, hence has been allocated 0.5 of a school.



PRECINCT 3

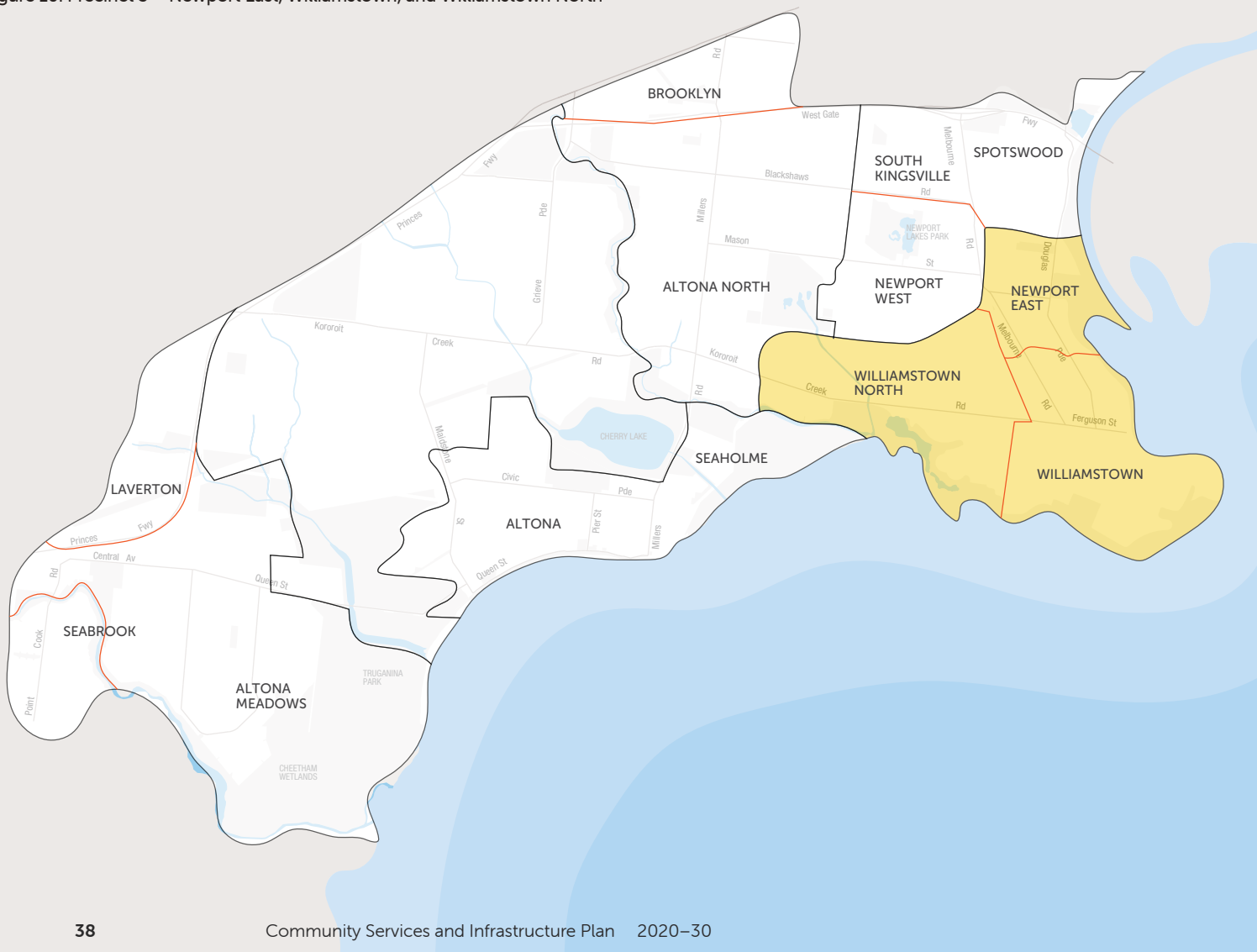
Newport East, Williamstown and Williamstown North

Overview and location

Precinct 3 is located in the south east of Hobsons Bay, and is comprised of the suburbs of Newport East, Williamstown and Williamstown North. Williamstown is one of the oldest settlements in Victoria, established in the early days of European settlement. The Williamstown railway line was constructed in the 1850s which facilitated residential development in the area. The streetscapes are characterised by older homes and other historic buildings. Newport East has similar streetscapes but was originally a working class area with smaller homes. Both Newport and Williamstown have gentrified in recent years. Williamstown North contains a mix of industrial and residential uses. Some parts of the suburb were developed as late as the 1990s as former industrial areas were converted to residential.

The map below shows the location of Precinct 3 within Hobsons Bay.

Figure 10. Precinct 3 – Newport East, Williamstown, and Williamstown North

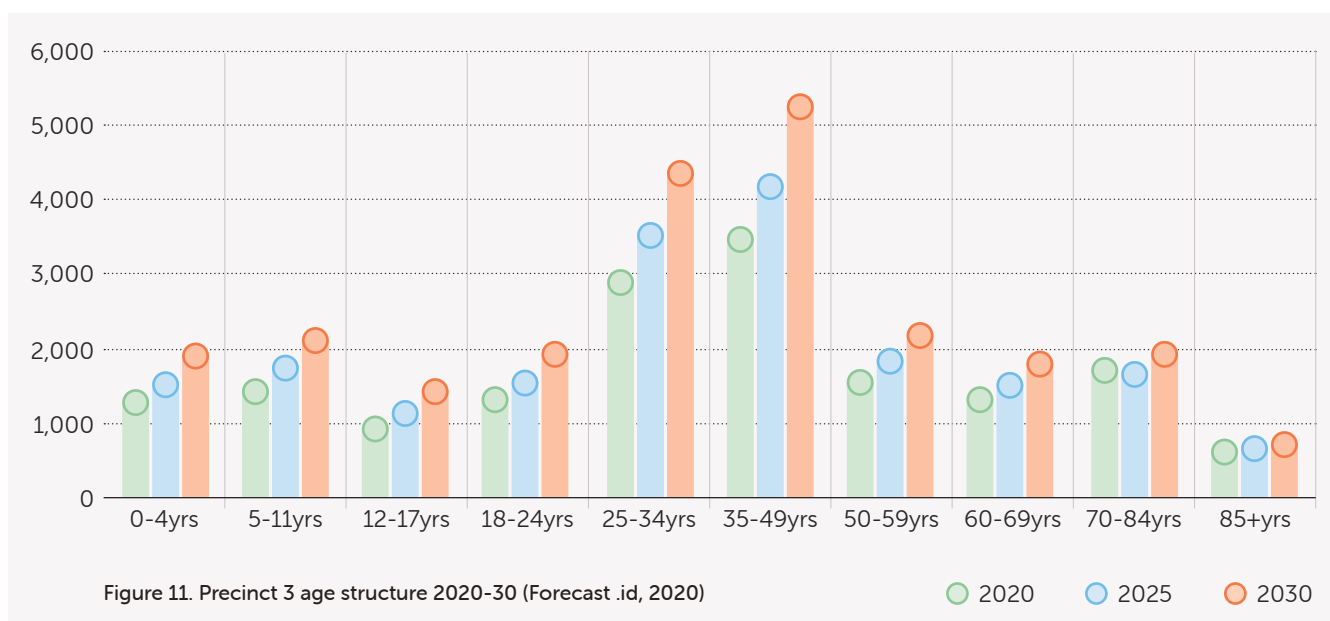


Population

The estimated population of Precinct 3 in 2020 is 22,177. This is forecast to reach 23,623 at 2025 and 23,700 at 2030. This is a total increase of 6.9 per cent over the ten years, and equates to an annual average growth rate of 0.7 per cent. This is lower than the average for Hobsons Bay as a whole and reflects a relative lack of residential development opportunities.

Age structure

Changing age structures provide an indication as to the types of services required by residents. Figure 11 shows how the age structure of Precinct 3 will change over the period 2020-30. The main trend is the continued ageing of the population with large increases forecast in the baby boomer cohorts i.e. 60 to 84 years. For example, 70 to 84 year olds are forecast to growth by 45.5 per cent and 60 to 69 year olds by 17.4 per cent. Much of this will be ageing in place as the current generation stays in the area as they mature. Other population cohorts are forecast to record minimal or modest change over the next ten years.



Other socio-economic characteristics

Data from the 2016 Census shows that the precinct is one of the least disadvantaged areas in Hobsons Bay, with SEIFA index scores of 1096.3 for Newport East, 1072.6 for Williamstown and 1064.8 for Williamstown North. The SEIFA score for Newport East places it in the top five per cent of least disadvantaged neighbourhoods in Australia.

Precinct 3 had the lowest level of diversity, with 20.9 per cent of the population born overseas. The most common overseas countries of birth were the United Kingdom and New Zealand. The precinct had the lowest proportion of non-English speakers (14.5 %) in Hobsons Bay, and just 1.6 per cent had poor or no English proficiency.

In relation to housing, 24.7 per cent of households are renting, the lowest proportion in Hobsons Bay. Precinct 3 does however have the highest proportion of social housing in the municipality (4.1%), a legacy of the high rise towers built along Nelson Place in Williamstown in the 1960s.

Census employment statistics confirm that there are a relatively high proportion of people working in the professional, scientific and technical services industry (11.9%), an industry associated with the knowledge economy and professional, well paid jobs in the inner city.

Drivers of change

Williamstown and Newport East have historic streetscapes and much of the residential area is subject to heritage overlays. In addition, block sizes, particularly in Newport East, are relatively small and therefore increases in the dwelling stock through infill developments are constrained.

In the past twenty years much of the increase in dwelling stock has been through the conversion of obsolete industrial land into residential. Waterline Place is a major redevelopment of the former Port Phillip Woollen Mills in Williamstown and involves the construction of around 500 dwellings. Elsewhere there are a number of medium sized projects along the Kororoit Creek Road corridor and in the Williamstown commercial area.

Community Infrastructure assessment

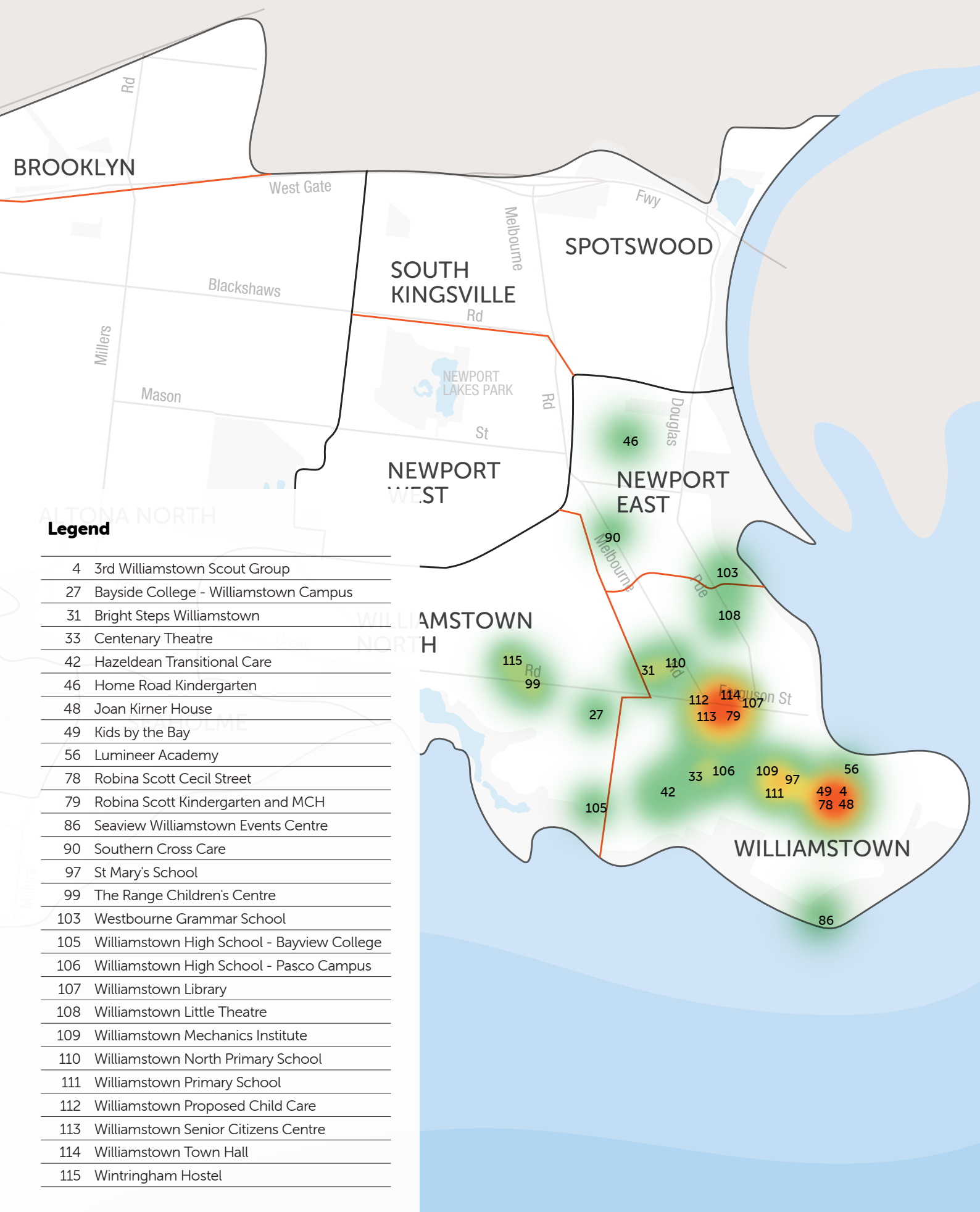
The tables and map below shows the type of community infrastructure in Precinct 3 and its neighbourhoods. Community infrastructure is measured against the provision standards, and there is also an assessment of the building condition. A list of community infrastructure can be found in Appendix 2.

