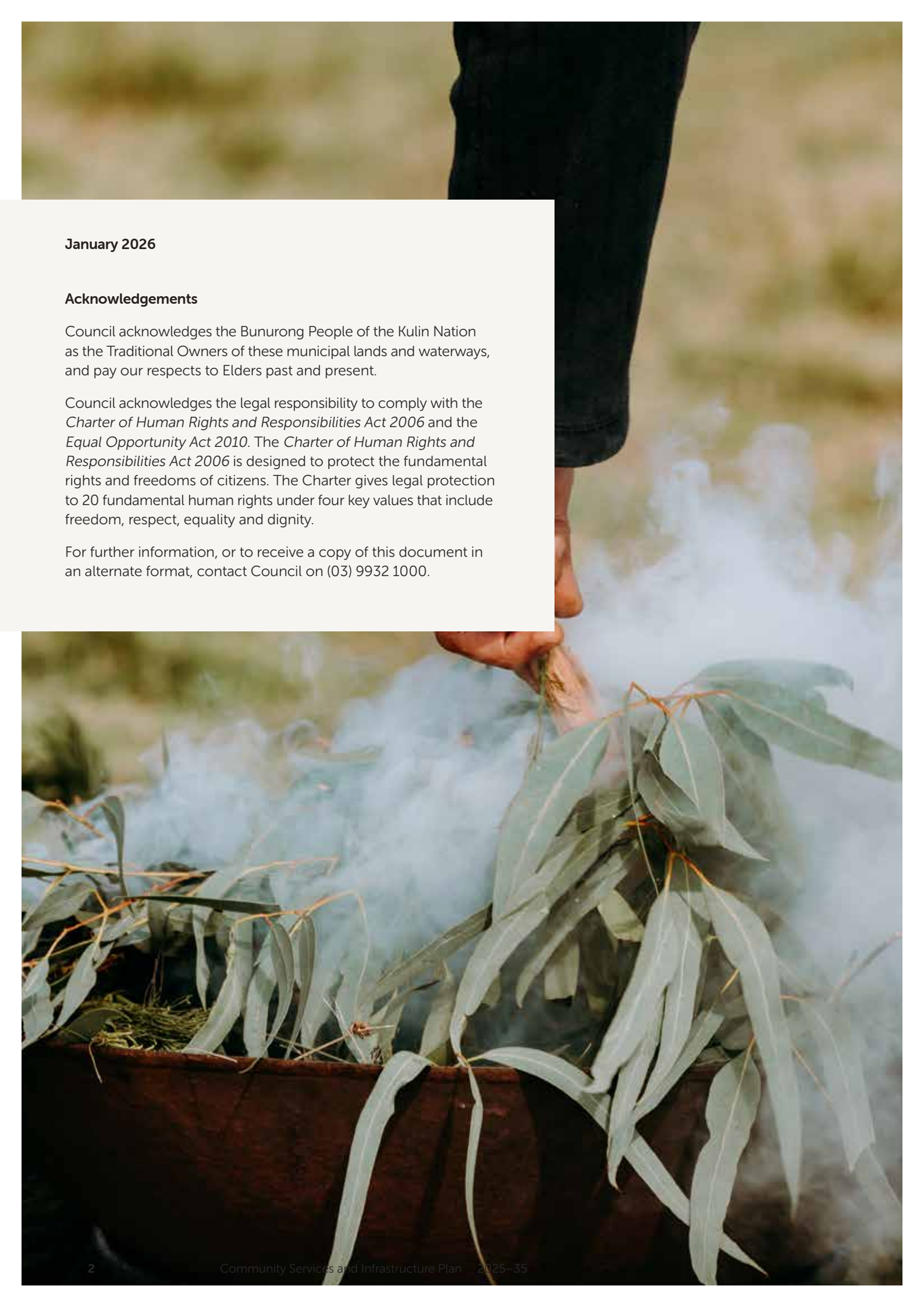


Community Services and Infrastructure Plan

2025-35



A close-up photograph of a person's hand holding a willow branch with long, narrow, silvery-green leaves. The hand is positioned over a body of water, which is slightly out of focus in the background. The lighting is soft and natural, suggesting an outdoor setting. The person is wearing a dark-colored sleeve.

January 2026

Acknowledgements

Council acknowledges the Bunurong People of the Kulin Nation as the Traditional Owners of these municipal lands and waterways, and pay our respects to 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.

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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
CSIP Addendum	2022
CSIP Version 2	October 2025

INTRODUCTION

The purpose of the Community Services and Infrastructure Plan 2025-35 (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 the Council Plan 2025–29 goal 3.1 to provide equitable and inclusive community infrastructure.

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

- guide, assess and decide on 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 85 existing and planned community infrastructure facilities in Hobsons Bay,¹ incorporating around 180 functions. The plan considers a range of council-owned and leased community facilities. Where appropriate, private sector and Victorian Government facilities are included to provide a complete picture of the service environment. For the purposes of the plan, community infrastructure includes maternal and child health facilities, bookable community 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 10.6 per cent between 2025 and 2035. 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. To utilise the resources of Council effectively, these changes need to be understood so new facilities are developed where needed, or existing facilities are updated or adapted to suit the needs of the changing population.

¹ This does not include kindergartens. These are assessed in detail in the Kindergarten Infrastructure and Services Plan (KISP). Please see Appendix 4 for a summary of kindergarten provision.



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 2025. 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 supports 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 include changes made to property and capital works programs. Updates to population forecasts will also be included when available. There is future scope to consider other types of infrastructure such as allied health and venues such as RSLs that are playing an increasingly broader role in the community.

Vision and principles

The plan aligns with the Council Plan 2025–29 goal 3.1 to provide equitable and inclusive community infrastructure. 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:

- Maternal and Child Health (MCH) centres
- community hubs and facilities
 - community meeting spaces
 - 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 work alongside the other Council infrastructure plans including the Kindergarten Infrastructure and Services Plan (KISP), Sports Infrastructure Plan, 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.

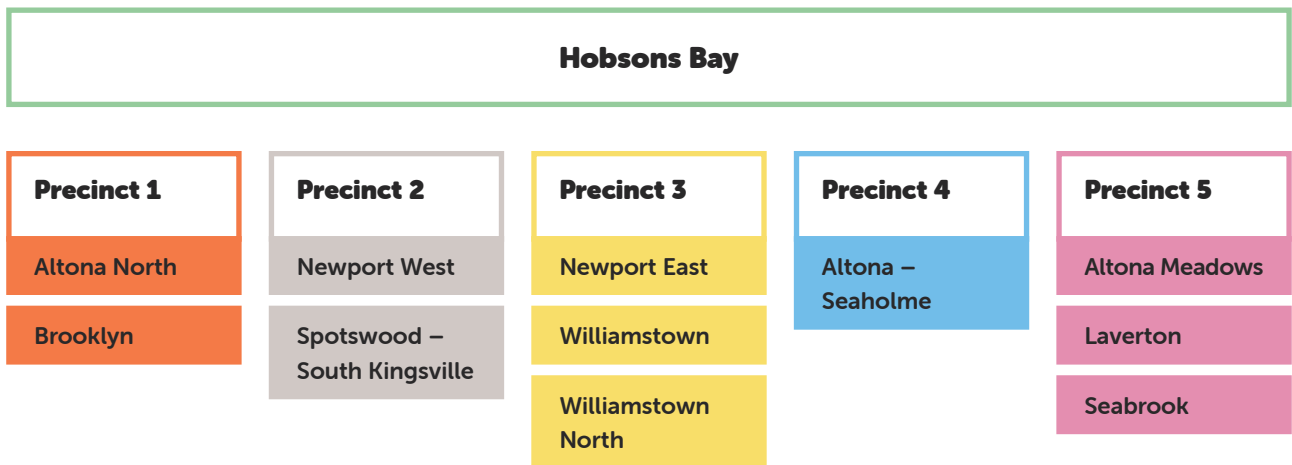


Figure 1. Geographic hierarchy for provision standards

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 2025, may be undersupplied at 2035.

Geographic level	Service	Provision standard
Neighbourhood	Maternal and child health	1 room:130 births (0 year olds)
	Bookable community 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)
	Bookable community rooms (medium)	1 venue (100-249 capacity):10,000 (total population)
	Senior Citizens Centres	1:1,200 (persons aged 65 years and over)
Municipal	Secondary schools	1:22,500 (total population)
	Bookable community 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.

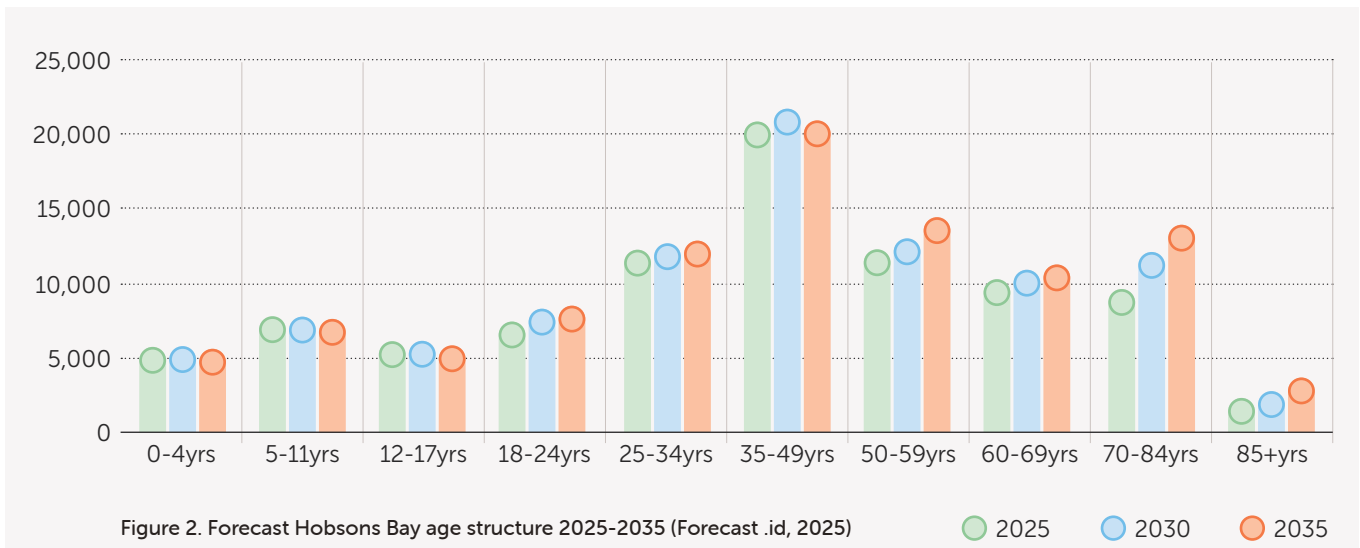
Population

In 2025 the estimated population of Hobsons Bay was 94,705.¹ The population is forecast to grow to 101,197 in 2030, and 104,730 in 2035. Over the ten years the total forecast growth is 10,025 or 10.6 per cent. This equates to an annual average growth rate of 1.1 per cent which is a positive growth rate compared to the negative growth of 1.3 per cent recorded between 2016 and 2021 that stemmed from the impacts of COVID-19.

Age structure

The age structure of the population and how it changes over time provides an indication to the types of community infrastructure required by residents. Figure 2 shows the forecast age structure (service age groups) at 2025, 2030 and 2035.

¹ 2025 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.



There is forecast to be a decline in early years and young people (age 0-17 years) between 2025 and 2035. The strongest growth is forecast for 70- to 84-year-olds (44.2%), reflecting the ageing trend that has been characteristic of Hobsons Bay in the last 20 years or so. Population forecasts indicate that by 2035, around 28 per cent of Hobsons Bay residents will be aged 60 years and over, an increase of five percentage points from 2025.