Overall, community infrastructure is well supplied in Williamstown, but less so in Newport East and Williamstown North, creating a spatial imbalance. There is a strong concentration of community infrastructure in Williamstown, particularly along Ferguson Street. A smaller cluster is located between Nelson Place and the railway line. The concentration of community facilities in Williamstown is a legacy of its status as a former municipality, as well as its long history of European settlement.

Provision of new or expanded infrastructure in Newport East, and to a lesser extent Williamstown North, is constrained by a lack of available land, small block sizes and planning controls.

Tables 7 and 8 detail the community infrastructure found in Precinct 3 and its neighbourhoods. They use a traffic light colour coding system to provide an overview of the current state of service provision, i.e. at 2020. Services are colour coded ranging from green (well supplied), to yellow (adequate), orange (undersupplied) and red (no supply).

Figure 12. Location of community infrastructure in Precinct 3



Early Years Services and Facilities (Maternal and Child Health, Kindergartens, Long Day Care)

Kindergarten places are adequately supplied in Newport East and Williamstown. The number of places in Williamstown was bolstered by an additional Robina Scott location (Cecil Street) that opened in 2020. However continued population growth in Williamstown, coupled with the introduction of three year old kindergarten programs creates an undersupply in the future, but supply will remain adequate in Newport East.

The construction of new long day care centres in Williamstown during 2019 and 2020 means that the undersupply that previously existed will be resolved and additional population growth can be absorbed well into the future. It is possible that they will include some licenced kindergarten places as part of their service offering in the future.

Schools (Primary and Secondary)

There are four primary schools in Williamstown (public and private) which exceeds the provision standards. However Newport East has one private school (Westbourne Grammar), and there are no primary schools in Williamstown North. The neighbouring Williamstown North Primary School, located in Williamstown, had almost 800 enrolments in 2019 (DET, 2019). This is due to its large catchment which also caters for children living in Williamstown North.

In terms of secondary schools, there is one full campus (Williamstown High School), and one campus of Bayside College which caters for Years 7-9. Secondary colleges are adequately supplied in this precinct and will remain so in the future.

Multipurpose rooms

There are several multipurpose rooms in Precinct 3, all located in Williamstown. This includes several rooms within the Williamstown Town Hall of varying sizes.

The Williamstown Mechanics Institute is a historic venue of strategic importance to Hobsons Bay. It is currently (2020) undergoing refurbishment in order to upgrade the facility and make it fit for purpose. This provides an opportunity to review its potential for providing additional services in order to maximise flexibility to all users.

Community Centres/ Neighbourhood Houses

There is one community centre in Williamstown (Joan Kirner House), creating a slight undersupply. There are no facilities in Newport East or Williamstown North. Overall there is a lack of this service in Precinct 3.

Art and Cultural Venues

There are two privately run theatres in Williamstown meaning that overall, art and cultural venues are well supplied in this precinct. However there are no art and cultural venues located in Newport East or Williamstown North. In addition to the privately run theatres, there are two municipal level venues (Williamstown Town Hall and Williamstown Mechanics Institute).

Libraries

Williamstown Library is the sole facility in Precinct 3. It adequately meets the provision standards and will continue to do so over the next decade. Additional functionality could be explored in order to maximise the service flexibility of this venue.

Type of facility	Provision standard	Area	Year	Population	Supply	Target	Assessment	Facility Name	Building Condition	Fit for purpose
MCH	1 room per 130 births	Newport East	2020	58	0	0.4	No supply	--	--	--
			2025	55	0	0.4				
			2030	55	0	0.4				
		Williamstown	2020	150	2	1.2	Well supplied	Robina Scott Kindergarten and MCH	Moderate	Fit for purpose (reservations)
			2025	159	2	1.2				
			2030	150	2	1.2				
		Williamstown North	2020	48	0	0.4	No supply	--	--	--
			2025	55	0	0.4				
			2030	53	0	0.4				
Kindergartens	1 enrolment place per participating 3-4 year olds	Newport East	2020	102	110	102	Adequate	Home Road Kindergarten	Good	Fit for purpose
			2025	104	110	104				
			2030	106	110	106				
		Williamstown	2020	263	254	263	Adequate at 2020, becoming undersupplied from 2025	Robina Scott Kindergarten and MCH	Moderate	Fit for purpose (reservations)
			2025	298	254	298				
			2030	292	254	292		Robina Scott Cecil Street	Not assessed	--
								Bright Steps Williamstown	Not assessed	--
								Kids by the Bay	Not assessed	--
		Williamstown North	2020	76	30	76	Undersupplied	The Range Children's Centre	Moderate	Fit for purpose
			2025	101	30	101				
			2030	101	30	101				
Long Day Care	1 place per four 0-5 year olds	Newport East	2020	373	0	93	No supply	--	--	--
			2025	357	0	89				
			2030	353	0	88				

Table 7. Provision of neighbourhood community infrastructure and building condition assessment, Precinct 3 (Newport East, Williamstown and Williamstown North) – 2020–30

Well supplied
 Adequate
 Undersupplied
 No supply

Type of facility	Provision standard	Area	Year	Population	Supply	Target	Assessment	Facility Name	Building Condition	Fit for purpose
		Williamstown	2020	962	161	241	Undersupplied at 2020, well supplied thereafter	Bright Steps Williamstown	Not assessed	--
			2025	1,019	337	255		Kids by the Bay	Not assessed	--
			2030	968	337	242		Proposed Centre (Explorers)	Not assessed	--
		Williamstown North	2020	293	97	73	Well supplied	The Range Children's Centre	Moderate	Fit for purpose
			2025	349	97	87				
			2030	336	97	84				
		Newport East	2020	4,691	1	0.6	Adequate	Westbourne Grammar School	Not assessed	--
			2025	4,681	1	0.6				
			2030	4,693	1	0.6				
Primary Schools	1 school per 7,500 population	Williamstown	2020	12,815	4	1.7	Well supplied	Williamstown Primary School	Not assessed	--
			2025	13,740	4	1.8		Williamstown North Primary School	Not assessed	--
			2030	13,759	4	1.8		Lumineer Academy	Not assessed	--
		Williamstown North	2020	4,679	0	0.6	No supply	St Mary's School	Not assessed	--
			2025	5,201	0	0.7				
			2030	5,246	0	0.7				
		Newport East	2020	4,691	0	0.6	No supply	--	--	--
			2025	4,681	0	0.6				
			2030	4,693	0	0.6				
Multipurpose rooms (neighbourhood)	1 multipurpose room per 8,000 population	Williamstown	2020	12,815	5	1.6	Well supplied	Joan Kirner House	Good	Fit for purpose
			2025	13,740	5	1.7		Williamstown Town Hall	Moderate	Fit for purpose
			2030	13,759	5	1.7		3rd Williamstown Scout Hall	Not assessed	--
		Williamstown North	2020	4,679	0	0.6	No supply	--	--	--
			2025	5,201	0	0.7				
			2030	5,246	0	0.7				
		Newport East	2020	4,691	0	0.6	No supply	--	--	--
			2025	4,681	0	0.6				
			2030	4,693	0	0.6				

Table 7. Continued

Well supplied
 Adequate
 Undersupplied
 No supply

Type of facility	Provision standard	Area	Year	Population	Supply	Target	Assessment	Facility Name	Building Condition	Fit for purpose
Community Centres and Neighbourhood Houses	1 facility per 10,000 population	Newport East	2020	4,691	0	0.5	No supply	--	--	--
			2025	4,681	0	0.5				
			2030	4,693	0	0.5				
		Williamstown	2020	12,815	1	1.3	Slight undersupply	Joan Kirner House	Good	Fit for purpose
			2025	13,740	1	1.4				
			2030	13,759	1	1.4				
		Williamstown North	2020	4,679	0	0.5	No supply	--	--	--
			2025	5,201	0	0.5				
			2030	5,246	0	0.5				
Art and Cultural Venues	1 neighbourhood venue per 8,000 population	Newport East	2020	4,691	0	0.6	No supply	--	--	--
			2025	4,681	0	0.6				
			2030	4,693	0	0.6				
		Williamstown	2020	12,815	2	1.6	Well supplied	Williamstown Little Theatre	Not assessed	--
			2025	13,740	2	1.7				
			2030	13,759	2	1.7		Centenary Theatre	Not assessed	--
		Williamstown North	2020	4,679	0	0.6	No supply	--	--	--
			2025	5,201	0	0.7				
			2030	5,246	0	0.7				

Table 7. Continued

Well supplied
 Adequate
 Undersupplied
 No supply

Type of facility	Provision standard	Area	Year	Population	Supply	Target	Assessment	Facility Name	Building Condition	Fit for purpose
Libraries	1 library per 30,000 population	Precinct 3	2020	22,185	1	0.7	Adequate	Williamstown Library	Good	Fit for purpose
			2025	23,622	1	0.8				
			2030	23,698	1	0.8				
Secondary schools	1 school per 22,500 population	Precinct 3	2020	22,185	1.25	1	Adequate	Bayside College (Williamstown Campus)	Not assessed	- -
			2025	23,622	1.25	1				
			2030	23,698	1.25	1.1		Williamstown High School	Not assessed	- -
Multipurpose room (precinct)	1 room per 10,000 population	Precinct 3	2020	22,185	3	2.2	Well supplied	Seaview Williamstown Events Centre	Not assessed	- -
			2025	23,622	4	2.4				
			2030	23,698	4	2.4		Williamstown Town Hall	Moderate	Fit for purpose
								Williamstown Mechanics Institute	Poor	Not fit for purpose
Aged Care	1 place per 125 persons aged 70 years and over	Precinct 3	2020	2,201	133	275	Undersupplied	Southern Cross Care	Not assessed	- -
			2025	2,582	133	323		Hazeldean Transitional Care	Not assessed	- -
			2030	3,041	133	380		Wintringham Hostel	Not assessed	- -
Senior Citizens Centres	1 per 1,200 persons aged 65 years and over	Precinct 3	2020	3,309	1	2.8	Undersupplied	Williamstown Senior Citizen's Centre	Poor	Not fit for purpose
			2025	3,898	1	3.2				
			2030	4,445	1	3.7				

Table 8. Provision of precinct community infrastructure and building condition assessment, Precinct 3 (Newport East, Williamstown and Williamstown North) – 2020-30 (cont.)⁵

Well supplied Adequate Undersupplied No supply

⁵ Some secondary schools have more than one campus and/or do not cater for all Year levels. To account for this in the provision standards, schools have been split accordingly. In Precinct 3, Bayside College – Williamstown Campus caters for Years 7-9, and has been allocated 0.25 of a secondary school as there is another Year 7-9 campus of Bayside College in Altona North, which is located in Precinct 1.

Older people (Senior Citizens Centres and Aged Care Facilities)

There are three aged care facilities in Precinct 3, however they are small in size. There are a total of 133 places across the three facilities, which is an undersupply based on the provision standard. The undersupply will persist into the future as the population continues to age. The community would benefit from additional places, either by expanding existing facilities or constructing new ones.

The Williamstown Senior Citizens Centre is an ageing facility that has been rated as having a poor condition. Council is implementing the Dennis Reserve Masterplan, which proposes its demolition and replacement with a multipurpose community facility.

Key considerations

Community infrastructure is well supplied in this precinct, however most of it is located in Williamstown with fewer facilities in Williamstown North and Newport East. New development is constrained by small block sizes and heritage overlays. Good public transport and road connections go some way to facilitate accessibility for the community. Population growth in this precinct is forecast to be modest however it will still place additional pressure on existing facilities. Key issues and opportunities for consideration:

1. Exploring opportunities to address the spatial imbalance in community infrastructure provision. This could include advocacy and/or auditing of underutilised council owned land and buildings to provide additional services in Williamstown North and Newport East.

2. Exploring opportunities to maximise the flexibility of existing facilities where appropriate. The refurbishment of the Williamstown Mechanics Institute is an example.

3. Seeking ways to address the gaps in supply, particularly community centres/neighbourhood houses, and kindergartens. Some of this may be achieved through private providers or expansion of existing facilities.