Other socio-economic characteristics

Hobsons Bay is a diverse community. Data from the 2021 Census shows that 30.1 per cent of the population was born overseas and 27.1 per cent of the population speak a language other than English. The most common languages spoken are Arabic, Greek and Vietnamese. Four per cent of the population have poor or no English proficiency.

In terms of disability, 6.4 per cent of the population require assistance with core activities, and rates increase sharply with age. Over half of persons requiring assistance are aged 70 years and over (54%).

Data for households shows that 28 per cent rent and 7.1 per cent do not have a car. Around a third of dwellings are medium or high density (32%), which includes villas, units and apartments.

Social disadvantage indicators show that the SEIFA² index score for Hobsons Bay is 1020.7, which places the municipality slightly above the figure for Greater Melbourne (1018.0), and higher than the average for the Western Melbourne Region (989.2). However, SEIFA does vary across the municipality, with Newport East recording an index of score of 1091.0, and Laverton 905.2.

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 in Altona North (the former Dons Small Goods site), 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 Precinct 20 in Williamstown (approximately 630 dwellings), Precinct 16 in South Kingsville (an estimated 794 dwellings), Precinct 17 in Spotswood which has 859 dwellings and a residential hotel with 149 dwellings planned.

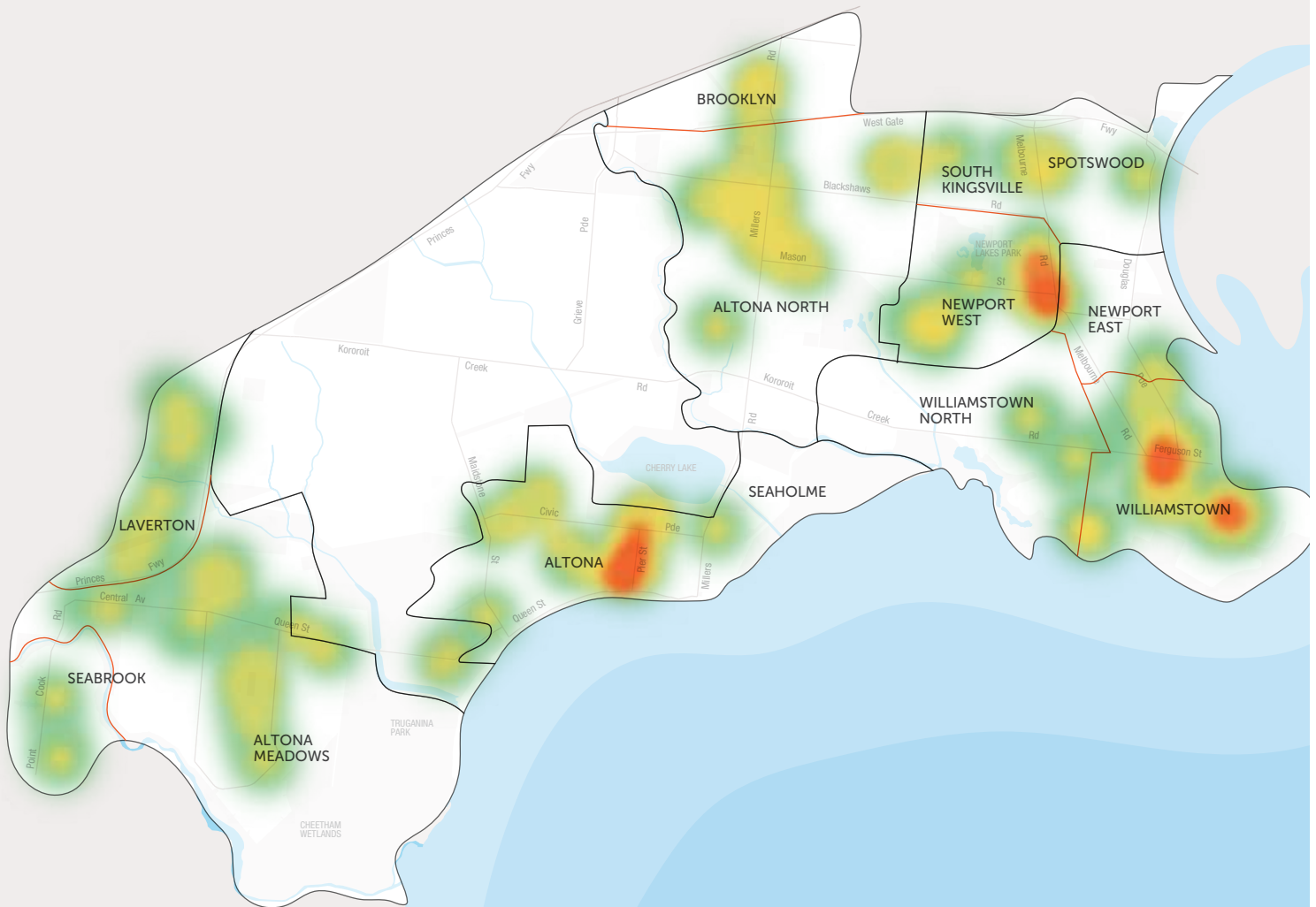
Elsewhere, residential development opportunities are confined to smaller strategic sites and infill development. This is an established trend in suburbs such as Altona, Altona North and Laverton, where older homes on larger blocks are demolished and replaced with townhouses and villa units.



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 meeting rooms (Table 2). A traffic light colour coding system provides an overview of the current state of service provision, i.e. at 2025. 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	2025	14,669	1	3.3	Undersupplied	Newport Community Hub	Good	Reservations as it is not a stand-alone dedicated youth space
			2030	15,701	1	3.5				
			2035	15,705	1	3.5				
Art and Cultural Venues	1 major venue per 40,000 population	Hobsons Bay City Council	2025	94687	6	2.4	Well supplied	Williamstown Town Hall	Moderate	Fit for purpose
			2030	101,201	6	2.5		Altona Theatre	Good	Fit for purpose
			2035	104,726	6	2.6		The Substation	–	–
			Truganina Explosives Reserve Caretakers Cottage and Underkeepers House	Moderate	Not assessed					
			Woods Street Art Space	TBA	TBA					
			Scienceworks	–	–					
Bookable community spaces	1 large multipurpose room per 40,000 population	Hobsons Bay City Council	2025	94,687	3	2.4	Adequate	Laverton Community Hub (1 room)	Good	Fit for purpose (reservations)
			2030	101,201	3	2.5				
			2035	104,726	3	2.6				
							Williamstown Town Hall (1 room)	Moderate	Fit for purpose	
							The Substation (1 room)	–	–	

Table 2. Provision of Municipal community infrastructure and building condition assessment 2025-35

Community infrastructure assessment

Art and cultural venues

The supply of art and cultural venues exceeds the provision standards with six arts and cultural venues strategically important to the Hobsons Bay community. Council owned facilities include the Altona Theatre, Williamstown Town Hall, Truganina Explosives Reserve Caretakers Cottage and Underkeeper's House, and the Woods Street Art Space. The Substation and Scienceworks are also key municipal art and cultural venues, although not managed by Council.

The Williamstown Mechanics Institute is a building of historical value and includes one of the oldest auditoriums in Melbourne. It is considered an ideal facility for school performances, concerts, professional and community performances, seminars and presentations. The backstage area offers a green room, orchestra room or workshop space. It is currently closed with no foreseeable opening date due to the cost of renovations needed to bring it up a useable condition.

Bookable community rooms

There are two municipal level bookable community rooms that cater for 250 or more people. These are the 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 should be further investigated to ensure they can accommodate a diverse range of community needs and maximise usage.

Youth Services

Hobsons Bay has a youth service based at the Newport Community Hub. Although Newport Community Hub has good access to public transport and is rated as having a good building condition, the youth services is within a shared facility with no dedicated reception desk for young people.

Also, 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. There is also a need to deliver services for young people in areas of higher need (looking at rates of mental health, SEIFA score of disadvantage for example) and in areas which have less access to public transport (Altona North).

Other facilities in Hobsons Bay that cater for young people as part of their service offering include libraries and sporting infrastructure. These can provide community engagement opportunity for young people and are examples of the ways young people can be catered for.

Key considerations

Apart from youth services facilities, municipal level infrastructure is adequately supplied in Hobsons Bay. The refurbishment of the historically important Williamstown Mechanics Institute will also 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

Looking at the provision ratio of counsellors and youth workers. Newport Youth hub is understaffed.

2

Exploring options for increasing services for young people through co-location and collaborative arrangements and the use of unused Council buildings (for example, the old mesh mash site near Woods Street Art Space).

4

Advocate for and support state and federal services that don't have a footprint or space in Hobsons Bay to set-up and deliver programs here. For example, IPC Health and Headspace.



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.



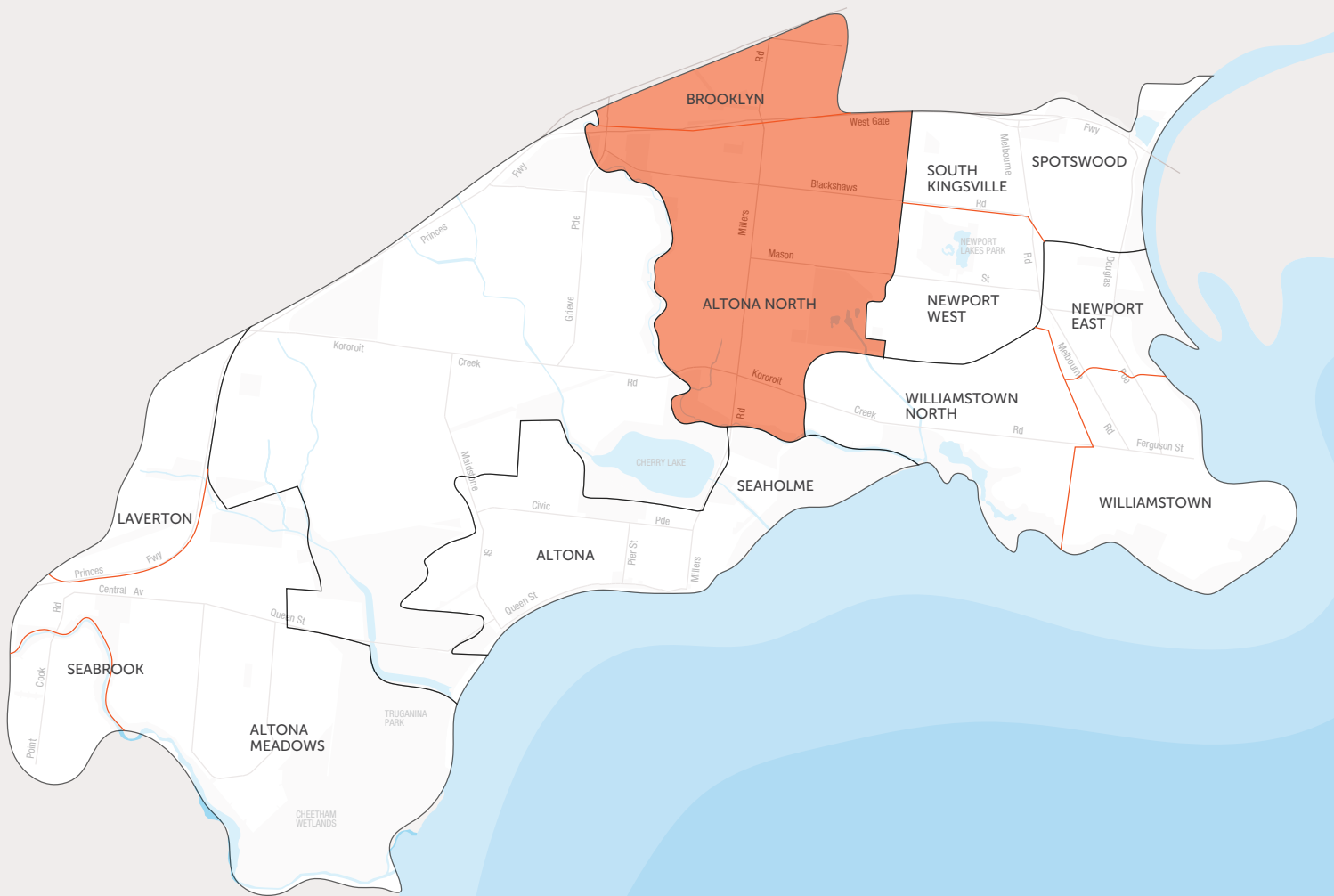
PRECINCT 1

Altona North and Brooklyn

Overview and location

Precinct 1 is 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. 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