PRECINCT 4

Altona – Seaholme

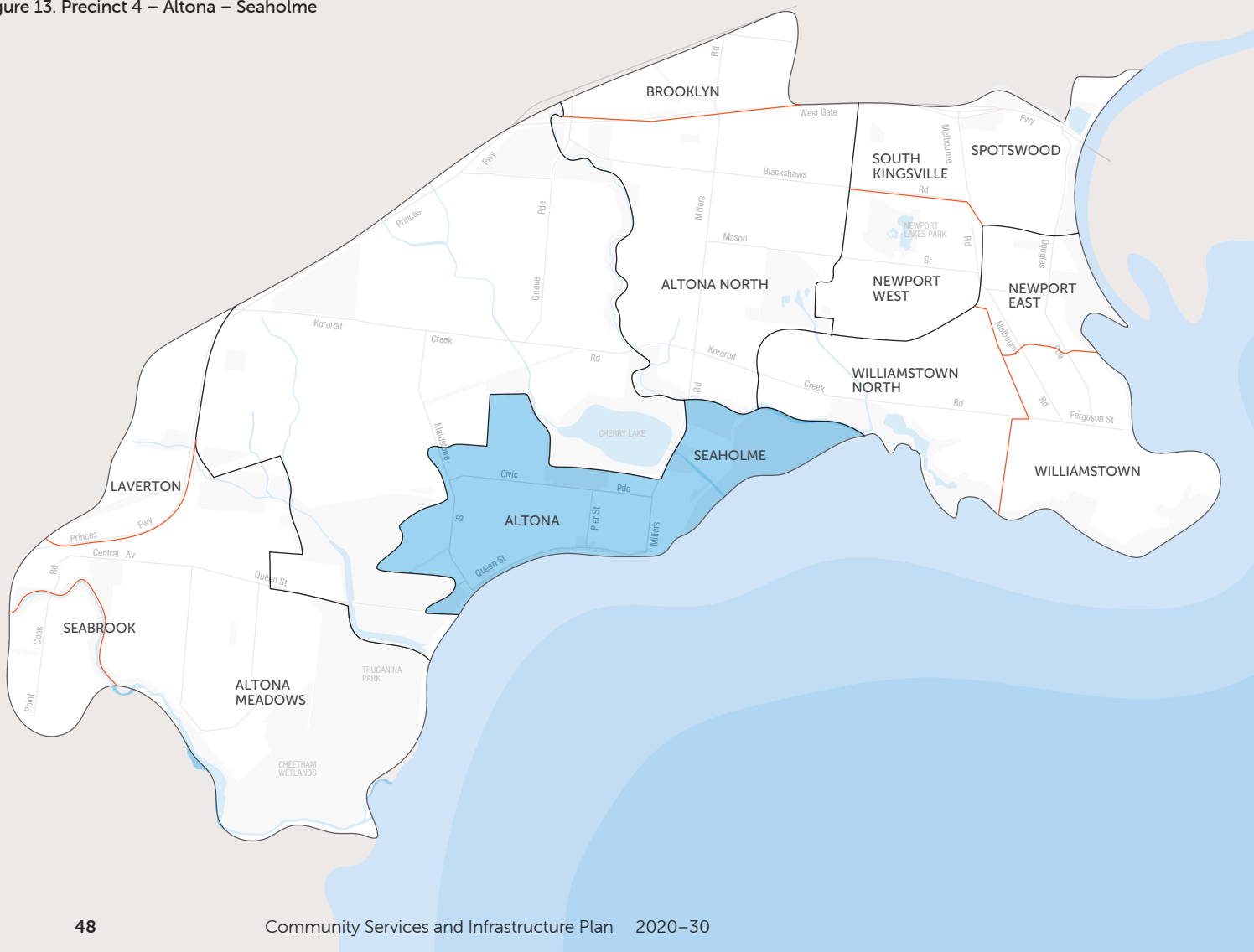
Overview and location

Precinct 4 is comprised of the suburbs of Altona and Seaholme. It is located along the Port Phillip Bay foreshore and is bisected by the Altona railway line. The area was developed from the 1920s, particularly after the construction of the railway line and improvements to Millers Road.

Construction of the nearby Mobil refinery provided local employment opportunities for the growing population. Urban development in Altona and Seaholme follows a traditional street pattern and consists of family homes on relatively large blocks. In more recent years many of the older homes have been replaced by villa units and townhouses. High density development is becoming more common, as evidenced by the increasing number of apartments along Pier Street.

The map below shows the location of Precinct 4 within Hobsons Bay. It should be noted that this covers the same area as the neighbourhood of Altona – Seaholme.

Figure 13. Precinct 4 – Altona – Seaholme



Population

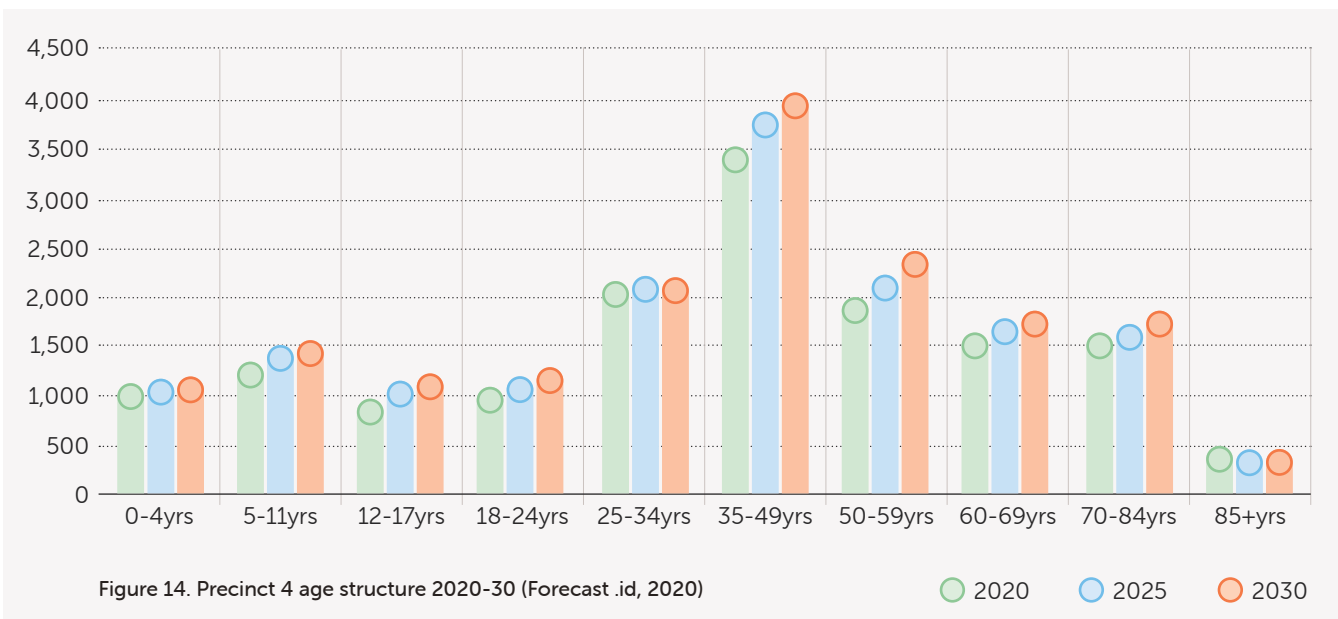
The estimated population of Precinct 4 in 2020 is 14,417. This is forecast to reach 15,664 at 2025 and 16,474 at 2030. This is a total increase of 14.3 per cent over the ten years, and equates to an annual average growth rate of 1.3 per cent, which is slightly below the Hobsons Bay average.

Age structure

Changing age structures provide an indication as to the types of services required by residents. The figure below shows how the age structure of Precinct 4 will change over the period 2020–30. Overall, Precinct 4

is a maturing area and larger development opportunities are limited to strategic sites along Pier Street Altona.

The largest increases are forecast to occur in the 12–17 year age group (28.9%) and 50–59 year olds (26.0%). These age groups indicate the presence of maturing families with older children. Most other age cohorts are forecast to grow modestly, with the exception of persons aged 85 years and over. Although the numbers are smaller, this cohort is forecast to decline by -7.0 per cent over the next ten years.



Other socio-economic characteristics

Data from the 2016 Census shows that the precinct scores well on the SEIFA index of disadvantage (1034.2) which is above the average for Greater Melbourne and Hobsons Bay. In relation to diversity, 28.3 per cent of the population were born overseas, 20.2 per cent speak a language other than English and 2.4 per cent of the population have poor or no English. The most common non-English languages spoken were Maltese and Italian.

Precinct 4 has the highest proportion of lone person household households (29.1%) and couples without children (25.6%). In addition, 8.4 per cent of households do not have a car and 40.6 per cent of dwellings are medium or high density.

Drivers of change

Housing development within the precinct largely occurred in the post-war era, and much of the stock is ageing and suitable for redevelopment. In recent years, small scale infill developments have added to the dwelling stock, and this is expected to continue into the future. Pier Street has potential for more high density dwellings, particularly north of the railway line. A multi-storey apartment building containing 25 apartments was under construction at 118 Pier Street in early 2020, and there are proposals for other developments in this area.

Residential development is constrained by environmental issues and major industrial areas. Altona is home to environmentally significant areas such as Cherry Lake, Kororoit Creek and Laverton Creek which are inappropriate for housing. The coastal foreshore also constrains development via flooding overlays and building heights.

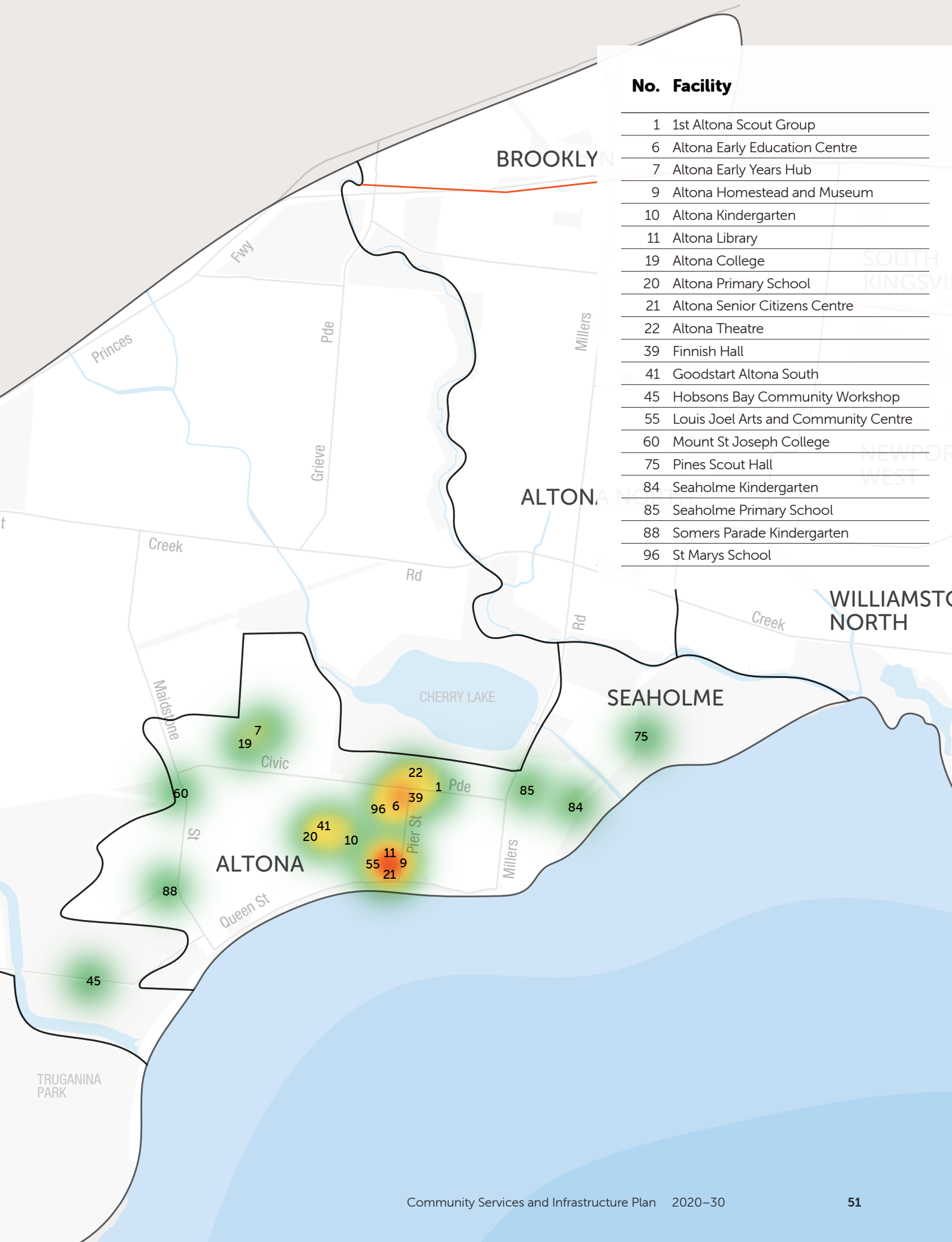
Community Infrastructure assessment

The table and map below show the type of community infrastructure in Precinct 4 as measured against the provision standards. There is only one neighbourhood in Precinct 4, Altona – Seaholme. As a result, community infrastructure in this area is measured against the standards for precincts where appropriate. A list of all community infrastructure can be found in Appendix 2.

Overall Altona – Seaholme has sufficient community infrastructure to service the needs of the population. There is a strong concentration of community infrastructure facilities along Pier Street and surrounds. Similar to Williamstown, this is partly a legacy of its time as a municipality (hence the location of the Civic Centre). Pier Street is a major commercial spine with good public transport, and as a result the location of community infrastructure in this area increases its accessibility to the community. There is a smaller cluster in the north-west part of the neighbourhood, consisting of the Altona College and the various functions in the Early Years Hub.

Table 9 details the community infrastructure found in Precinct 4. The table uses a traffic light colour coding system to provide an overview of the current state of service provision, i.e. at 2020. Services are colour coded ranging from green (well supplied), to yellow (adequate), orange (undersupplied) and red (no supply).

Figure 15. Location of community infrastructure in Precinct 4



Early Years Services and Facilities (Maternal and Child Health, Kindergartens, Long Day Care)

Kindergarten places are well supplied in this precinct, due to the opening of the Early Years Hub in early 2019. As a result, kindergarten services can cater for future growth in the population of three and four year olds as well as the introduction of three year old kindergarten programs. However long day care is undersupplied, both now and into the future.

MCH rooms are adequately supplied in this precinct. There are two rooms at the Early Years Hub, which replaced the rooms that were located at the Altona MCH (closed in 2019). This is sufficient to cater for the increase in population over the next ten years.

Schools (Primary and Secondary)

There are four primary schools in Altona – Seaholme, exceeding the provision standard. One is a Catholic school and the other three are public schools, including Altona College which also caters for secondary school students. This meets the current and future needs of primary school aged children in this precinct, as forecast growth of this cohort is moderate.

Secondary schools are well supplied when measured against the population benchmarks, and will further improve in the future when Altona College becomes a full secondary college from 2021 (Jill Hennessy, Member for Altona District, 2018).

Multipurpose rooms

There are several multipurpose rooms in this precinct, meaning that they are well supplied when measured against population benchmarks. However it is important to note that the building condition, size, fit for purpose and availability of multipurpose rooms varies considerably. For instance, two rooms are located in scout halls and therefore are only available to the community when not required by scout groups.

Community Centres/ Neighbourhood Houses

The Louis Joel Arts and Community Centre is the only facility in this precinct, and therefore just meets the provision standard. It primarily operates as an art and cultural facility but offers community based learning programs.

Art and Cultural Venues

There are three art and cultural venues in this precinct, which exceeds the provision standard. This includes Louis Joel Arts and Community Centre which is also a community centre.

Libraries

The one library in this precinct (Altona Library) exceeds the provision standard, both now and into the future.

Older people (Senior Citizens Centres and Aged Care Facilities)

There are no aged care facilities in Altona – Seaholme. Despite a forecast decline in the number of persons aged 85 years and over, there are no local options available for older residents who require this level of care. At least 226 aged care places are required to meet the provision standard at 2020 with numbers to rise over time as the cohort of older persons increases.

The Altona Senior Citizens Centre is the lone facility of this type, and hence does not meet the provision standard. In addition, it is an older facility and the building condition has been rated as not fit for purpose.

Type of facility	Provision standard	Area	Year	Population	Supply	Target	Assessment	Facility Name	Building Condition	Fit for purpose
MCH	1 room per 130 births	Altona - Seaholme	2020	194	2	1.5	Adequate	Altona Early Years Hub	Not assessed	- -
			2025	207	2	1.6				
			2030	206	2	1.6				
Kindergartens	1 enrolment place per participating 3-4 year olds	Altona - Seaholme	2020	296	418	296	Well supplied	Altona Early Education Centre	Not assessed	- -
			2025	346	418	346				
			2030	359	418	359		Altona Kindergarten	Good	Fit for purpose
								Seaholme Kindergarten	Moderate	Fit for purpose
								Somers Parade Kindergarten	Good	Fit for purpose
								Altona Early Years Hub	Not assessed	- -
Long Day Care	1 place per four 0-5 year olds	Altona - Seaholme	2020	1,141	196	285	Under supplied	Altona Early Education Centre	Not assessed	- -
			2025	1,227	196	307				
			2030	1,232	196	308		Altona Early Years Hub	Not assessed	- -
								Goodstart Altona South	Not assessed	- -
Primary Schools	1 school per 7,500 population	Altona - Seaholme	2020	14,419	4	1.9	Well supplied	Altona P-9 College	Not assessed	- -
			2025	15,664	4	2.1		Altona Primary School	Not assessed	- -
			2030	16,475	4	2.2		Seaholme Primary School	Not assessed	- -
								St Mary's School	Not assessed	- -

Table 9. Provision of neighbourhood and precinct community infrastructure and building condition assessment, Precinct 4 (Altona and Seaholme) – 2020–30⁶

Well supplied Adequate Undersupplied No supply

⁶ Some secondary schools have more than one campus and/or do not cater for all Year levels. To account for this in the provision standards, schools have been split accordingly. In Precinct 4, Altona College caters for Years 7-9 in secondary school, but this will change to Years 7-12 from 2021. As such, Altona College is measured as 0.5 of a secondary school in 2018.

Type of facility	Provision standard	Area	Year	Population	Supply	Target	Assessment	Facility Name	Building Condition	Fit for purpose
Multipurpose rooms (neighbourhood and precinct)	1 multipurpose room per 10,000 population	Altona - Seaholme/ Precinct 4	2020	14,419	9	1.4	Well supplied	Altona Theatre	Moderate	Fit for purpose (reservations)
			2025	15,664	9	1.6				
			2030	16,475	9	1.6		Altona Library	Moderate	Fit for purpose
								Finnish Hall	Not assessed	- -
								Louis Joel Arts and Community Centre	Not assessed	- -
								1st Altona Scout Group	Not assessed	- -
								Pines Scout Hall	Not assessed	- -
								Early Years Hub	Not assessed	- -
Community Centres and Neighbourhood Houses	1 facility per 10,000 population	Altona - Seaholme	2020	14,419	1	1.4	Adequate	Louis Joel Arts and Community Centre	Not assessed	- -
			2025	15,664	1	1.6				
			2030	16,475	1	1.6				
Art and Cultural Venues	1 neighbourhood venue per 8,000 population	Altona - Seaholme	2020	14,419	3	1.8	Well supplied	Altona Homestead and Museum	Moderate	Fit for purpose
			2025	15,664	3	2				
			2030	16,475	3	2.1		Hobsons Bay Community Workshop	Good	Fit for purpose (reservations)
								Louis Joel Arts and Community Centre	Not assessed	- -
Libraries	1 library per 30,000 population	Precinct 4	2020	14,419	1	0.5	Well supplied	Altona Library	Moderate	Fit for purpose
			2025	15,664	1	0.5				
			2030	16,475	1	0.5				

Table 9. Continued

Well supplied
 Adequate
 Undersupplied
 No supply

Type of facility	Provision standard	Area	Year	Population	Supply	Target	Assessment	Facility Name	Building Condition	Fit for purpose
Secondary schools	1 school per 22,500 population	Precinct 4	2020	14,419	1.5	0.6	Well supplied	Altona College	Not assessed	--
			2025	15,664	2	0.7		Mount St Joseph Girl's College	Not assessed	--
			2030	16,475	2	0.7				
Aged Care	1 place per 125 persons aged 70 years and over	Precinct 4	2020	1,808	0	226	No supply	N/A	N/A	--
			2025	1,870	0	234				
			2030	2,003	0	250				
Senior Citizens Centres	1 per 1,200 persons aged 65 years and over	Precinct 4	2020	2,483	1	2.1	Undersupplied	Altona Senior Citizen's Centre	Moderate	Not fit for purpose
			2025	2,622	1	2.2				
			2030	2,788	1	2.3				

Table 9. Continued

Well supplied Adequate Undersupplied No supply

Key considerations

Community infrastructure is well supplied in this precinct with the concentration of facilities around Pier Street beneficial in maximizing access for all of the community. Population growth is in line with the average for Hobsons Bay and increases will not place service pressures on existing facilities. Key issues and opportunities for consideration:

1. Advocating for additional services to be provided by the private sector. There are currently no aged care facilities in Altona – Seaholme, and the lack of a dedicated aged care facility will become increasingly problematic as the population continues to age. There is also an undersupply of long day care places.

2. Reviewing the functionality of the Altona Senior Citizens Centre as it is not fit for purpose. A review, incorporating other senior citizens centres in Hobsons Bay, could determine if they meet the needs of today's seniors and if these services can be provided in a more flexible manner.

3. Ensuring that additional demand for community centres can be met by the existing facility (Louis Joel Arts and Community Centre) or if there is a need for a second facility in this precinct, particularly in the long term.

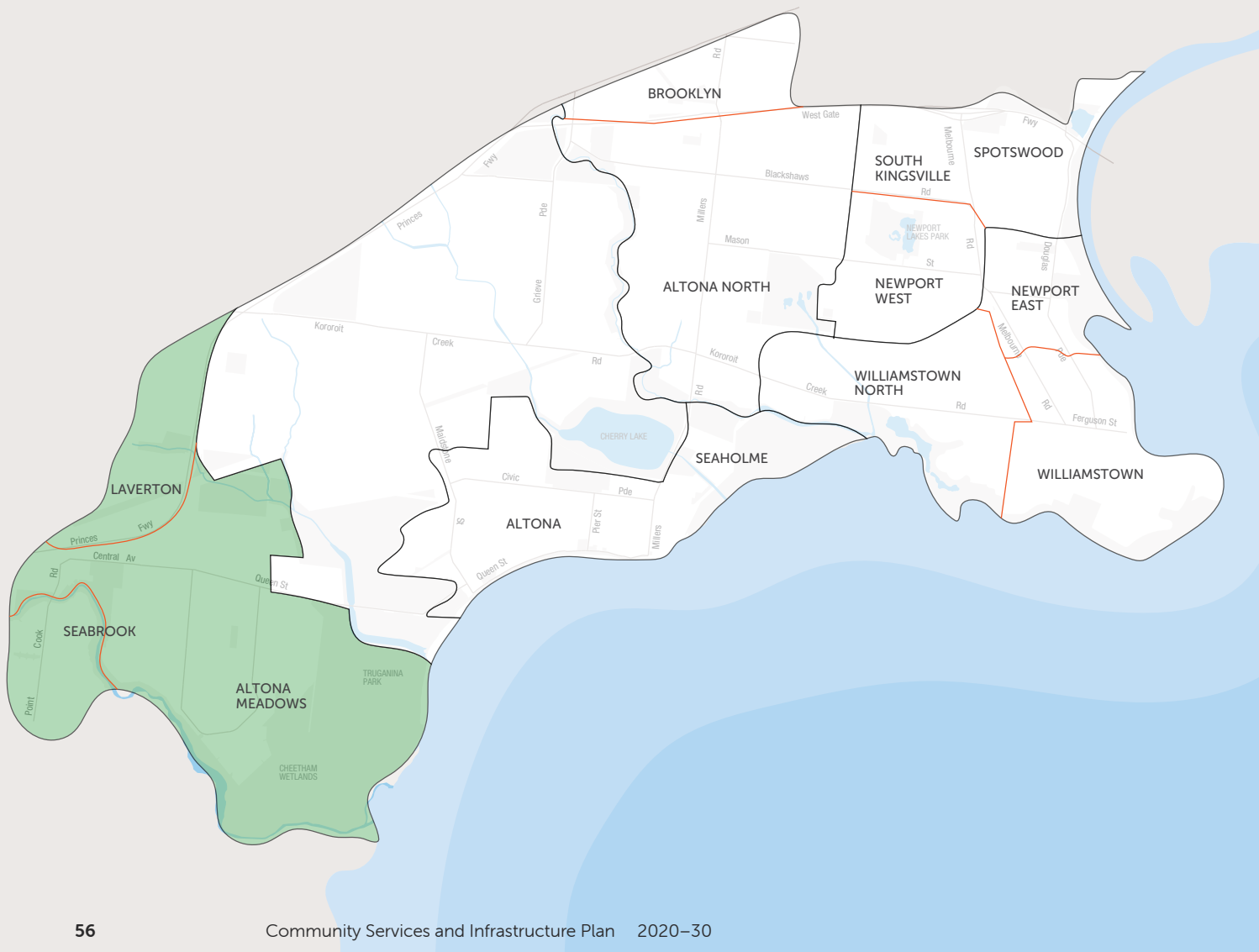
PRECINCT 5

Altona Meadows, Seabrook and Laverton

Overview and location

Precinct 5 is located in the west of Hobsons Bay and includes the neighbourhoods of Altona Meadows, Seabrook and Laverton. Altona Meadows and Seabrook are relatively new suburbs with the bulk of development occurring in the 1980s and 1990s. Laverton is an older neighbourhood, largely developed in the 1950s and 1960s. Laverton's location on the railway line and adjoining the RAAF base provided an impetus for development. All three suburbs are developed in the typical post war suburban style, with single dwellings on large lots. A street pattern characterised by no through roads and non-linear shapes (cul-de-sacs), are common, particularly in Altona Meadows.

Figure 16. Precinct 5 – Altona Meadows, Seabrook and Laverton



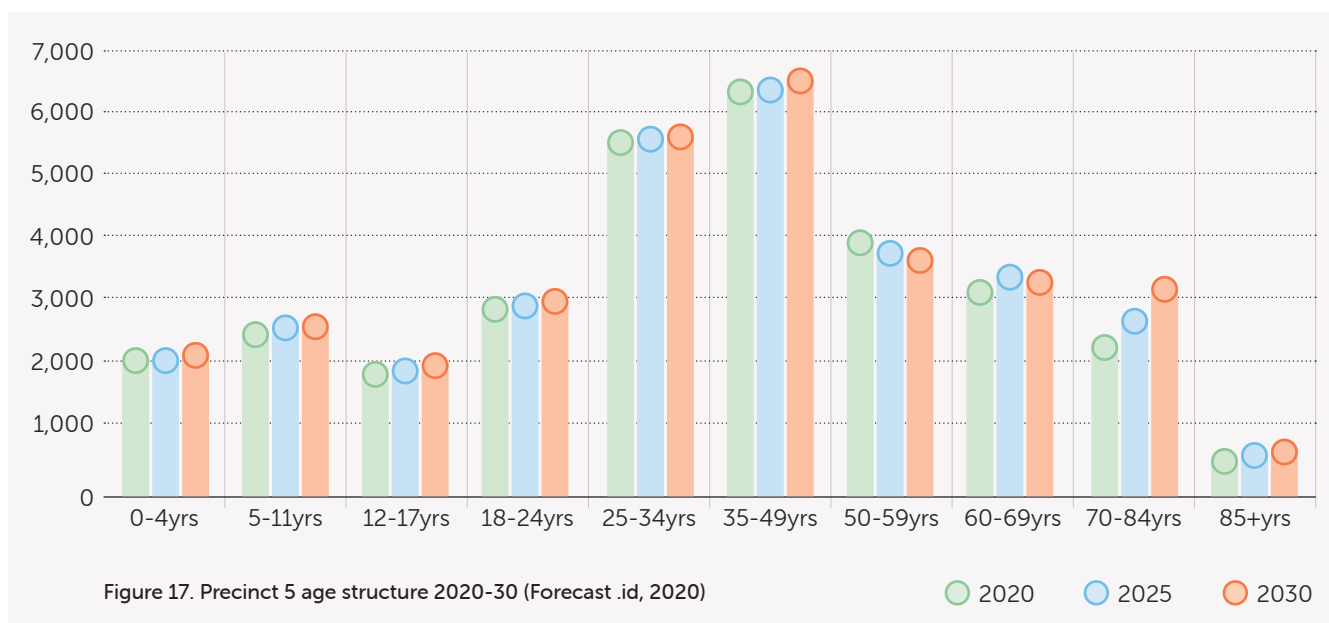
Population

Precinct 5 is the largest in terms of population, with a 2020 estimate of 31,541. This is forecast to reach 32,449 at 2025 and 33,135 at 2030. This is a total increase of 5.1 per cent over the ten years, and equates to an annual average growth rate of 0.5 per cent, the lowest of all precincts.