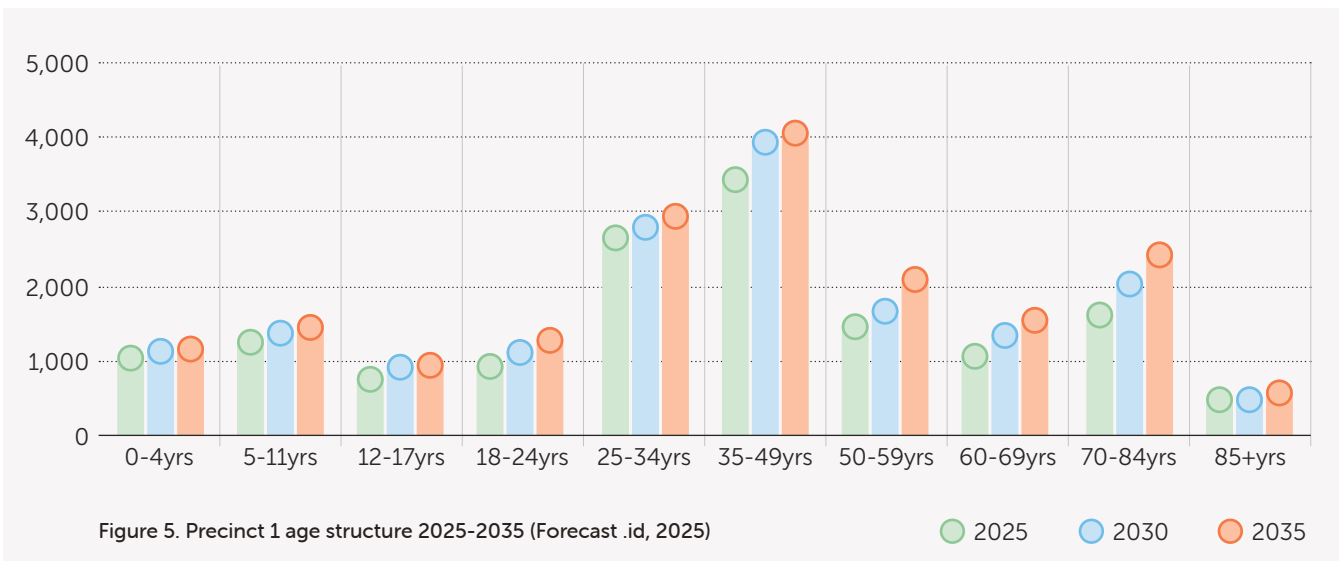


Population

In 2025 the estimated population of Precinct 1 was 16,396. This is forecast to grow to 18,495 in 2025, and 20,159 in 2030. Over the next ten years the total amount of forecast growth is 3,763 persons, or 23 per cent. This represents an annual average growth rate of 2.3 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 2025–35. Population increases in all age cohorts are assumed, but particularly for people aged 50 to 84 years. In contrast, the number of young people is forecast to grow modestly with young families remaining a stable proportion of the overall population (Figure 5).



Other socio-economic characteristics

Precinct 1 has a diverse population, with 35 percent of the population born overseas, four in 10 residents speaking a language other than English (40.8%), and 10 per cent of the population having poor or no English proficiency. The most common language spoken is Arabic, spoken by 10 per cent of the population.

In relation to accessibility, 8.4 per cent of households do not have a car, and 9 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 1012.4 and 961.2 respectively.

Drivers of change

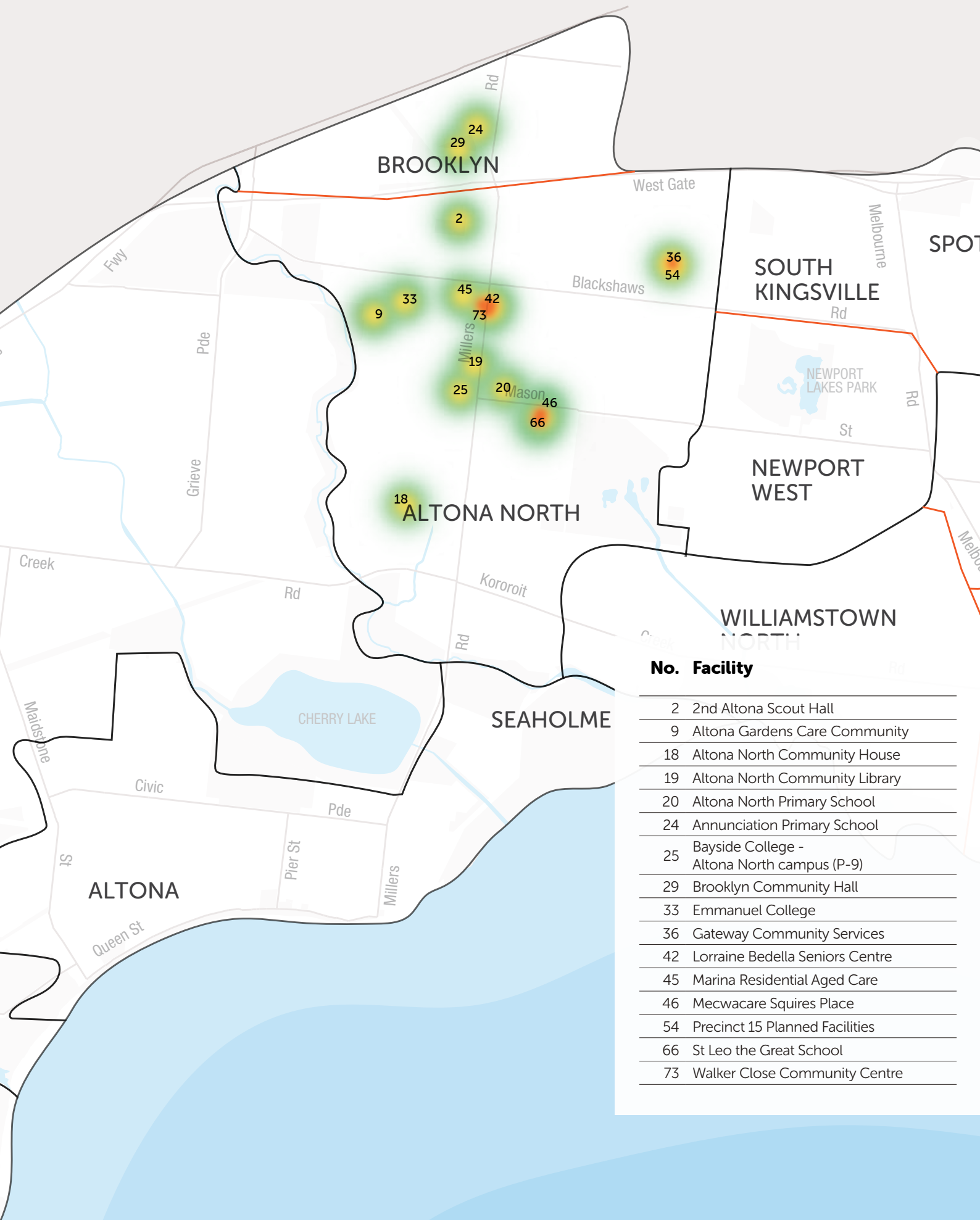
Precinct 15 is the largest residential development site in Hobsons Bay, with plans for around 3,000 dwellings, a town centre (including community facilities) and open space. The timing and speed of development in Precinct 15 will drive population growth in the precinct over the next couple of decades.

The Alfie development on the former Altona Gate primary school site, was completed in 2023 and includes 127 dwellings. Ten per cent of these are committed to affordable housing. 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 show 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 Brooklyn neighbourhood. Brooklyn lacks a dedicated MCH centre, community centre/ neighbourhood house, and arts and cultural facilities. This highlights the need for those residents 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 the construction of this community centre, which does not have a set date, will alleviate some of the shortfall in the supply of community infrastructure in this precinct.

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 2025. Services are colour coded ranging from green (well supplied), to yellow (adequate), orange (undersupplied) and red (no supply).

Maternal and Child Health

There are two Maternal and Child Health Centres in the precinct, located at Walker Close Community Centre and the Brooklyn Community Hall. There is an undersupply in Altona North that will remain until the new Precinct 15 community centre is constructed.

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 2035. Council successfully advocated to the State Government to retain the land at the former Eastona School in Altona North for the potential development of a primary school in the future. It is currently being used for playgroups.

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.

Bookable community rooms (neighbourhood and precinct)

Smaller neighbourhood level bookable 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 and has two bookable rooms. It has a good building condition and is fit for purpose.

There is currently an undersupply of larger multipurpose rooms, with only the Brooklyn Community Hall available to cater to bigger groups.

Community Centres

Community Centres are assessed at a suburb level. There is only one community centre within the precinct, Walker Close in Altona North. It is in a central location with good public transport access. Based on population benchmarks, there is a slight undersupply in Altona North which will continue to increase as the population grows over the next 10 years, and no supply of a community centre or neighbourhood house in Brooklyn.

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 Borrack Square shopping centre. A renovation of the Altona North library has recently been completed with the Games Discovery Centre also located within Altona North Community Library.

Older People (Senior Citizen Centres, Aged Care Facilities)

The Lorraine Bedella Seniors Citizens Centre is the only senior centre in Precinct 1 run by Council and is located at the rear of the Walker Close Community Centre. Gateway Community Services recently moved out of South Kingsville Community Centre and now operates on Blackshaws Road. They organise social groups and provide welfare checks and community transport services.³ The provision standards indicate that there is an undersupply of senior centres, which will progressively get further under supplied as the population ages. The needs and interest of people over 65 are changing and older persons engagement in the community can include visiting libraries and participating in sport and recreation. A review could provide insights about what community services and infrastructure are required by older people in Hobsons Bay, and what services might operate out of Council spaces 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 312 places. This means the service is well supplied in 2025, but with continued ageing of the population the demand will exceed 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.

³ Gateway Community Services, Social Support Specialists, <https://www.gatewaycommunityservices.org.au/> (accessed 11 August 2025).