Age structure

Changing age structures provide an indication as to the types of services required by residents. The figure below shows how the age structure of Precinct 5 will change over the period 2020–30. Overall, Precinct 5

is a maturing area with an older population profile that currently lacks major residential development opportunities. Population forecasts assume a large increase (36.9%) in the number of persons aged 70 years and over. This cohort represents the bulk of baby boomers, who are moving their way through the age spectrum. Many of them have lived in the area for many years and are ageing in place. Other age groups are forecast to record more modest growth. The exception is 50–59 year olds, whose numbers are forecast to decline by -6.7 per cent between 2020 and 2030.



Other socio-economic characteristics

Analysis of data from the 2016 Census highlights the diversity of this precinct. For example, the SEIFA index score of 1019.4 for Seabrook places it slightly above the Hobsons Bay figure, but those for Altona Meadows (980.1) and Laverton (908.2) were well below the average. Laverton is one of the most disadvantaged neighbourhoods in Australia, ranking in the bottom 11 per cent.

The population of Precinct 5 is diverse, as evidenced by the 37.2 per cent of the population that were born overseas, the highest proportion in Hobsons Bay. In Laverton half of the population were born overseas. Almost 40 per cent of the population speak a language other than English and 6.4 per cent have poor or no English proficiency.

In relation to households, 5.3 per cent of households do not have a car. The proportion varies widely across the three neighbourhoods with 10.1 per cent of households in Laverton not having a car, compared with 1.6 per cent in Seabrook. Poor public transport in Seabrook and Altona Meadows contributes to higher levels of car ownership in these suburbs.

The stock of rented households is also very high in Laverton at 43.1 per cent, which is possibly indicative of a more transient population. Three quarters of dwellings are separate houses, and a further 24.4 per cent are medium or high density i.e. villas, townhouses and apartments.

The unemployment rate in the precinct was 8.2 per cent, the highest in Hobsons Bay. Out of the three neighbourhoods, Laverton has the highest unemployment rate at 10.9 per cent.

Drivers of change

Much of Laverton's housing stock is ageing and ripe for redevelopment. In contrast, the housing stock in Altona Meadows and Seabrook is typically less than 40 years old and at this stage, there are limited opportunities for future residential development in these neighbourhoods. This, coupled with the older age structure, means that the population will remain stable and in the case of Seabrook, record a modest decline.

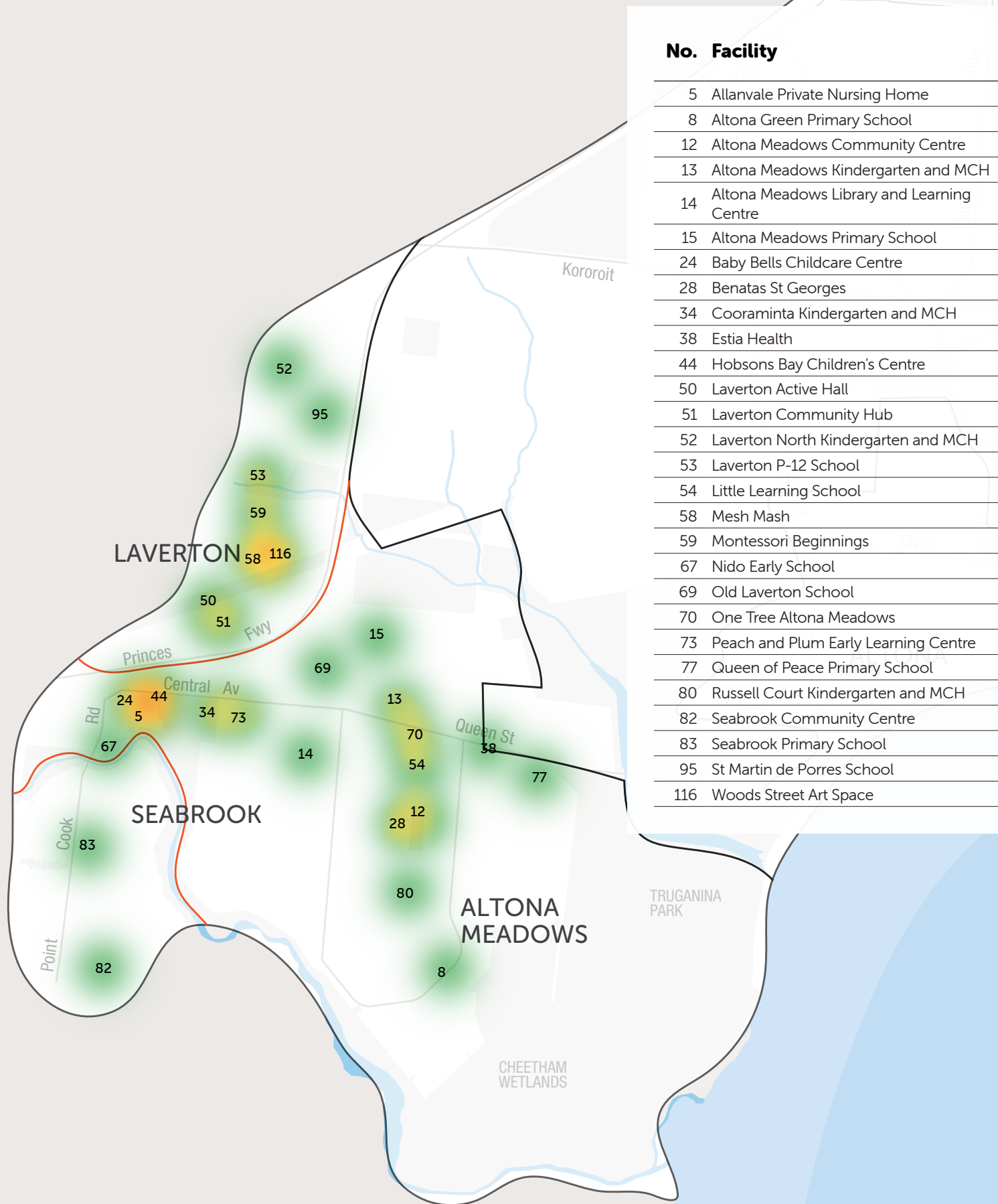
Overall, future residential development in Precinct 5 is most likely to be on smaller strategic sites, or infill development i.e. older dwellings replaced by two or more townhouses or villas. There are some larger developments currently under construction or in the pipeline, such as the townhouse development on Bladin Street (13 dwellings).

Community Infrastructure assessment

The tables and map below shows the type of community infrastructure in Precinct 5 and its neighbourhoods. Community infrastructure is measured against the provision standards, and there is also an assessment of the building condition. A list of the community infrastructure can be found in Appendix 2.

Overall, the provision of community infrastructure is scattered through the precinct, with a small cluster at the western end of Central Road, Altona Meadows, and around Laverton Station. Altona Meadows is the largest neighbourhood in Hobsons Bay, both in terms of population and size. It is primarily a residential area and large parts of the neighbourhood are more distant from community infrastructure. Seabrook has the lowest concentration of community infrastructure in this precinct, consisting of two facilities – a primary school and a community centre.

Figure 18. Location of community infrastructure in Precinct 5



Laverton's location creates barriers to service provision as it is separated from the rest of the municipality by the Westgate Freeway. In addition the neighbourhood is further split by the train line which tends to preclude walkability.

As indicated above, the neighbourhoods of Altona Meadows and Seabrook have maturing populations and limited opportunities for new residential development. Their populations are stable or declining creating challenges for community infrastructure provision. The strong growth occurring in the neighbouring suburb of Point Cook (located in the municipality of Wyndham) places additional pressure on community infrastructure, particularly in Seabrook. In contrast to these trends, Laverton's population is forecast to increase due to the availability of large blocks that are suitable for subdivision, creating new dwellings.

There is a relative lack of public transport in Precinct 5 and this poses accessibility issues for those without a car, or those that cannot drive. Altona Meadows and Seabrook are particularly disadvantaged in this respect. Approximately half of the properties in Altona Meadows are more than 400 metres (approximately five minutes' walk) from a bus stop. Even where routes exist, they tend to run infrequently.

Tables 10 and 11 detail the community infrastructure found in Precinct 5 and its neighbourhoods. They use a traffic light colour coding system to provide an overview of the current state of service provision, i.e. at 2020. Services are colour coded ranging from green (well supplied), to yellow (adequate), orange (undersupplied) and red (no supply).

Early Years Services and Facilities (Maternal and Child Health, Kindergartens, Long Day Care)

Kindergarten places are undersupplied in Altona Meadows and Laverton, but adequately supplied in Seabrook. Forecast population growth in Laverton, as well as the introduction of three year old kindergarten programs, exacerbates this issue in the future. Laverton and Altona Meadows are well supplied with long day care places, but there is no supply in Seabrook. However it is worth noting that the demand from Seabrook can be absorbed by the centres in Altona Meadows.

MCH facilities are located in each of the three neighbourhoods. The service is well supplied in Altona Meadows, where there are three rooms. Laverton and Seabrook have one room each which is adequate. Forecast growth in the number of newborns in this precinct is not expected to place pressure on existing facilities before 2030.

The draft Bruce Comben Reserve Masterplan proposes a replacement and upgrade of the Cooraminta MCH and Kindergarten. The number of 0-4 year old children in Altona Meadows is forecast to remain relatively stable between 2020 and 2030, indicating no need for an expanded service. However an upgraded facility offers the potential to offer additional services.

Schools (Primary and Secondary)

Primary schools are adequately or well supplied in the three neighbourhoods, boosted by the location of two Catholic schools. Seabrook Primary School is one of the largest schools in the municipality, with over 1,000 students enrolled in 2019 (DET, 2019). Given that there were an estimated 471 persons aged 5-11 years in Seabrook in 2019, this clearly indicates that additional students are coming from other areas. A review of the school zones shows that the catchment extends into neighbouring Point Cook.

Although it is the largest neighbourhood in Hobsons Bay, there is no secondary school in Altona Meadows. This places pressure on existing secondary schools in other neighbourhoods to cater for students from this neighbourhood. The nearest public secondary school is located in Laverton, which is separated by the Westgate Freeway and has poor transport connections. Altona College, which will cater for all secondary school years from 2021, provides another option. There are also Catholic schools located in Altona and Altona North.

Multipurpose rooms

Neighbourhood sized multipurpose rooms are well supplied across the precinct however there is a shortage of precinct sized multipurpose rooms (one facility – Altona Meadows Community Centre). The larger room at the Laverton Community Hub (municipal sized venue) can absorb some of this demand, but there is still a shortage of precinct sized multipurpose rooms.

Community Centres/ Neighbourhood Houses

There is one community centre or neighbourhood house in each neighbourhood, which generally meets the provision standard. Due to the large population in Altona Meadows, there is an undersupply in this neighbourhood.

The Seabrook Community Centre was rated as having a poor building condition, but it is fit for purpose. Improving the building condition will benefit the local community and provide an opportunity to review the service offering. Currently the facility includes early years, MCH, a neighbourhood house and multipurpose rooms. As the population of this neighbourhood continues to age, there is a need to determine if these services are still viable, or if an upgraded facility can include additional multipurpose rooms or flexible spaces.

Art and Cultural Venues

There are two neighbourhood venues located in Laverton (Woods Street Art Space and Mesh Mash), but there are no venues in Altona Meadows or Seabrook. However, the Old Laverton School is located in Altona Meadows, which is a municipal venue of strategic importance.

Libraries

There is one library located in this precinct (Altona Meadows Library and Learning Centre), but due to the larger population size, it is only just meeting the provision standard. However, modest population growth forecast means that this facility will meet demand into the future.

Older people (Senior Citizens Centres and Aged Care Facilities)

There are three aged care facilities in Precinct 5. One of these, the Allanvale Private Nursing Home, was undergoing expansion in early 2020 resulting in an additional 75 beds. The St Georges Benatas facility has also recently expanded its capacity. At 2020, there are a total of 349 beds in this precinct, meeting the provision standard. However as the population of this precinct is ageing, there will be an undersupply in the future.

There is one senior citizen centre located at the Laverton Community Hub, which is an undersupply based on the provision standard. However, as with other senior citizen centres across Hobsons Bay, there is a need to review functionality and whether the service can be offered to the community in a more flexible manner.

Type of facility	Provision standard	Area	Year	Population	Supply	Target	Assessment	Facility Name	Building Condition	Fit for purpose
MCH	1 room per 130 births	Altona Meadows	2020	271	3	2.1	Well supplied	Altona Meadows Kindergarten and MCH	Good	Fit for purpose (reservations)
			2025	261	3	2				
			2030	260	3	2		Cooraminta Kindergarten and MCH	Good - moderate	Fit for purpose
		Laverton	2020	104	1	0.8	Adequate	Russell Court Kindergarten	Good	Fit for purpose
			2025	119	1	0.9		Laverton North Kindergarten and MCH	Moderate	Fit for purpose
			2030	126	1	1				
		Seabrook	2020	73	1	0.6	Adequate	Seabrook Community Centre	Poor	Fit for purpose
			2025	72	1	0.6				
			2030	72	1	0.6				
Kindergartens	1 enrolment place per participating 3-4 year olds	Altona Meadows	2020	408	329	408	Undersupplied	Altona Meadows Kindergarten and MCH	Good	Fit for purpose
			2025	422	329	422		Cooraminta Kindergarten and MCH	Moderate	Fit for purpose
			2030	428	329	428		Russell Court Kindergarten	Good	Fit for purpose
								Baby Bells Childcare Centre	Not assessed	- -
								Hobsons Bay Children's Centre	Not assessed	- -
								One Tree Altona Meadows	Not assessed	- -
		Laverton	2020	117	90	117	Undersupplied	Laverton North Kindergarten and MCH	Moderate	Fit for purpose
			2025	158	90	158		Laverton Community Children's Centre	Moderate	Fit for purpose (reservations)
			2030	177	90	177				
		Seabrook	2020	130	132	130	Adequate	Seabrook Community Centre	Poor	Fit for purpose
			2025	134	132	134				
			2030	137	132	137				
Long Day Care	1 place per four 0-5 year olds	Altona Meadows	2020	1,576	530	394	Well supplied	Baby Bells Childcare Centre	Not assessed	- -
			2025	1,513	530	378		Hobsons Bay Children's Centre	Not assessed	- -
			2030	1,493	530	373		One Tree Altona Meadows	Not assessed	- -
								Nido Early School	Not assessed	- -
								Little Learning School	Not assessed	- -
								Peach and Plum Childcare	Not assessed	- -
		Laverton	2020	514	253	129	Well supplied	Laverton Community Children's Centre	Moderate	Fit for purpose (reservations)
			2025	605	253	151				
			2030	651	253	163		Montessori Beginnings	Not assessed	- -
		Seabrook	2020	475	0	119	No supply	- -	- -	- -
			2025	461	0	115				
			2030	460	0	115				

Table 10. Provision of neighbourhood community infrastructure and building condition assessment, Precinct 5 (Altona Meadows, Seabrook, Laverton), – 2020–30

Well supplied
 Adequate
 Undersupplied
 No supply

Type of facility	Provision standard	Area	Year	Population	Supply	Target	Assessment	Facility Name	Building Condition	Fit for purpose
Primary schools	1 school per 7,500 population	Altona Meadows	2020	20,507	3	2.7	Adequate	Altona Green Primary School	Not assessed	--
			2025	20,642	3	2.8		Altona Meadows Primary School	Not assessed	--
			2030	20,821	3	2.8		Queen of Peace School	Not assessed	--
		Laverton	2020	5,721	2	0.8	Well supplied	Laverton P-12 College	Not assessed	--
			2025	6,555	2	0.9		St Martin de Porres School	Not assessed	--
			2030	7,084	2	0.9				
		Seabrook	2020	5,313	1	0.7	Adequate	Seabrook Primary School	Not assessed	--
			2025	5,246	1	0.7				
			2030	5,231	1	0.7				
Multipurpose rooms (neighbourhood)	1 multipurpose room per 8,000 population	Altona Meadows	2020	20,507	5	2.6	Well supplied	Altona Meadows Library and Learning Centre	Moderate	Fit for purpose
			2025	20,642	5	2.6				
			2030	20,821	5	2.6		Old Laverton School	Good	Fit for purpose
		Laverton						Altona Meadows Community Centre	Moderate	Fit for purpose
			2020	5,721	2	0.7	Well supplied	Laverton Active Hall	Moderate	Fit for purpose (reservations)
			2025	6,555	2	0.8				
			2030	7,084	2	0.9		Laverton Community Hub	Good	Fit for purpose (reservations)
		Seabrook	2020	5,313	1	0.7	Adequate	Seabrook Community Centre	Poor	Fit for purpose
			2025	5,246	1	0.7				
			2030	5,231	1	0.7				
Community Centres and Neighbourhood Houses	1 facility per 10,000 population	Altona Meadows	2020	20,507	1	2.1	Undersupplied	Altona Meadows Community Centre	Moderate	Fit for purpose
			2025	20,642	1	2.1				
			2030	20,821	1	2.1				
		Laverton	2020	5,721	1	0.6	Adequate	Laverton Community Hub	Good	Fit for purpose (reservations)
			2025	6,555	1	0.7				
			2030	7,084	1	0.7				
		Seabrook	2020	5,313	1	0.5	Adequate	Seabrook Community Centre	Poor	Fit for purpose
			2025	5,246	1	0.5				
			2030	5,231	1	0.5				
Art and Cultural Venues	1 neighbourhood venue per 8,000 population	Altona Meadows	2020	20,507	0	2.6	No supply	--	--	--
			2025	20,642	0	2.6				
			2030	20,821	0	2.6				
		Laverton	2020	5,721	2	0.7	Well supplied	Woods Street Arts Space	--	--
			2025	6,555	2	0.8		Mesh Mash	--	--
			2030	7,084	2	0.9				
		Seabrook	2020	5,313	0	0.7	No supply	--	--	--
			2025	5,246	0	0.7				
			2030	5,231	0	0.7				

Table 10. Continued

Well supplied Adequate Undersupplied No supply

Type of facility	Provision standard	Area	Year	Population	Supply	Target	Assessment	Facility Name	Building Condition	Fit for purpose
Libraries	1 library per 30,000 population	Precinct 5	2020	31,541	1	1.1	Adequate	Altona Meadows Library and Learning Centre	Moderate	Fit for purpose
			2025	32,443	1	1.1				
			2030	33,136	1	1.1				
Secondary schools	1 school per 22,500 population	Precinct 5	2020	31,541	1	1.4	Adequate	Laverton P-12 College	Not assessed	- -
			2025	32,443	1	1.4				
			2030	33,136	1	1.5				
Multipurpose rooms (precinct)	1 multipurpose room per 10,000 population	Precinct 5	2020	31,541	1	3.2	Undersupplied	Altona Meadows Community Centre	Moderate	Fit for purpose
			2025	32,443	1	3.2				
			2030	33,136	1	3.3				
Aged Care	1 place per 125 persons aged 70 years and over	Precinct 5	2020	2,874	349	359	Adequate, becoming undersupplied	Allanvale Private Nursing Home	Not assessed	- -
			2025	3,403	349	425				
			2030	3,933	349	497		Benatas St Georges	Not assessed	- -
								Estia Health	Not assessed	- -
Senior Citizens Centres	1 per 1,200 persons aged 65 years and over	Precinct 5	2020	4,294	1	3.6	Undersupplied	Laverton Community Hub	Good	Fit for purpose (reservations)
			2025	5,019	1	4.2				
			2030	5,563	1	4.6				

Table 11. Provision of precinct community infrastructure and building condition assessment, Precinct 5 (Altona Meadows, Seabrook, Laverton) – 2020–30

Well supplied
 Adequate
 Undersupplied
 No supply

Key considerations

The supply of community infrastructure in Precinct 5 is mixed, with most services adequately supplied. In part, this reflects the larger population compared to other precincts, especially in Altona Meadows. The primary demographic trend influencing community infrastructure provision is the ageing of the population. Furthermore, the modest or declining populations in Altona Meadows and Seabrook contrast with the growing and much younger population profile in Laverton. Key issues and opportunities for consideration:

1. Reviewing the functions provided at the Seabrook Community Centre in light of its poor building condition and demographic trends. The ageing community in Seabrook are likely to demand different services than those currently provided.

3. Continuing to advocate for services provided by the private sector, particularly those that are undersupplied in this precinct, such as long day care, or continuing to expand aged care places in line with the ageing of the population.

2. Leveraging off the proposed redevelopment of the Cooraminta MCH and Kindergarten to expand the number of kindergarten places, but also explore the potential to incorporate additional functions such as larger multipurpose rooms.

4. In line with other senior citizen centres, review the functionality of the service provided at the Laverton Community Hub.

IMPLEMENTATION AND REVIEW

Implementation

Hobsons Bay 2030 Community Vision is the leading organisational plan with the vision that “by 2030, embracing our heritage, environment and diversity, we – the community of Hobsons Bay – will be an inclusive, empowered, sustainable and visionary community, led and supported by a progressive Council of excellence”.

The Community Services and Infrastructure Plan 2020-30 is led by this vision and supported by a range of whole of Council strategic policies such as the Asset Management Plan, Open Space Strategy, and the Sports Needs Analysis (Figure 19). In addition, the plan provides the evidence base to complement the Property Strategy (forthcoming) and the Capital Works Program.



Figure 19. Hierarchy for policies within Hobsons Bay City Council

Decision making framework

The plan provides the evidence base and triggers to support future decisions regarding the provision of new and/or expanded community facilities in Hobsons Bay. A cross organisational internal working group will be established to ensure integration across key organisational strategies such as the Property and Asset Management Strategy. This group will meet regularly to check in on any key opportunities or projects across the organisation (Figure 20).

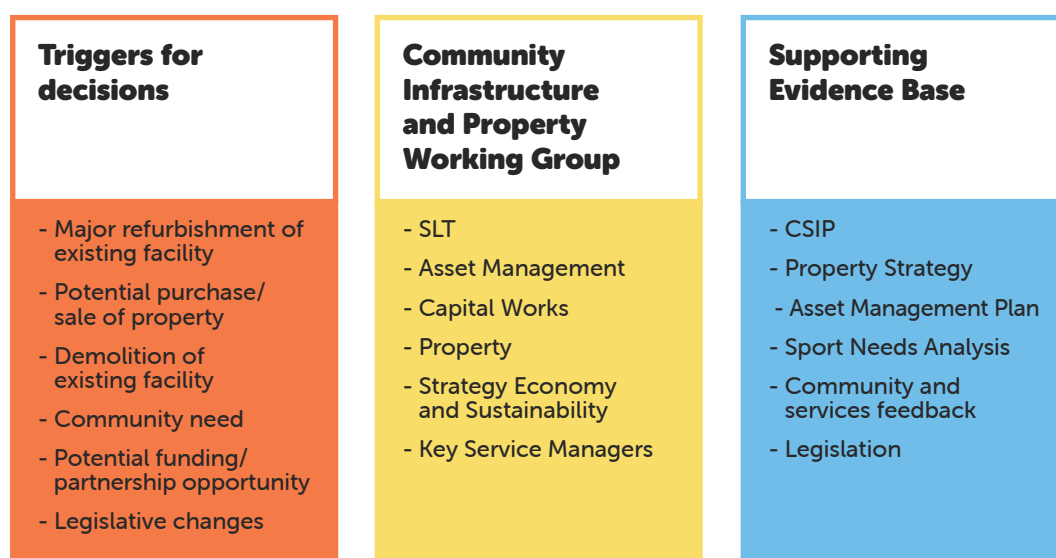


Figure 20: Community infrastructure decision making framework

Review process

Community infrastructure planning is not static and as such the plan is a living document. It will respond to changes in service levels such as new facilities (including those provided by the private sector), as well as changes in the rate of population growth and the realisation of development on strategic sites.

As the population changes and service provisions change (e.g. introduction of 3 year old kinder) the provision standards will be reviewed to ensure that community infrastructure provision is able to meet demand.

The plan will be monitored on an ongoing basis with data updated through the supporting software CASIMO.

Key updates to the plan will include the incorporation of updated population forecast data and the inclusion of other types of community infrastructure such as allied health services. Updates to property and capital works programs will also be considered in future updates.

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APPENDIX

Appendix 1 - Types of community infrastructure

Libraries

There are five libraries in Hobsons Bay City Council, one in each precinct, located in Altona Meadows, Altona, Altona North, Newport and Williamstown.

All libraries in Hobsons Bay City Council are open at least six days a week. Hobsons Bay libraries offer a collection of 160,000 books, films, music, magazines and talking books. The libraries also offer access to digital resources through the e-library collection, extending the range of materials available beyond print mediums. Hobsons Bay residents have a high level of satisfaction with library services provided, with a satisfaction index rating of 86 recorded in the 2019 Annual Community Survey.

In 2018-19, 20.4 per cent of the population in Hobsons Bay City Council borrowed an item from one of the libraries. This was an increase from the figure of 18.8 per cent in 2017-18, and was well above the 2018-19 figure for all councils (15.4 per cent).

Contemporary libraries are not just places to borrow books. They are multipurpose venues that also offer meeting rooms for hire and education programs for members of the community. Libraries also offer mobile programs for members who may not be able to access existing facilities due to illness or disability.

Membership of Hobsons Bay libraries is not restricted to residents and this needs to be considered when assessing the provision of library services. More than 20 per cent of active members⁷ in 2016-17 lived outside the municipality, particularly in neighbouring suburbs in such as Point Cook and Williams Landing. The size of each library and its collection varies and this also influences usage patterns.

The Creative Technology Hub opened in 2020 and is part of the Hobsons Bay libraries program. It focusses on technology learning and education programs. Because it differs in function from other Hobsons Bay library offerings, it has not been included as part of library infrastructure.

A provision standard of one library per 30,000 population has been applied in the plan, which is consistent with the standard applied in Planning for Growth Areas.

⁷ Active members are defined as those who used the Hobsons Bay libraries in 2016-17 e.g. borrowed a book.

Early Years Facilities

Maternal and Child Health Centres (MCH)

Maternal and Child Health centres provide a primary health service that focusses on promotion, prevention, early detection and intervention to improve health and developmental outcomes for young children and their families. The service is targeted at families with children aged 0 to 5 years (birth to school entry age). Data for 2018-19 shows that 99.5 per cent of infants enrolled in MCH received the first home visit, and that 73.2 per cent of all children enrolled participate in the service. Hobsons Bay residents have a high level of satisfaction with the provision of MCH services, with a satisfaction index rating of 87 recorded in the 2019 Annual Community Survey.

In Hobsons Bay, MCH centres are typically co-located with kindergartens and other community infrastructure. The service standard used by Hobsons Bay City Council is one consulting room for every 130 births i.e. zero year olds. The standards are measured against the number of births as usage of MCH services declines as children get older.

Kindergartens

Kindergartens encompass funded early learning programs for four year olds in the year before children attend school. The service provides up to 15 hours per week of funded programs. Some centres offer additional programs for three year olds. Council is not the only provider of kindergartens. There are a number of private providers offering four year kindergarten programs, generally through long day care centres.