Type of facility	Provision standard	Area	Year	Population	Supply	Target	Assessment	Facility Name	Building Condition	Fit for purpose
MCH	1 room pre 130 births	Altona North	2025	227	1	1.7	Well supplied once the Precinct 15 facilities are operational	Walker Close Community Centre	Good	Reservations as this is not a dual-nurse centre
			2030	239	1	1.8			–	–
			2035	249	3	1.9		Planned facilities at Precinct 15		
		Brooklyn	2025	33	1	0.3	Adequate	Brooklyn Community Hall	Excellent	Reservations as not a dedicated dual-nurse MCH centre. Operates as a pop-up two days a week.
			2030	31	1	0.2				
			2035	31	1	0.2				
Primary schools	1 school per 7,500 population	Altona North	2025	14,273	3	1.9	Well supplied	Altona North Primary School	–	–
			2030	16,260	3	2.2		Bayside College - Altona North Campus (P-9)	–	–
			2035	17,852	3	2.4		St Leo the Great School	–	–
		Brooklyn	2025	2,123	1	0.3	Adequate	Annunciation Primary School	–	No state school in Brooklyn
			2030	2,235	1	0.3				
			2035	2,307	1	0.3				

Table 3. Provision of neighbourhood community infrastructure and building condition assessment, Precinct 1 (Altona North and Brooklyn) – 2025-35

Well supplied Adequate Undersupplied No supply

Type of facility	Provision standard	Area	Year	Population	Supply	Target	Assessment	Facility Name	Building Condition	Fit for purpose
Bookable community rooms	1 bookable room per 8,000 population	Altona North	2025	14,273	6	1.8	Well supplied	2nd Altona Scout Hall (1 room)	–	–
			2030	16,260	8	2		Altona North Community House (2 rooms)	–	–
			2035	17,852	8	2.2		Phoenix Migrant Centre (1 room)	–	–
		Brooklyn	2030	2,235	2	0.3		Precinct 15 planned facilities		
			2025	2,123	2	0.3	Well supplied	Walker Close Community Centre (2 rooms)	Good	Fit for purpose
								Brooklyn Community Hall (2 rooms)	Excellent	Fit for purpose
2035	2,307	2	0.3							
Community centres and neighbourhood houses	1 facility per 10,000 population	Altona North	2025	14,273	1	1.4	Adequate at 2020, undersupplied by 2035	Walker Close Community Centre	Good	Fit for purpose
			2030	16,260	1	1.6				
			2035	17,852	1	1.8				
		Brooklyn	2025	2,123	0	0.2	No supply			
			2030	2,235	0	0.2				
			2035	2,307	0	0.2				
Art and cultural venues	1 neighbourhood venue per 8,000 population	Altona North	2025	14273	0	1.8	No supply			
			2030	16260	0	2				
			2035	17852	0	2.2				
		Brooklyn	2025	2123	0	0.3	No supply			
			2030	2235	0	0.3				
			2035	2307	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	2025	16,396	1	0.5	Well supplied	Altona North Community Library	Good	Fit for purpose
			2030	18,495	1	0.6				
			2035	20,159	1	0.7				
Secondary schools ³	1 school per 22,500 population	Precinct 1	2025	16,396	1.25	0.7	Well supplied	Bayside College - Altona North Campus (P-9)	–	Students need to move campus after year 9
			2030	18,495	1.25	0.8		Emmanuel College	–	–
			2035	20,159	1.25	0.9				
Bookable (multipurpose rooms)	1 bookable room per 10,000 population	Precinct 1	2025	16,396	2	1.6	Adequate	Brooklyn Community Hall	Excellent	Fit for purpose
			2030	18,495	2	1.8		Maltese Association of Hobsons Bay		
			2035	20,159	2	2				
Aged care	1 place per 125 persons aged 70 years and over	Precinct 1	2025	2,448	312	306	Adequate at 2020, undersupplied by 2035	Altona Gardens Care Community	–	–
			2030	2,862	312	358		Marina Residential Aged Care	–	–
			2035	3,335	312	417		Mecwacare Squires Place	–	–
Senior citizens centre	1 per 1,200 persons aged 65 years and over	Precinct 1	2025	3,049	2	2.5	Adequate at 2020, undersupplied by 2035	Lorraine Bedella Seniors Centre	Good	Fit for purpose
			2030	3,526	2	2.9		Gateway Community Services	–	–
			2035	4,152	2	3.5				

Table 3. Continued

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.

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 also 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. This could include the services offered and the relationship with Brooklyn Community Hall.

2. Reviewing the Lorraine Bedalla Senior Citizens Centre. 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 like aged care facilities.

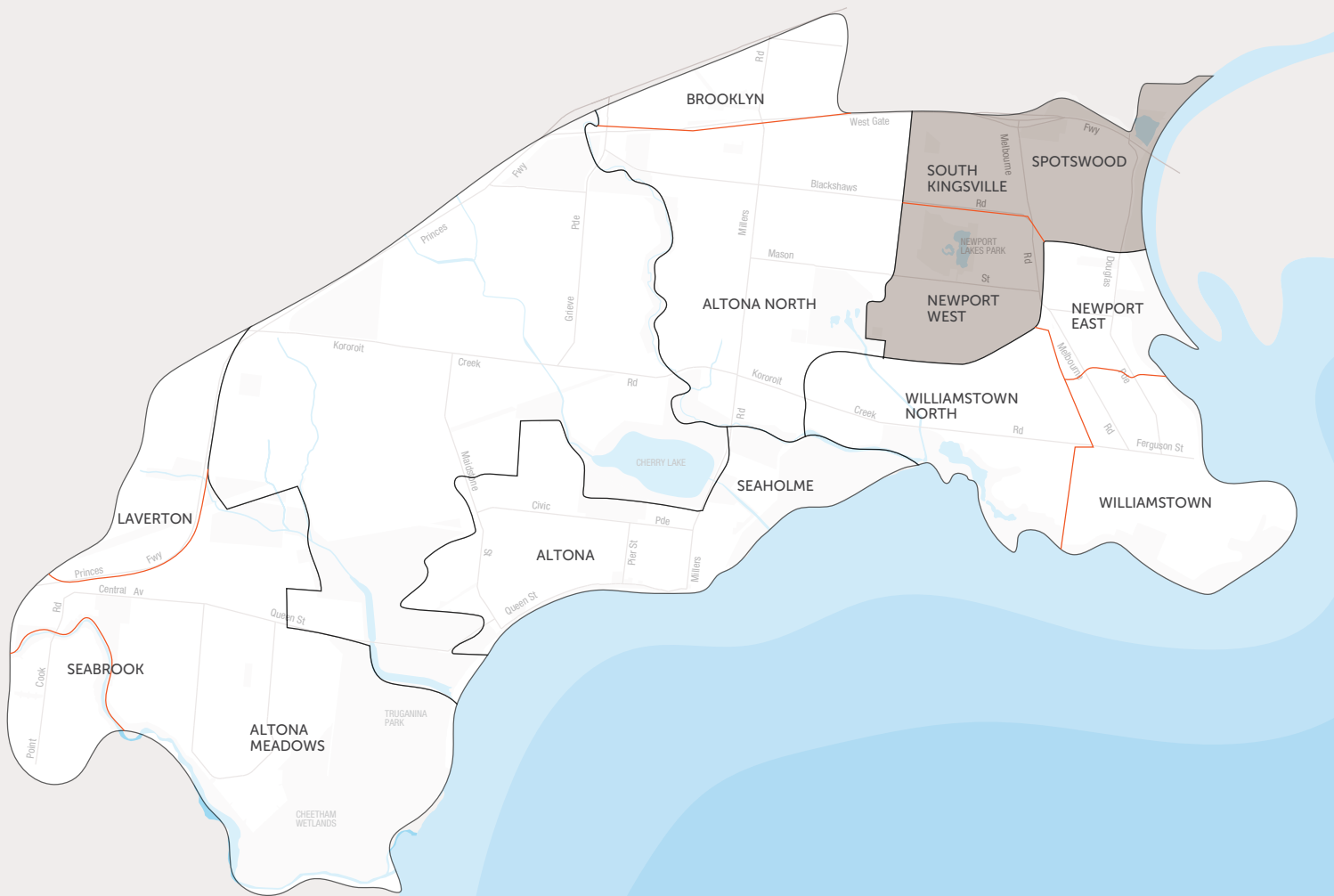
PRECINCT 2

Newport West and Spotswood – South Kingsville

Overview and location

Precinct 2 is located in the northeast 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 decommissioned Caltex refinery.

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



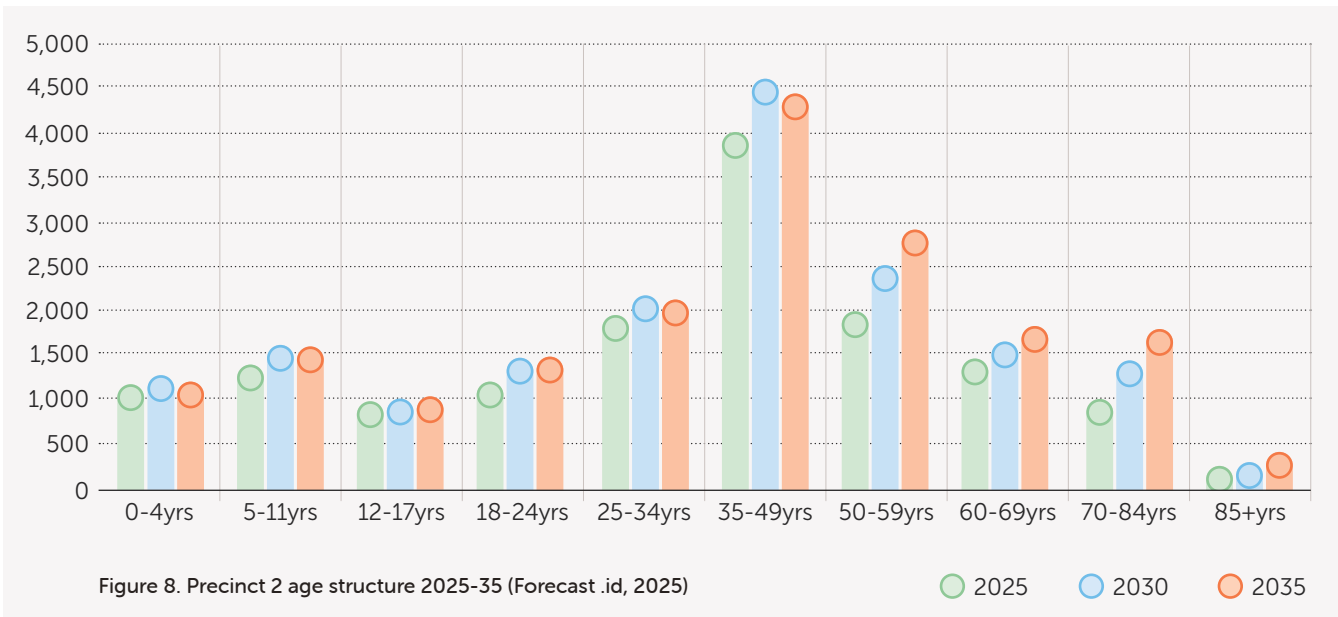
Population

The estimated population of Precinct 2 in 2025 is 15,537. This is forecast to reach 18,136 at 2030 and 18,903 at 2035. This is a total increase of 21.7 per cent over the ten years and equates to an annual average growth rate of 2.2 per cent.

Age structure

The forecast age structure of Precinct 2 over the period 2025–30 is shown below (Figure 8). The strongest growth will be in the 70-to-84-year age group (77.1% over the 10 years).

This is associated with the ageing of the baby boomer cohort as they move through the age spectrum. Most growth in numbers will be in the age group 50 to 59 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 4 years, but stronger growth for 5 to 12-year-olds, which in conjunction with the strong growth of 50- to 59-year-olds may suggest an increase in established families.



Other socio-economic characteristics

Analysis of data from the 2021 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 1070.2 and 1069.1 respectively. There was a high proportion of employed persons (11.7%) working in the 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 (24.2%) and 19.4 per cent of the population spoke a language other than English at home, the main ones being Arabic and Greek. Just 2.7 per cent have low or no English proficiency.

In relation to housing, 31.9 per cent of households are renting, the highest of all precincts, and 5.3 per cent of households do not have a car. Along with Precinct 3, this precinct has the highest proportion of medium and high-density dwellings (42.7%), 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 1,653 dwellings). The Union Quarter in McLister Street Spotswood has recently been completed and has 332 dwellings housing an estimated 500 new residents (34 of these are Specialist Disability Accommodation (SDA) dwellings). The size of these developments is one of the major drivers behind the assumed population growth in this precinct.