In Hobsons Bay, the participation rate of children attending kindergarten is 95.5 per cent (Department of Education and Training, 2017). As such, catering for children to access these services is critical to their early development.

Measuring the provision of kindergarten services is complex and is dependent on the interplay between licenced places, centre capacity, staffing ratios and demand from the local community. Therefore the total number of children serviced by kindergartens can be fluid. This means that provision standards are difficult to define and may not always represent an accurate picture of the servicing environment. Furthermore, a small number of children that are residents in Hobsons Bay attend kindergartens elsewhere, while some kindergartens in Hobsons Bay accept non-residents.

The provision standard used in the plan accounts for the different participation rates of three and four year olds i.e. participating three and four year olds, rather than the total population of this cohort. It also considers enrolment places rather than licenced places (which are based on 15 hours per week). Using enrolment places means that morning and afternoon sessions are considered, providing a better indication of total service provision. Enrolment places are simply the number of licenced places doubled.

It is assumed four year olds have a kindergarten participation rate of 95 per cent and three year olds have a participation rate of 60 per cent. Over time, the participation rate of three year olds is expected to increase to 80 per cent in 2030 as parents take advantage of the Victorian Government's policy to fund five hours of kindergarten for all three year olds from 2020-21. This policy is expected to be implemented in Hobsons Bay in 2021. The increase in three year olds will create additional demand for kindergarten services and including them in the provision standard also provides an indication as to whether existing facilities are able to cater for this additional demand. Over the next decade, the Victorian Government will invest in the expansion of existing facilities, and the potential construction of new ones, to account for this increased demand.

To this end, they are currently auditing kindergartens throughout Victoria to determine the capacity of existing kindergartens to cater for increased demand. The role of the plan is to provide a separate assessment as it applies to Hobsons Bay.

As noted above, the provision standard does not consider the impact of staffing ratios, or local demand for kindergarten services. Individual kindergartens can adjust their capacity according to their ability to absorb additional children through staffing and budget changes. However an increase in the population of three and four year olds will create additional demand for kindergarten services. As such, the ratio of enrolment places per population needs to be monitored to ensure that demand is met.

Long Day Care

Long day care centres provide care for children whose carers are working or studying. They operate eight hours or more hours per day and provide education and care programs for children aged 0 to 6 years. Many long day care centres also offer three and four year kindergarten programs, and those places are considered as part of the kindergarten service environment.

Long day care in Hobsons Bay is provided through private operators. Some of these facilities are Council owned buildings that are leased by the provider.

Although six year olds can be accommodated in long day care, the provision standard applied in the plan is one licenced place for every four 0 to 5 year olds. Most children are already attending primary school by the age of six, so including six year olds in the provision standard would not be appropriate.

Other types of child care

In addition to kindergarten and long day care, the following types of children's services are found in Hobsons Bay:

- Family Day Care is a home based child service, generally run out of a private residence
- Occasional Child Care is a less formal arrangement and is targeted at parents who need child care on an ad hoc or infrequent basis, generally for short periods of time
- Playgroups provide an informal setting for young children and their parents to socialise. Many playgroups are targeted at children with specific needs, such as disabilities, or children from non-English speaking backgrounds

These facilities are not considered against provision benchmarks in the plan due to the fluid and specific nature of the services provided. As such, it is not appropriate to measure the provision of these services against population wide benchmarks, however it should be noted that they offer alternatives for families seeking child care.

Schools

The plan considers the provision of primary and secondary schools, both public and private, in Hobsons Bay. It does not consider special schools, such as the Western Autistic School in Laverton, against population benchmarks due to the specific nature of education services provided, as well as their larger catchment areas.

Primary schools

Primary schools offer educational programs for children aged 5 to 12 years. They are neighbourhood focal points, and can be public (provided by State Government) or private (provided by the Catholic Education Office or other private sector organisation). Public primary schools have catchment zones and typically children will attend the school located in the zone where they live, however it is possible to attend another school nearby if there are places available.

Primary school zones can extend over municipal boundaries. This is important in a Hobsons Bay context as Seabrook Primary School is located near the boundary with Wyndham City Council, a major growth area. As a result Seabrook Primary School is the largest primary school in Hobsons Bay with more than 1,000 enrolments in 2019 as the catchment zone extends into Point Cook.

There are 24 primary schools in Hobsons Bay, with 14 public schools and the remainder are Catholic or private schools. Most of the private schools are run by the Catholic Education Office. The provision standard for primary schools is one school per 7,500 population, which is based on 3,000 households and an average household size of 2.5 persons.

Secondary schools

Once children complete their primary school education they move on to secondary school. Secondary schools typically cater for young adults aged 12 to 18 years, although it is possible to leave school after the age of 15 (generally Year 10). There are six secondary schools in Hobsons Bay located across nine campuses, two of which are Catholic schools. Some secondary colleges only offer partial programs and this needs to be considered in the analysis. For instance, Williamstown High School has two campuses, one in Williamstown North (Bayview campus) which caters for Years 7-9, and the Pasco campus in Williamstown which caters for Years 10-12.

Secondary schools are typically larger than primary schools and the provision standard is one school per 22,500 population. This is based on a standard of three primary schools feeding into one secondary school.

Community Hubs, centres and other facilities

Community Hubs, Centres and Neighbourhood Houses

Community Hubs offer a variety of services in one location, providing economies of scale for both residents, who can access multiple services in one location, and Council who can realise financial savings through not having to maintain stand-alone facilities. Community hubs differ in size and do not necessarily offer the same range of services. There are three community hubs in Hobsons Bay: Laverton, Newport and Altona Early Years.

Community Centres are similar to integrated hubs, mainly on account of their smaller size and that they are often run by a management committee made up of community members. There are four community centres in Hobsons Bay: Altona Meadows, Seabrook, South Kingsville and Walker Close (located in Altona North). When considered in conjunction with neighbourhood houses, there are eight facilities in Hobsons Bay City Council.

Because community hubs and centres offer multiple community infrastructure functions at the one location, the functions have been analysed in the plan rather than the Hubs and Centres themselves e.g. the library at Newport Community Hub is analysed as a library. This also accounts for the different types of functions/services available at each location.

Multipurpose Rooms

There are a number of community facilities across Hobsons Bay which contain multipurpose rooms for hire. They are spaces that the community can book for events, meetings or programs. They can be known as community halls but have been considered as multipurpose rooms in the plan. Depending on their capacity and size, they are neighbourhood, precinct and municipal rooms. Multipurpose rooms are flexible and therefore have a variety of uses, ranging from community meetings to social events.

They can be stand-alone buildings (generally considered a "hall"), or rooms incorporated into, or located next to other facilities.

The plan considers the number of multipurpose rooms rather than the number of venues. This is because some venues have more than one room for hire, and in other instances the multipurpose space is one function in a larger building. The provision ratios for multipurpose rooms (derived from Planning for Growth Areas) are:

- neighbourhood venues (rooms with capacity up to 100 people) – 1 per 8,000 population
- precinct venues (rooms with capacity between 100-249 people) – 1 per 10,000 population
- municipal venues (rooms with capacity of 250 or more people) – 1 per 40,000 population

In 2020, there were 27 neighbourhood level multipurpose rooms in Hobsons Bay located in 21 venues. There are plans for another two rooms to be included in the community facilities that will be included in the Precinct 15 development. There are a further 15 precinct level multipurpose rooms, which will increase to 16 once the refurbishment of the Williamstown Mechanics Hall is completed.

Determining the number of multipurpose rooms is complex. For instance, council are aware that the community will use other multipurpose spaces where available in order to suit their needs. This can include cafes, restaurants, RSLs and bowling clubs. These broader areas have not been assessed, but future updates to the plan will include an analysis of the changing nature of this type of community infrastructure. For example, some venues such as RSLs are playing an increasingly broader role in the community and therefore are important with regard to facilitating these connections.

Youth services

There are a range of services and programs provided for young people aged 12 to 25 years who live, work or study in Hobsons Bay. These services may include counselling, leadership programs and dedicated youth spaces. This age cohort is diverse in terms of stage of life, living arrangements and demand for particular services. For the purposes of the plan, youth services are defined as facilities that operate solely for 12 to 25 year olds i.e. dedicated youth spaces. Some youth programs and services are offered through other facilities, and they are analysed separately. The provision of youth services in Hobsons Bay recorded a modest level of satisfaction in the 2019 Annual Community Survey, with a satisfaction index rating of 68.

The recommended standard for youth services expressed in Planning for Growth Areas is one facility (dedicated youth space) per 30,000 people. In the plan, this standard has been modified to match the proportion of 12 to 25 year olds in the population, which is 15 per cent. This results in a provision standard of one facility for every 4,500 12 to 25 year olds. Hobsons Bay has one dedicated youth facility at the Newport Community Hub, indicating an undersupply based on the provision standard. However, as mentioned above, young people can also access other services that are not specifically targeted at 12 to 25 year olds but still cater for their needs. In addition, many young people utilise sport and recreation facilities across Hobsons Bay, and they have not been analysed here.

Art and cultural venues

The provision of art and cultural venues is important as they enhance social cohesion and liveability in communities. Art and cultural venues in Hobsons Bay encompass a range of activities and functions, including performance spaces, art galleries and museums. In addition, many facilities offer multiple functions. For example, community centres that offer spaces which have been adopted for use as exhibition spaces or indoor performance areas.

Council's Creative City Arts and Culture Plan 2018–2022 provides the framework for investment in art and culture in Hobsons Bay. There are four venues that have strategic importance, including the Old Laverton School, Altona Theatre, Williamstown Town Hall and the Williamstown Mechanics Institute. For the purposes of the plan, these are considered as municipal venues. Other smaller art and cultural venues in Hobsons Bay are referred to as neighbourhood venues. Art and cultural venues are complemented by regular events and festivals held throughout the year, as well as programs offered through libraries and community centres, and public art spaces such as Airtime and Orbital. These are not considered against the provision standards in the plan.

The 2019 Annual Community Survey indicated a high level of satisfaction with the provision of art and cultural activities, and events and festivals. Both these services recorded a satisfaction index ranking of 75.

The provision standards for art and cultural venues expressed in Planning for Growth Areas have been adopted for this Plan. It indicates one neighbourhood venue for every 8,000 people, and one municipal venue for every 40,000 people. Based on the provision standards, the four strategic venues in Hobsons Bay indicate an adequate supply of municipal level art and cultural venues.

Council is also preparing the Creative Spaces Audit and Plan, which will provide a separate and more detailed assessment of art and cultural venues in Hobsons Bay.

Facilities for older people

Persons aged 55 years and older are recognised as a priority population in A Fair Hobsons Bay for All 2019–2023. This is Council's integrated social policy which aims to influence the social conditions for those who live, work, learn and play in Hobsons Bay. From the perspective of older persons, this includes accessibility to services, facilities and physical infrastructure which meet their needs. Services for older people considered in the plan are aged care facilities and senior citizen centres.

Aged care facilities

Aged care facilities provide ongoing care in a residential setting. People requiring this level of care are generally unable to remain living in their own home due to health issues. They are different from retirement villages which tend to operate as independent living units, even though they may be located adjacent to an aged care facility. Aged care facilities are operated by private providers in Hobsons Bay City Council, however, Council still has an advocacy role to play with regards to service provision. The Hobsons Bay Planning Scheme recognises that aged care facilities contribute to housing diversity and choice, and allow older people to remain in their local communities. Plan Melbourne also recognises the need for additional aged care facilities to accommodate the expected increase in the number of elderly persons. To this end, an amendment (VC152) was introduced in 2018 to streamline the approval process for aged care facilities.

Not all older people will require the level of care provided in aged care facilities. Generally, the onset of chronic health conditions and advancing age precipitates a move into an aged care facility. The growing cohort of older Australians inevitably means that demand for aged care facilities will continue to increase, despite initiatives to facilitate ageing in the home.

As such, the provision of aged care facilities in Hobsons Bay is based on a provision standard of 125 places per 1,000 persons aged 70 years and over. This standard is set by the Commonwealth Government under the Aged Care Act 1997. The allocation of new places is highly regulated by the Act and subject to budgetary constraints.

Senior citizen centres

Senior citizen centres provide meeting places for older community members. There are five senior citizen centres in Hobsons Bay, two of which are stand-alone centres. Senior citizens centres provide a range of activities designed to improve social inclusion of older residents. This ranges from recreation activities to the provision of meals.

The provision standard used in the plan is one facility per 1,200 persons aged 65 years and over.

Senior citizen centres have existed in Victoria since the mid twentieth century. It is estimated that there are at least 852 senior citizen centres across Victoria (MAV, 2016). In recent years, declining membership and participation, along with deterioration of existing facilities and a lack of interest by younger seniors, have combined to present challenges for senior citizen centres to remain viable and relevant. Activities for older people recorded a satisfaction index ranking of 67 in the 2019 Annual Community Survey, however this includes a range of services in addition to senior citizen centres.

There are a multitude of ways in which older people in the 21st century engage with the community compared with previous generations e.g. through libraries, and participating in sports and recreation. The challenge for Council is to provide community infrastructure for older persons in light of changing preferences, and ageing community infrastructure.

Appendix 2 – Community infrastructure facilities

A list of the community infrastructure facilities (venues) is provided below. This list can be considered in conjunction with the maps showing the location of community facilities. The labels on the maps correspond with the listing provided here.

No.	Facility	Neighbourhood
1	1st Altona Scout Group	Altona - Seaholme
2	2nd Altona Scout Hall	Altona North
3	2nd Newport Scout Group	Newport West
4	3rd Williamstown Scout Group	Williamstown
5	Allanvale Private Nursing Home	Altona Meadows
6	Altona Early Education Centre	Altona - Seaholme
7	Altona Early Years Hub	Altona - Seaholme
8	Altona Green Primary School	Altona Meadows
9	Altona Homestead and Museum	Altona - Seaholme
10	Altona Kindergarten	Altona - Seaholme
11	Altona Library	Altona - Seaholme
12	Altona Meadows Community Centre	Altona Meadows
13	Altona Meadows Kindergarten and MCH	Altona Meadows
14	Altona Meadows Library and Learning Centre	Altona Meadows
15	Altona Meadows Primary School	Altona Meadows
16	Altona North Childhood Centre	Altona North
17	Altona North Community Library	Altona North
18	Altona North Primary School	Altona North
19	Altona College	Altona - Seaholme
20	Altona Primary School	Altona - Seaholme
21	Altona Senior Citizens Centre	Altona - Seaholme
22	Altona Theatre	Altona - Seaholme
23	Annunciation Primary School	Brooklyn
24	Baby Bells Childcare Centre	Altona Meadows
25	Bayside College - Altona North Campus	Altona North
26	Bayside College - Paisley Campus	Newport West
27	Bayside College - Williamstown Campus	Williamstown North
28	Benatas St Georges	Altona Meadows

No.	Facility	Neighbourhood
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29	Bright Steps Altona North	Altona North
30	Bright Steps Newport	Spotswood - South Kingsville
31	Bright Steps Williamstown	Williamstown
32	Brooklyn Community Hall	Brooklyn
33	Centenary Theatre	Williamstown
34	Cooraminta Kindergarten and MCH	Altona Meadows
35	Early Learners	Altona North
36	Emma McLean Kindergarten and Child Care	Spotswood - South Kingsville
37	Emmanuel College	Altona North
38	Estia Health	Altona Meadows
39	Finnish Hall	Altona - Seaholme
40	Florence Aged Care	Altona North
41	Goodstart Altona South	Altona - Seaholme
42	Hazeldean Transitional Care	Williamstown
43	Headstart Early Learning Centre	Altona North
44	Hobsons Bay Children's Centre	Altona Meadows
45	Hobsons Bay Community Workshop	Altona - Seaholme
46	Home Road Kindergarten	Newport East
47	Japara Aged Care Facility	Newport West
48	Joan Kirner House	Williamstown
49	Kids by the Bay	Williamstown
50	Laverton Active Hall	Laverton
51	Laverton Community Hub	Laverton
52	Laverton North Kindergarten and MCH	Laverton
53	Laverton P-12 School	Laverton
54	Little Learning School	Altona Meadows
55	Louis Joel Arts and Community Centre	Altona - Seaholme
56	Lumineer Academy	Williamstown

No.	Facility	Neighbourhood
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57	Maltese Association of Hobsons Bay	Altona North
58	Mesh Mash	Laverton
59	Montessori Beginnings	Laverton
60	Mount St Joseph College	Altona - Seaholme
61	Newport Community Education Centre	Newport West
62	Newport Community Hub	Newport West
63	Newport Gardens Early Learning Centre	Newport West
64	Newport Gardens Primary School	Newport West
65	Newport Lakes Childcare and Early Learning	Newport West
66	Newport Lakes Primary School	Newport West
67	Nido Early School	Altona Meadows
68	Nino Early Learning	Newport West
69	Old Laverton School	Altona Meadows
70	One Tree Altona Meadows	Altona Meadows
71	One Tree Altona North	Altona North
72	Opal Hobsons Bay	Altona North
73	Peach and Plum Early Learning Centre	Altona Meadows
74	Phoenix Migrant Centre	Altona North
75	Pines Scout Hall	Altona - Seaholme
76	Precinct 15 Planned Facilities	Altona North
77	Queen of Peace Primary School	Altona Meadows
78	Robina Scott Cecil Street	Williamstown
79	Robina Scott Kindergarten and MCH	Williamstown
80	Russell Court Kindergarten and MCH	Altona Meadows
81	Sacred Heart School	Newport West
82	Seabrook Community Centre	Seabrook
83	Seabrook Primary School	Seabrook
84	Seaholme Kindergarten	Altona - Seaholme
85	Seaholme Primary School	Altona - Seaholme
86	Seaview Williamstown Events Centre	Williamstown
87	Shine Early Learning Centre	Brooklyn
88	Somers Parade Kindergarten	Altona - Seaholme
89	South Kingsville Community Centre	Spotswood - South Kingsville

No.	Facility	Neighbourhood
90	Southern Cross Care	Newport East
91	Spotswood Community House	Spotswood - South Kingsville
92	Spotswood Primary School	Spotswood - South Kingsville
93	St Leo the Great School	Altona North
94	St Margaret Mary's School	Spotswood - South Kingsville
95	St Martin de Porres School	Laverton
96	St Marys School	Altona - Seaholme
97	St Mary's School	Williamstown
98	The Learning Sanctuary	Spotswood - South Kingsville
99	The Range Children's Centre	Williamstown North
100	The Substation	Newport West
101	TLC Marina Aged Care	Altona North
102	Walker Close Community Centre	Altona North
103	Westbourne Grammar School	Newport East
104	Westgate Aged Care	Newport West
105	Williamstown High School - Bayview College	Williamstown North
106	Williamstown High School - Pasco Campus	Williamstown
107	Williamstown Library	Williamstown
108	Williamstown Little Theatre	Williamstown
109	Williamstown Mechanics Institute	Williamstown
110	Williamstown North Primary School	Williamstown
111	Williamstown Primary School	Williamstown
112	Williamstown Proposed Child Care	Williamstown
113	Williamstown Senior Citizens Centre	Williamstown
114	Williamstown Town Hall	Williamstown
115	Wintringham Hostel	Williamstown North
116	Woods Street Art Space	Laverton

Appendix 3 – Building condition audit

Community infrastructure planning needs to be complemented by a building condition audit, and Council undertook this task in late 2018. It should be noted that the number of community facilities included in the building condition audit does not match the number of community facilities considered in the plan. This is because the plan also considers some services provided by the private sector and the Victorian State Government. Furthermore, some buildings contain multiple functions, and these functions were assessed individually against the provision standards. In other words, there is a difference between a building (or venue) and a function (or service).

The results of the building condition audit assessment are shown in Table 12. This shows the overall condition of the building, as well as the remaining years of useful life. A total of 41 buildings included in the plan were assessed. A very high proportion (92.7%) were assessed as being in moderate or good condition. Only three facilities (Seabrook Community Centre, Williamstown Mechanics Institute and Williamstown Senior Citizens Centre) were assessed as being in a poor condition. However it should be noted that the Williamstown Mechanics Institute is scheduled for restoration works in 2020 which will improve its condition and make it available for use by the community.

Condition	No.	Proportion (%)
Good	20	48.8
Moderate	18	43.9
Poor	3	7.3

Table 12. Condition of Council community infrastructure, 2019

Only around one-third of buildings in the plan were included in the building condition audit. Buildings not owned by Council were not formally assessed, and this means there is little information as to their condition, or fit for purpose. Though the cost of maintaining or replacing these buildings is not the responsibility of Council, they are part of the service environment, and are important to the Hobsons Bay residents and contribute to community wellbeing.

The building condition audit also obtained an estimate of the number of years of remaining useful life (Table 13). There is general alignment between the condition of a building and its years of remaining useful life. Only the Williamstown Senior Citizens Centre was assessed as having less than five years of remaining useful life. Council has responded to this through the Dennis Reserve Masterplan, which proposes that the Senior Citizens Centre be demolished and replaced with a multipurpose community facility.

Estimated years of remaining useful life	No.	Proportion (%)
0–5	1	2.4
5–10	10	24.4
10+	30	73.2

Table 13. Estimated years of remaining life, community infrastructure buildings, 2019

Appendix 4 – Fit for purpose assessment

A fit for purpose assessment was undertaken in conjunction with the 2018 building condition audit. The data for this was obtained by way of a questionnaire completed by relevant service managers in council. A wide range of data items were obtained, but overall, the purpose of the fit for purpose assessment was to determine if the building is meeting demand, as well as the needs and requirements of its users. The data complements the building condition report by providing a better picture of each building and how it can be improved to provide better service to the community.

The CSIP considered three perspectives to determine fit for purpose. These are:

- whether the building is meeting the needs and requirements of user groups, or capable of handling usage levels
- whether the building adequately supports usage levels/is meeting demand
- whether there is capacity for future expansion

The answers to these questions determine if a building is fit for purpose. An answer of “yes” to all three perspectives means that the building is fit for purpose. Conversely, a “no” answer to all three means the building is not fit for purpose.

Ideally all buildings should have a fit for purpose assessment. However, some service areas were unable to provide data for some buildings. Where possible, the data has been supplemented with assessments made by way of field visits and additional conversations with council staff. This approach meant that all necessary data was obtained for the fit for purpose assessment.

The data shows that 63 per cent of buildings are fit for purpose, and a further 27 per cent are fit for purpose with reservations. Buildings that are fit for purpose with reservations include those where there are concerns about future usage patterns (such as the introduction of three year old kindergarten programs), waiting lists for services, or concerns about design. The buildings that are not fit for purpose (10 per cent, or 4 buildings) are generally older facilities that have been assessed as having a poor or moderate condition. In light of this data, the provision of services through these buildings needs review.

Appendix 5 – Public transport and community infrastructure

Community infrastructure needs to be accessible to the community that uses it. Research has shown that there are strong links between wellbeing and accessibility to community infrastructure (Davern et al, 2017). Ideally community infrastructure should be in a location that is accessible by public transport. In addition to people who do not drive or do not have a car, accessibility of public transport infrastructure is an issue for people with a disability. In addition, some neighbourhoods in Hobsons Bay are not well served by the public transport network. For example, approximately half of properties in Altona Meadows are not within 400 metres (approximately 5 minutes walk) of the nearest bus stop.

The proportion of households without a motor vehicle differs widely across Hobsons Bay, ranging from 1.6 per cent in Seabrook, to over 10 per cent in Laverton. Where there is a larger proportion of households without a motor vehicle, issues of public transport accessibility become paramount.

The Melbourne metropolitan planning strategy, Plan Melbourne (2017-2050), aims to create a city of 20-minute neighbourhoods, whereby people can access most day to day needs within a 20 minute trip of their home. Council is actively advocating for increased public transport services, such as a new train station in Altona North, and improved bus services in Altona North and Altona Meadows.

Train catchments

The three train lines servicing Hobsons Bay are Williamstown, Laverton (via Altona) and the Werribee line. Train stations are also located at Altona, Westona, Aircraft, Spotswood, Williamstown, Williamstown North, and Williamstown Beach. Train frequency on the Williamstown and Laverton (via Altona) lines are approximately one train every 20 minutes, even at peak times.

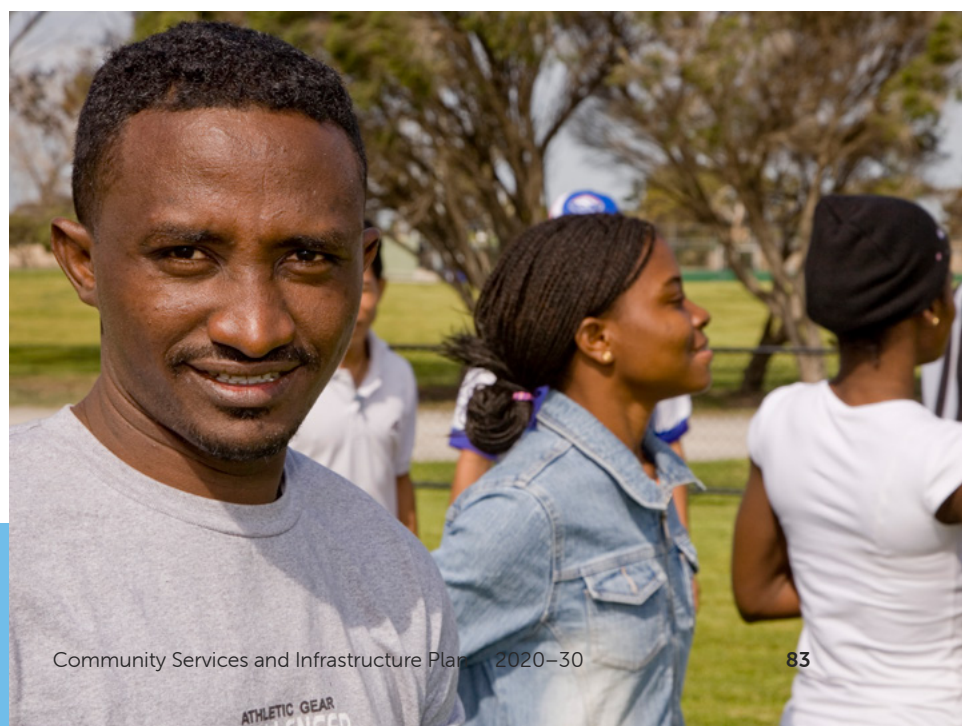
Of the 116 existing or planned community infrastructure facilities in Hobsons Bay, around half are located within an 800 metre walking catchment of a train station. The catchment of 800 metres is used as it is considered to be the distance most people will walk before they consider driving. It roughly equates to a 10 minute walk at normal pace.

Bus catchments

Large parts of Hobsons Bay are not serviced by a train station, including the residential areas of Altona Meadows and Altona North, and the smaller suburbs of Seabrook and Brooklyn. In these neighbourhoods public transport is provided through bus services. There are eleven bus routes⁸ that service Hobsons Bay.

The majority of community infrastructure facilities (92 per cent) in Hobsons Bay are within 400 metres of the nearest bus stop. However the frequency of services differs widely, and infrequent bus service provide access issues for those unable to drive.

⁸ There is one additional service, the night rider bus, however this route runs outside standard business operating hours making it impractical for accessing community infrastructure.





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