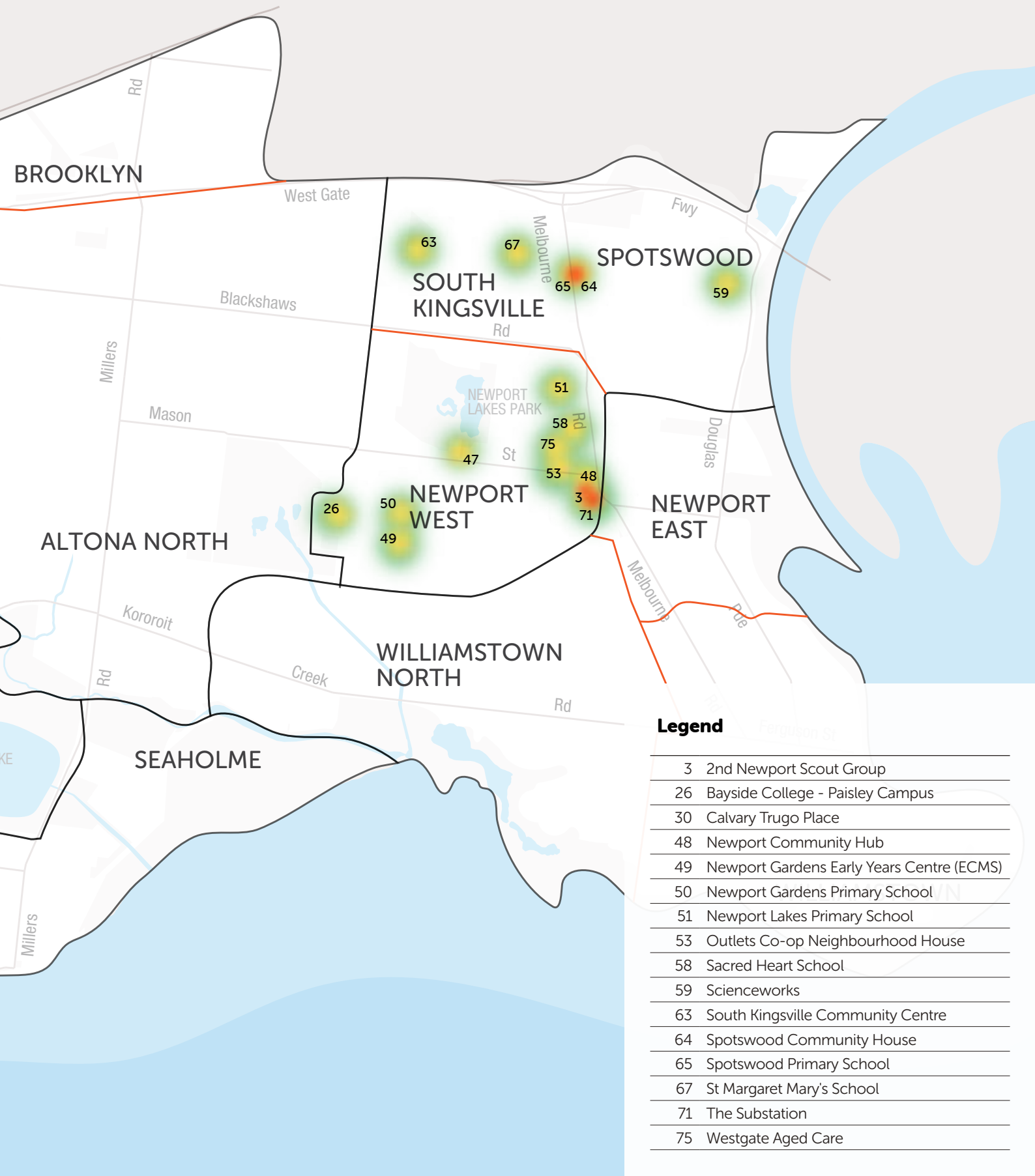
Outside of these development sites, residential development opportunities are confined to apartments on smaller allotments. An example is the proposed development of 35 apartments at 637 Melbourne Road. Infill development will also provide new housing opportunities, particularly in Newport West.

Community Infrastructure assessment

The tables and map below show 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 2025. Services are colour coded ranging from green (well supplied), to yellow (adequate), orange (undersupplied) and red (no supply).

Maternal and Child Health

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 2035. Service levels and the number of newborns should be monitored to ensure the provision standards continue to be met, particularly considering forecast population growth in Spotswood – South Kingsville.

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. Residents of the Northern end of Spotswood are zoned for Footscray Secondary College otherwise 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.

Bookable community rooms (neighbourhood and precinct)

Community rooms are well supplied in this precinct with four medium (precinct) rooms and eight smaller neighbourhood level 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 three community centres/ neighbourhood houses in this precinct, two in Newport West (Newport Community hub and Outlets Co-op Neighbourhood House), and one in Spotswood - South Kingsville (the South Kingsville Community Centre). This means that the provision standard is exceeded and can cope with additional population growth.

Art and Cultural Venues

The Substation, located in Newport, is the only art and cultural venue located in this precinct and is considered a facility of municipal importance. It is a multifunctional space and can also be used as a multipurpose room for major events and meetings. There are no art and cultural venues 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 are two aged care facilities in Precinct 2 and bed numbers currently meet the provision standards. However, as the population ages, adequate bed numbers against the population will not be maintained unless new facilities are built. Similarly, senior citizen centres are adequately supplied at 2025, but the ageing of the population will result in an undersupply by 2035. 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 meet the needs of older residents.

Key considerations

Overall, community infrastructure is well supplied in this precinct. The planned 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. 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 decide on the future use of this land.

3. Advocate for additional and expanded services provided by the private sector and state government including for arts and cultural venues, schools and aged care facilities.

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	2025	140	4	1.1	Well supplied	Newport Community Hub (2 rooms)	Good	Fit for purpose
			2030	133	4	1		Newport Gardens Early Years Centre (ECMS) (2 rooms)	Good	Fit for purpose
			2035	130	4	1				
		Spotswood - South Kingsville	2025	81	1	0.6	Adequate	South Kingsville Community Centre	Good	Reservations as not a dual-nurse MCH centre
			2030	110	1	0.8				
			2035	100	1	0.8				
Primary schools	1 school per 7,500 population	Newport West	2025	9735	3	1.3	Well supplied	Newport Gardens Primary School	–	–
			2030	10220	3	1.4		Newport Lakes Primary School	–	–
			2035	10544	3	1.4		Sacred Heart Primary School	–	–
		Spotswood - South Kingsville	2025	5,802	2	0.8	Well supplied	Spotswood Primary School	–	--
			2030	7,916	2	1.1		St Margaret Mary's School	–	–
			2035	8,359	2	1.1				
Bookable community rooms	1 bookable room per 8,000 population	Newport West	2025	9,735	6	1.2	Well supplied	Newport Community Hub (3 rooms)	Good	Fit for purpose
			2030	10,220	6	1.3		Outlets Coop Neighbourhood House (3 rooms)	–	Not assessed
			2035	10,544	6	1.3				
		Spotswood - South Kingsville	2025	5,802	2	0.7	Well supplied	South Kingsville Community Centre (1 room)	Good	Fit for purpose
			2030	7,916	2	1		Spotswood Community House (1 room)	–	Not assessed
			2035	8,359	2	1				

Table 5. Provision of neighbourhood community infrastructure and building condition assessment, Precinct 2 (Newport West and Spotswood-South Kingsville) – 2025-35

■ 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 West	2025	9735	2	1	Well supplied	Newport Community Hub	Good	Fit for purpose
			2030	10220	2	1		Outlets Co-op Neighbourhood House	–	Not assessed
			2035	10544	2	1.1				
		Spotswood - South Kingsville	2025	5802	1	0.6	Adequate	South Kingsville Community Centre	Good	Fit for purpose
			2030	7916	1	0.8				
			2035	8359	1	0.8				
Art and cultural venues	1 neighbourhood venue per 8,000 population	Newport West	2025	9735	0	1.2	No supply			
			2030	10220	0	1.3				
			2035	10544	0	1.3				
		Spotswood - South Kingsville	2025	5802	0	0.7	No supply			
			2030	7916	0	1				
			2035	8359	0	1				
Libraries	1 library per 30,000 population	Precinct 2	2025	15,537	1	0.5	Well supplied	Newport Community Hub	Good	Fit for purpose
			2030	18,136	1	0.6				
			2035	18,903	1	0.6				

Table 5. Continued

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.

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 ⁴	1 school per 22,500 population	Precinct 2	2025	15537	0.5	0.7	Undersupplied	Bayside College - Paisley Campus	–	–
			2030	18136	0.5	0.8				
			2035	18903	0.5	0.8				
Bookable community rooms	1 bookable room per 10,000 population	Precinct 2	2025	15537	4	1.6	Well supplied	2nd Newport Scout Group (1 room)	–	–
			2030	18136	4	1.8		Newport Community Hub (2 rooms)	Good	Fit for purpose
			2035	18903	4	1.9		South Kingsville Community Centre (1 room)	Good	Fit for purpose
Aged care	1 place per 125 persons aged 70 years and over	Precinct 2	2025	1,288	210	161	Well supplied at 2025 becoming undersupplied by 2035	Calvary Trugo Place	–	–
			2030	1,762	210	220		Westgate Aged Care	–	–
			2035	2,228	210	279				
Senior citizens centre	1 per 1,200 persons aged 65 years and over	Precinct 2	2025	1,931	1	1.6	Undersupplied	Newport Community Hub	Good	Fit for purpose
			2030	2,593	1	2.2				
			2035	3,047	1	2.5				

Table 5. Continued

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

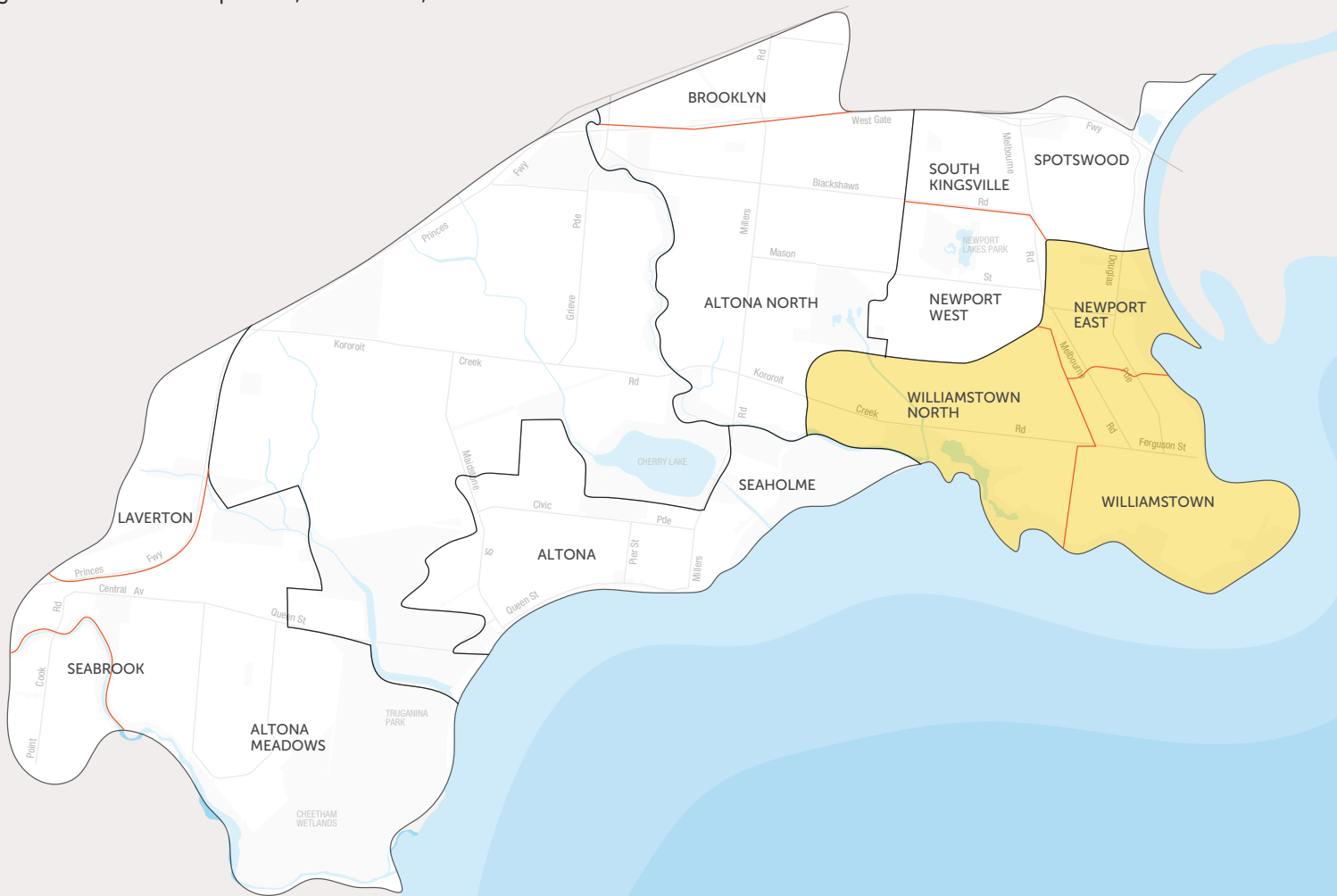
Newport East, Williamstown and Williamstown North

Overview and location

Precinct 3 is in the southeast of Hobsons Bay, and includes 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. It has however, 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

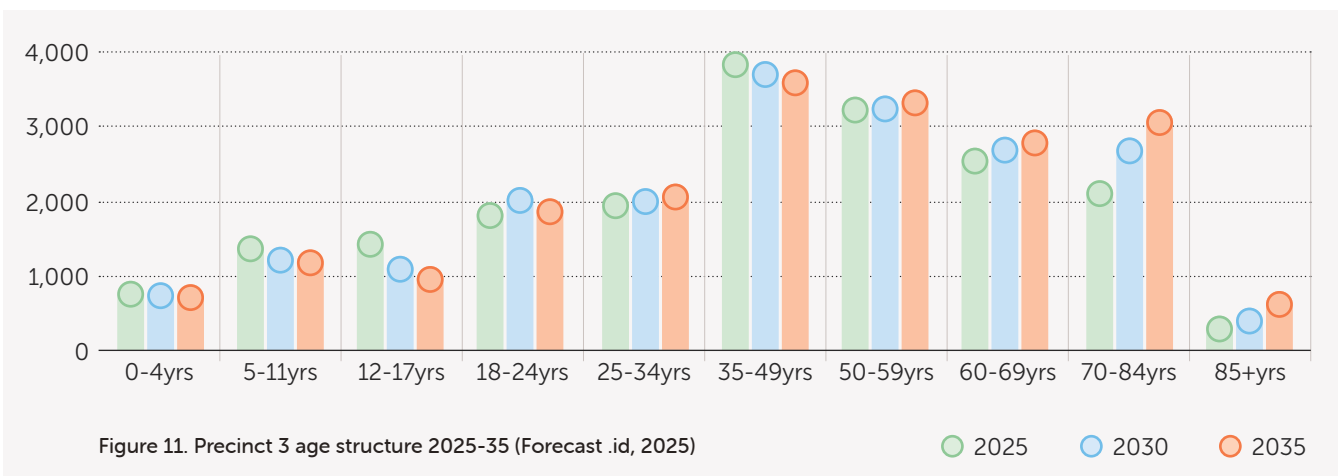


Population

The estimated population of Precinct 3 in 2025 is 21,029. This is forecast to reach 12,486 by 2030 and 21,847 by 2035. This is a total increase of 3.9 per cent over the ten years and equates to an annual average growth rate of 0.4 per cent. This is lower than the average for Hobsons Bay as a whole and reflects the relative lack of residential development opportunities.

Age structure

Changing age structures provide an indication on the types of services required by residents. Figure 11 shows how the age structure of Precinct 3 will change over the period 2025–35. The main trend is the continued ageing of the population with large increases forecast in the baby boomer cohort. For example, residents aged over 60 years are forecast to increase by 27.7 per cent and residents aged 85 and over increasing by 70.8 per cent. Much of this will be ageing in place as the current generation stays in the area as they mature. The number of young people aged 0-17 years will drop over the next 10 years.



Other socio-economic characteristics

Data from the 2021 Census shows that the precinct is one of the least disadvantaged areas in Hobsons Bay, with SEIFA index scores of 1091.0 for Newport East, 1066.6 for Williamstown and 1068.1 for Williamstown North. The SEIFA score for Newport East places it in the top six per cent of least disadvantaged neighbourhoods in Australia. Census employment statistics confirm that this precinct also had the highest proportion of people working in the professional, scientific and technical services industries (12.9%), traditionally associated with the knowledge economy and professional, well paid jobs in the inner city.

Precinct 3 had the lowest level of diversity, with 22.2 per cent of the population born overseas. The most common overseas areas/countries of birth were the United Kingdom and New Zealand. The precinct had the lowest proportion of non-English speakers (14.9 %) in Hobsons Bay, and just 1.6 per cent had low or no English proficiency.

In relation to housing, 24.5 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 (4.2%), including the high rise towers on Nelson Place in Williamstown. This is reflected in the small area SEIFA score for this area of 910 (SA1) placing this small area among the most disadvantaged in Australia.

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. Precinct 20 in Williamstown includes the major redevelopment of the former Port Phillip Woollen Mills in Williamstown and will have around 630 dwellings once fully completed.

Elsewhere there are a number of medium sized projects along the Kororoit Creek Road corridor (for example 67 dwellings at 240-258 Kororoit Creek Road), and in the Williamstown commercial area.

Community Infrastructure assessment

The tables and map below show 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 2025. 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



Maternal and Child Health

There is one MCH centre in the precinct, Robina Scott Kindergarten and MCH. This is a two-room centre. MCH is assessed at a suburb level, and Newport East and Williamstown North have no MCH centres.

Schools (Primary and Secondary)

There are four primary schools in Williamstown (two public and two private) which exceeds the provision standards. Newport East has one private school (Westbourne Grammar), producing a rating of adequate provision, and there are no primary schools in Williamstown North. The neighbouring Williamstown North Primary School, located in Williamstown, had 640 enrolments in 2025.. This is due to its large catchment which also caters for children living in Williamstown North. Students living in Williamstown North are also zoned for Newport Gardens primary school (located in Precinct 2).

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.

Bookable community rooms

There are several bookable 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 municipal strategic importance to Hobsons Bay however is currently not in use.

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 suburb. There are no art and cultural venues located in Newport East or Williamstown North. In addition to the privately run theatres, Williamstown also has the municipal level venue Williamstown Town Hall.

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 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 pre 130 births	Newport East	2025	62	0	0.5	No supply			
			2030	54	0	0.4				
			2035	52	0	0.4				
		Williamstown	2025	82	2	0.6	Well supplied	Robina Scott Kindergarten and MCH	Good	Fit for purpose
			2030	89	2	0.7				
			2035	89	2	0.7				
		Williamstown North	2025	29	0	0.2	No supply			
			2030	33	0	0.3				
			2035	33	0	0.3				
Primary schools	1 school per 7,500 population	Newport East	2025	4,449	1	0.6	Well supplied	Westbourne Grammer School	--	--
			2030	4,526	1	0.6				
			2035	4,577	1	0.6				
		Williamstown	2025	12,106	4	1.6	Well supplied	Lumineer Academy	--	--
			2030	12,416	4	1.7		St Mary's School	--	--
			2035	12,689	4	1.7		Williamstown North Primary School	--	--
		Williamstown North	2025	4,474	0	0.6	No supply	Williamstown Primary School	--	--
			2030	4,544	0	0.6				
			2035	4,581	0	0.6				
			2025	101	30	101				
			2030	101	30	101				

Table 7. Provision of neighbourhood community infrastructure and building condition assessment, Precinct 3 (Newport East, Williamstown and Williamstown North) – 2025–35

Well supplied Adequate Undersupplied No supply

Type of facility	Provision standard	Area	Year	Population	Supply	Target	Assessment	Facility Name	Building Condition	Fit for purpose
Bookable community rooms	1 bookable room per 8,000 population	Newport East	2025	4,449	0	0.6	No supply			
			2030	4,526	0	0.6				
			2035	4,577	0	0.6				
		Williamstown	2025	12,106	10	1.5	Well supplied	Joan Kirner House (5 rooms)	Good	Fit for purpose
			2030	12,416	10	1.5		Williamstown Library (2 rooms)	Good	Fit for purpose
			2035	12,689	10	1.6		Williamstown Town Hall (3 rooms)	Moderate	Fit for purpose
		Williamstown North	2025	4,474	0	0.6	No supply			
			2030	4,544	0	0.6				
			2035	4,581	0	0.6				
Community centres and neighbourhood houses	1 facility per 10,000 population	Newport East	2025	4449	0	0.4	No supply			
			2030	4526	0	0.5				
			2035	4577	0	0.5				
		Williamstown	2025	12106	1	1.2	Adequate	Joan Kirner House	Good	Fit for purpose
			2030	12416	1	1.2				
			2035	12689	1	1.3				
		Williamstown North	2025	4474	0	0.4	No supply			
			2030	4544	0	0.5				
			2035	4581	0	0.5				

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
Art and cultural venues	1 neighbourhood venue per 8,000 population	Newport East	2025	4449	0	0.6	No supply			
			2030	4526	0	0.6				
			2035	4577	0	0.6				
		Williamstown	2025	12106	3	1.5	Well supplied	Williamstown High School Centenary Theatre	--	--
			2030	12416	3	1.5		Williamstown Little Theatre	--	--
			2035	12689	3	1.5		Williamstown Town Hall	Moderate	Fit for purpose
		Williamstown North	2025	4474	0	0.6	No supply			
			2030	4544	0	0.6				
			2035	4581	0	0.6				
Libraries	1 library per 30,000 population	Precinct 3	2025	21,029	1	0.7	Adequate	Williamstown Library	Good	Fit for purpose
			2030	21,486	1	0.7				
			2035	21,847	1	0.7				
Secondary schools ⁵	1 school per 22,500 population	Precinct 3	2025	21,029	1.25	0.9	Adequate	Bayside College - Williamstown Campus	--	
			2030	21,486	1.25	1		Williamstown High School (multi-campus school)	--	
			2035	21,847	1.25	1				

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
Bookable community rooms	1 bookable room pre 10,000 population	Precinct 3	2025	21,029	5	2.1	Well supplied	3rd Williamstown Scout Hall (1 room)	--	--
			2030	21,486	5	2.1		4th Williamstown Sea Scouts (1 room)	--	--
			2035	21,847	5	2.1		Williamstown Swimming and Lifesaving Club (1 room)	--	--
								Williamstown Town Hall (2 rooms)	Moderate	Fit for purpose
Aged care	1 place per 125 persons aged 70 years and over	Precinct 3	2025	2,745	60	343	Undersupplied	Wintringham Williamstown Hostel	--	--
			2030	3,428	60	429				
			2035	4,015	60	502				
Senior citizens centre	1 per 1,200 persons aged 65 years and over	Precinct 3	2025	3,976	1	3.3	Undersupplied	Denis Reserve Centre	Excellent	Fit for purpose
			2030	4,774	1	4				
			2035	5,384	1	4.5				

Table 7. Continued

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 is one aged care facilities in Precinct 3, the 60 bed Wintringham Williamstown Hostel. This undersupply will increase as the population continues to age. The community would benefit from additional places, either by expanding existing facilities or constructing new ones.

The Dennis Reserve Centre has recently been completed, and remodelled into a multipurpose community facility. It continues to host the Williamstown Seniors Centre group, and other older adult groups.

Key considerations

Community infrastructure is well supplied in this precinct, however most of it is in Williamstown with few, if any, 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. Seeking ways to address the gaps in supply, particularly community centres/neighbourhood houses. Some of this may be achieved through private providers or expansion of existing facilities.

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

PRECINCT 4

Altona – Seaholme

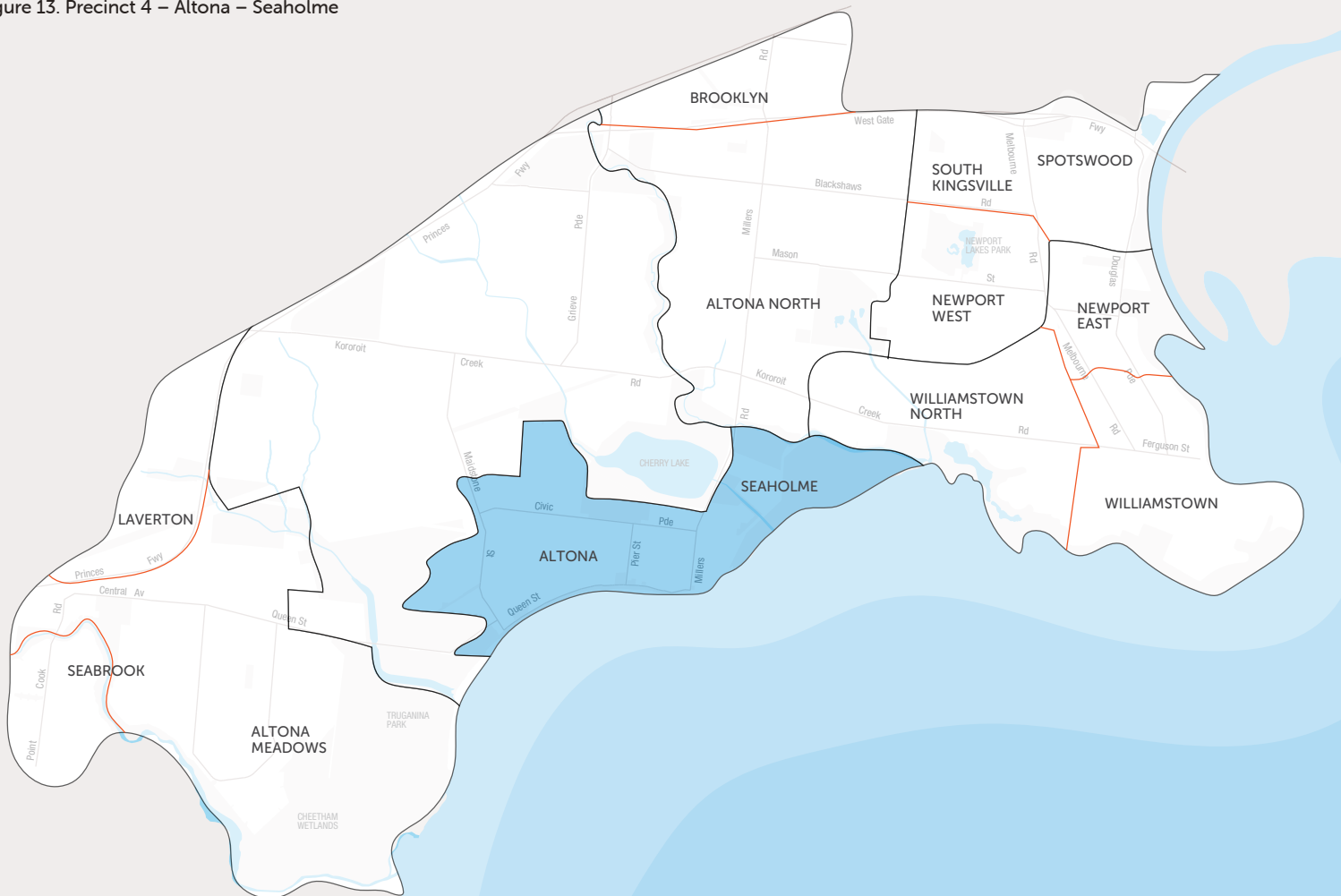
Overview and location

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.

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

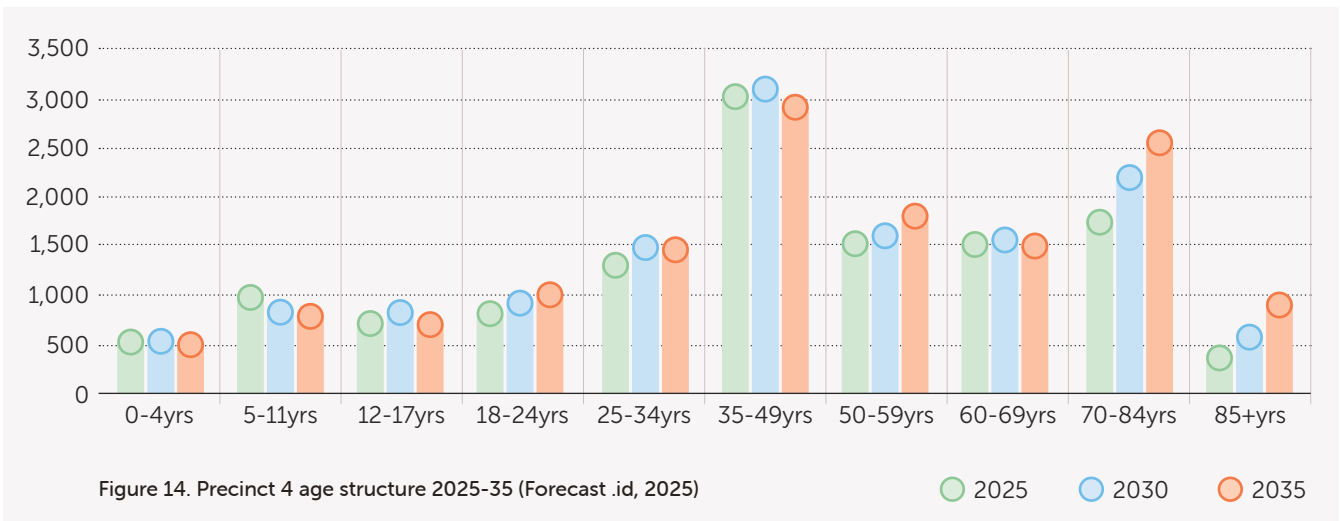
The estimated population of Precinct 4 in 2025 is 13,823. This is forecast to reach 14,951 by 2030 and 15,434 by 2035. This is a total increase of 11.7 per cent over the ten years, and equates to an annual average growth rate of 1.2 per cent, which is similar to the Hobsons Bay average of 1.1 per cent.

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 2025-2035. 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 in the 85 years and over age group (107.8%) which is expected to double in the next 10 years. Young people aged 0-18 years will decline over this period and most other age cohorts are forecast to grow modestly.



Other socio-economic characteristics

Data from the 2021 Census shows that the precinct scores well on the SEIFA index of disadvantage (1040.3) which is above the average for Greater Melbourne and Hobsons Bay. In relation to diversity, 27.8 per cent of the population were born overseas, 19.3 per cent speak a language other than English and 2.0 per cent of the population have low or no English proficiency.

The most common non-English languages spoken were Maltese, Italian and Greek.

Precinct 4 has the highest proportion of lone person household households (29.4%) and couples without children (26.4%). In addition, 7.2 per cent of households do not have a car and 37.9 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 due to its location in the central part of the Altona Major Activity Centre (MAC) and larger lots north of the railway line. The most recent high-density development at 102–106 Pier street is due to be completed in mid-2026.

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.

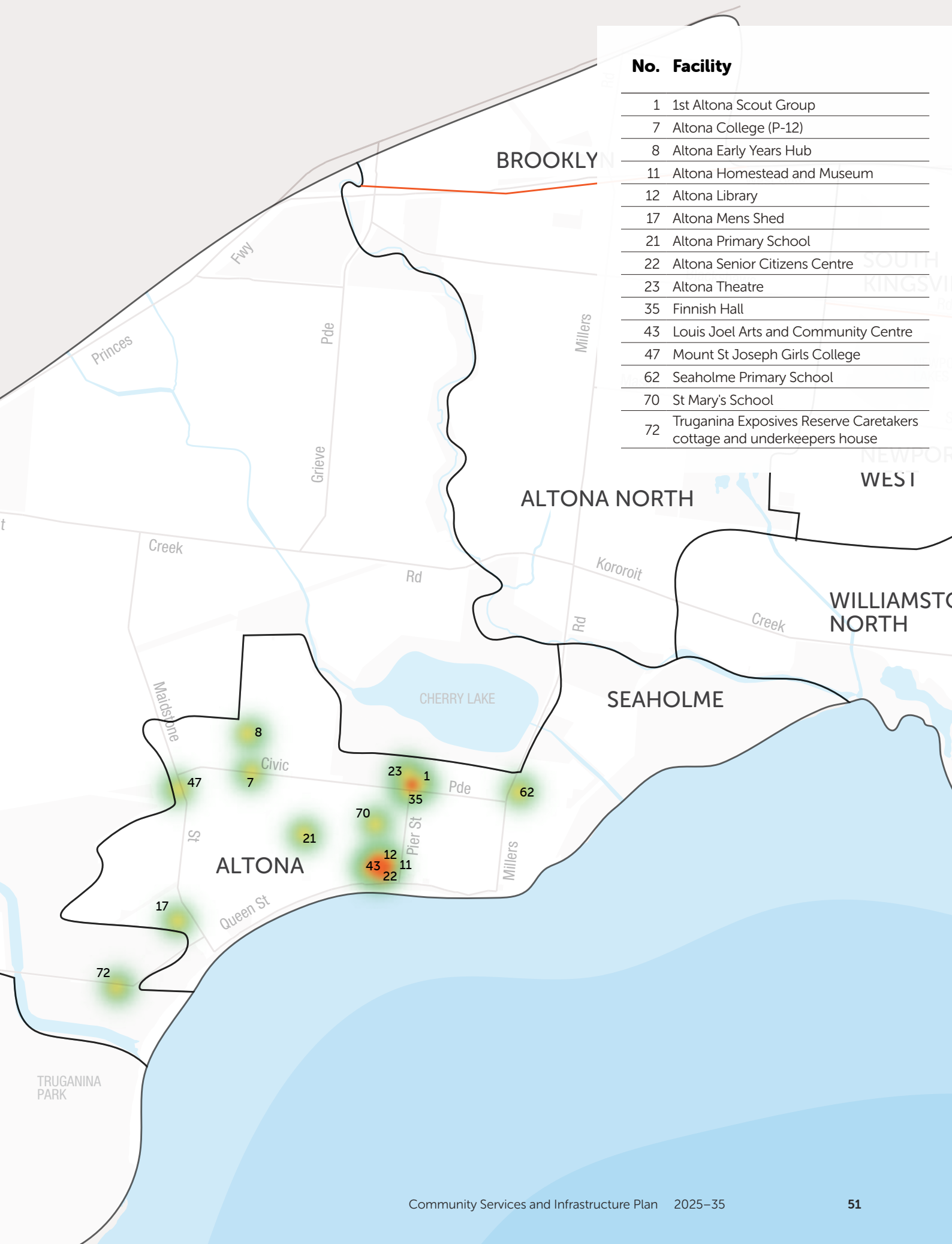
Overall Altona – Seaholme has sufficient community infrastructure to meet the needs of the population. There is a strong concentration of community infrastructure facilities along Pier Street and surrounds.

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 2025. 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



Maternal and Child Health

MCH rooms are adequately supplied in this precinct. There are two rooms at the Early Years Hub and this will be 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.

Altona College ensures that secondary school provision is more than adequate when measured against the population benchmarks. The private Mount St Joseph Girls College is also based here.

Bookable community rooms

The seven bookable rooms at Louis Joel Arts and Community Centre means that that smaller multipurpose rooms are well supplied when measured against population benchmarks. There are also larger venues like the Finnish Hall and the 1st Altona Scout group which can cater for larger groups.

Community Centres/ Neighbourhood Houses

The Louis Joel Arts and Community Centre is the only facility in this precinct, which means that supply is slightly below the provision standard. This centre 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. The number of residents aged 85 years and over is expected to double in the next 10 years, increasing to 1,035 people by 2035. At least 296 aged care places are required to meet the provision standard in 2025 with numbers to rise over time as the cohort of older persons increases.

The Altona Senior Citizens Centre and the Hobsons Bay Men's Shed are the two facilities that cater to older adults in this area. However, these two do not meet the provision standard that is needed to cater to the existing and growing community of older adults in this area.

Type of facility	Provision standard	Area	Year	Population	Supply	Target	Assessment	Facility Name	Building Condition	Fit for purpose
MCH	1 room pre 130 births	Altona - Seaholme	2025	142	2	1.1	Well supplied	Altona Early Years Hub	Excellent	Fit for purpose
			2030	144	2	1.1				
			2035	138	2	1.1				
Primary schools	1 school per 7,500 population	Altona - Seaholme	2025	13,823	4	1.8	Well supplied	Altona College (P-12)	--	--
			2030	14,951	4	2		Altona Primary School	--	--
			2035	15,434	4	2.1		Seaholme Primary School	--	--
								St Mary's Primary School	--	--
Bookable community rooms	1 bookable room per 10,000 population	Altona - Seaholme	2025	13,823	10	1.4	Well supplied	Altona Library (1 room)	Good	Fit for purpose
			2030	14,951	10	1.5		Louis Joel Arts and Community Centre (6 rooms)	--	--
								1st Altona Scout Group (1 room)	--	--
								Finnish Hall (1 room)	--	--
			2035	15,434	10	1.5		Pines Scout Camp (1 room)	--	--
Community centres and neighbourhood houses	1 facility per 10,000 population	Altona - Seaholme	2025	13823	1	1.4	Adequate	Louis Joel Arts and Community Centre	--	--
			2030	14951	1	1.5				
			2035	15434	1	1.5				

Table 9. Provision of neighbourhood and precinct community infrastructure and building condition assessment, Precinct 4 (Altona and Seaholme) – 2025–35⁶

Well supplied Adequate Undersupplied No supply

Type of facility	Provision standard	Area	Year	Population	Supply	Target	Assessment	Facility Name	Building Condition	Fit for purpose
Art and cultural venues	1 neighbourhood venue per 8,000 population	Altona - Seaholme	2025	13823	3	1.7	Well supplied	Altona Homestead and Museum	Moderate	Fit for purpose
			2030	14951	3	1.9		Altona Theatre	Good	Fit for purpose (reservations)
			2035	15434	3	1.9		Louis Joel Arts and Community Centre	--	--
Libraries	1 library per 30,000 population	Precinct 4	2025	13,823	1	0.5	Adequate	Altona Library	Good	Fit for purpose
			2030	14,951	1	0.5				
			2035	15,434	1	0.5				
Secondary schools	1 school per 22,500 population	Precinct 4	2025	13823	2	0.6	Well supplied	Altona College (P-12)	--	--
			2030	14951	2	0.7		Mount St Joseph Girls College	--	--
			2035	15434	2	0.7				
Aged care	1 place per 125 persons aged 70 years and over	Precinct 4	2025	2,371	0	296	No supply			
			2030	3,043	0	380				
			2035	3,713	0	464				
Senior citizens centre	1 per 1,200 persons aged 65 years and over	Precinct 4	2025	3,123	2	2.6	Under supplied	Altona Senior Citizens Centre	Moderate	Not fit for purpose
			2030	3,963	2	3.3		Altona Mens Shed (Hobsons Bay Community Workshop)	Moderate	Fit for purpose (reservations)
			2035	4,532	2	3.8				

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 maximising access for all the community.

Population growth overall is below the average for Hobsons Bay however, this area will experience the fastest increase in the number of older residents. 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.

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.

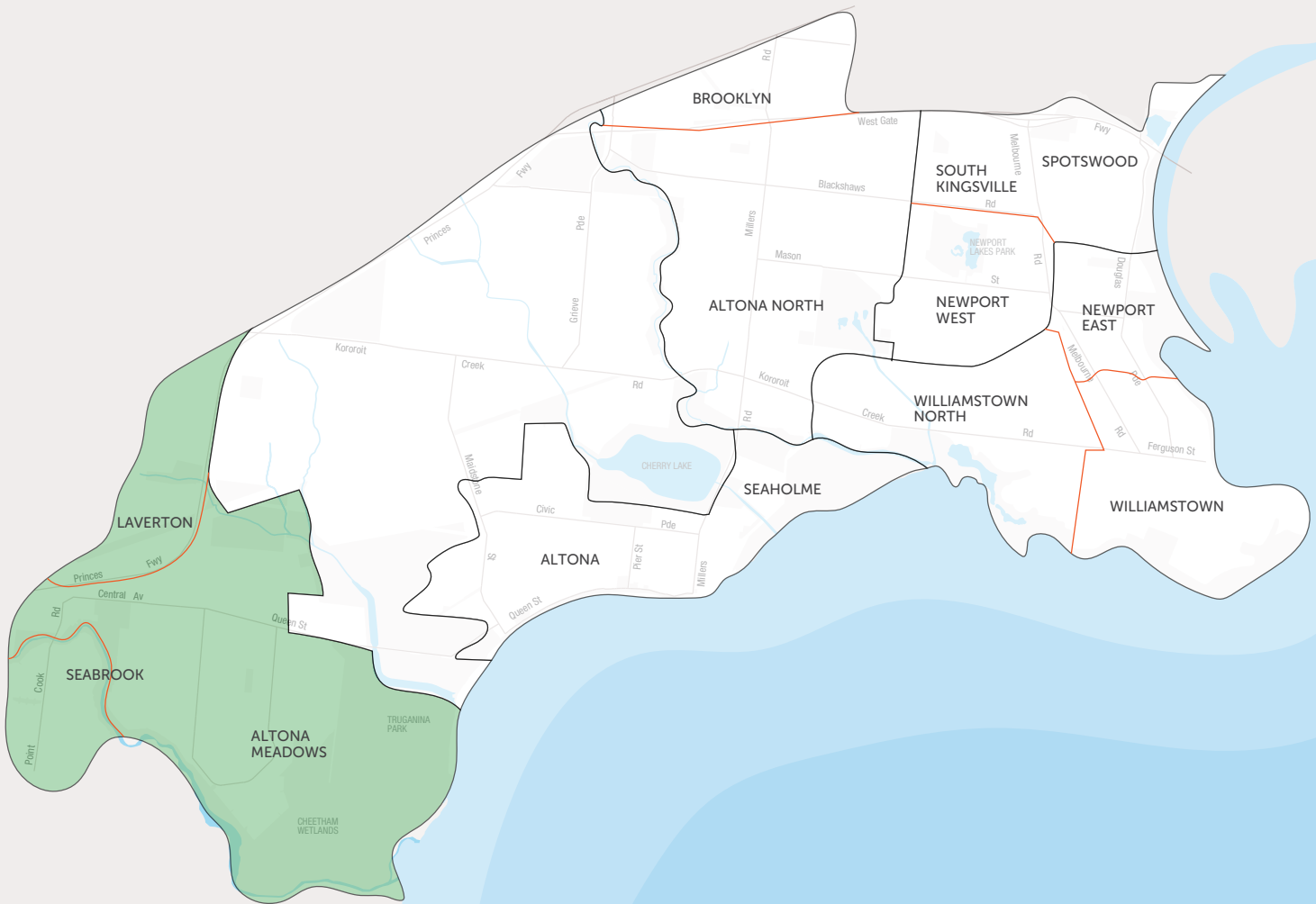
PRECINCT 5

Altona Meadows, Seabrook and Laverton

Overview and location

Precinct 5 is 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



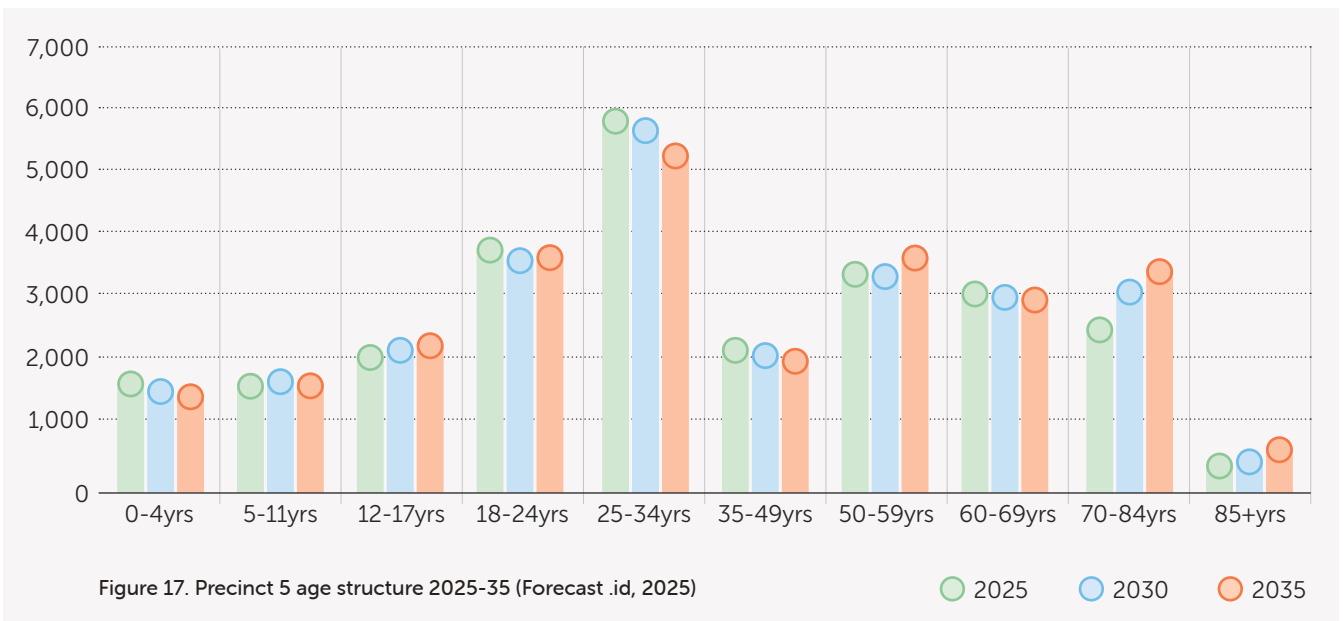
Population

Precinct 5 is the largest in terms of population, with a 2025 estimate of 27,902. This is forecast to reach 28,133 by 2030 and 28,383 at 2035. This is a total increase of 1.7 per cent over the ten years, and equates to an annual average growth rate of 0.2 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 2025-2035.

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 (37.9%) 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. It is expected that there will be a decline in young families over the next 10 years with a decline in the number of 0–4-year-olds and 18–49-year-olds.



Other socio-economic characteristics

Analysis of data from the 2021 Census highlights the diversity of this precinct. For example, the SEIFA index score of 1024.0 for Seabrook places it slightly above the Hobsons Bay figure, but SEIFA scores for Altona Meadows (982.8) and Laverton (905.2) are well below the average for the municipality. Laverton is one of the most disadvantaged neighbourhoods in Australia, ranking in the bottom 10 per cent.

The population of Precinct 5 is diverse, and 37.1 per cent of the population were born overseas, the highest proportion in Hobsons Bay. This is even higher in Laverton where over half of the population were born overseas. This precinct also has the highest proportion of other languages being used at home, and 35.8 per cent of the population speak a language other than English and 5.6 per cent have low or no English proficiency.

In relation to households, 5.4 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 2.6 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 45.1 per cent (compared to 19.2% in Seabrook), which is possibly indicative of a more transient population in this suburb. Precinct 5 has the highest proportion of standalone houses (84.8%) are separate houses, and a further 14.3 per cent are medium or high density i.e. villas, townhouses and apartments.

The unemployment rate for the September quarter 2025 for Altona Meadows was 4.8 per cent, the highest of all the SA2s that cover Hobsons Bay, followed by Laverton (and Altona North) at 4.7 per cent.

Drivers of change

Much of Laverton's housing stock is ageing. 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 an older age structure, means that the population will remain stable over the coming 10 years.

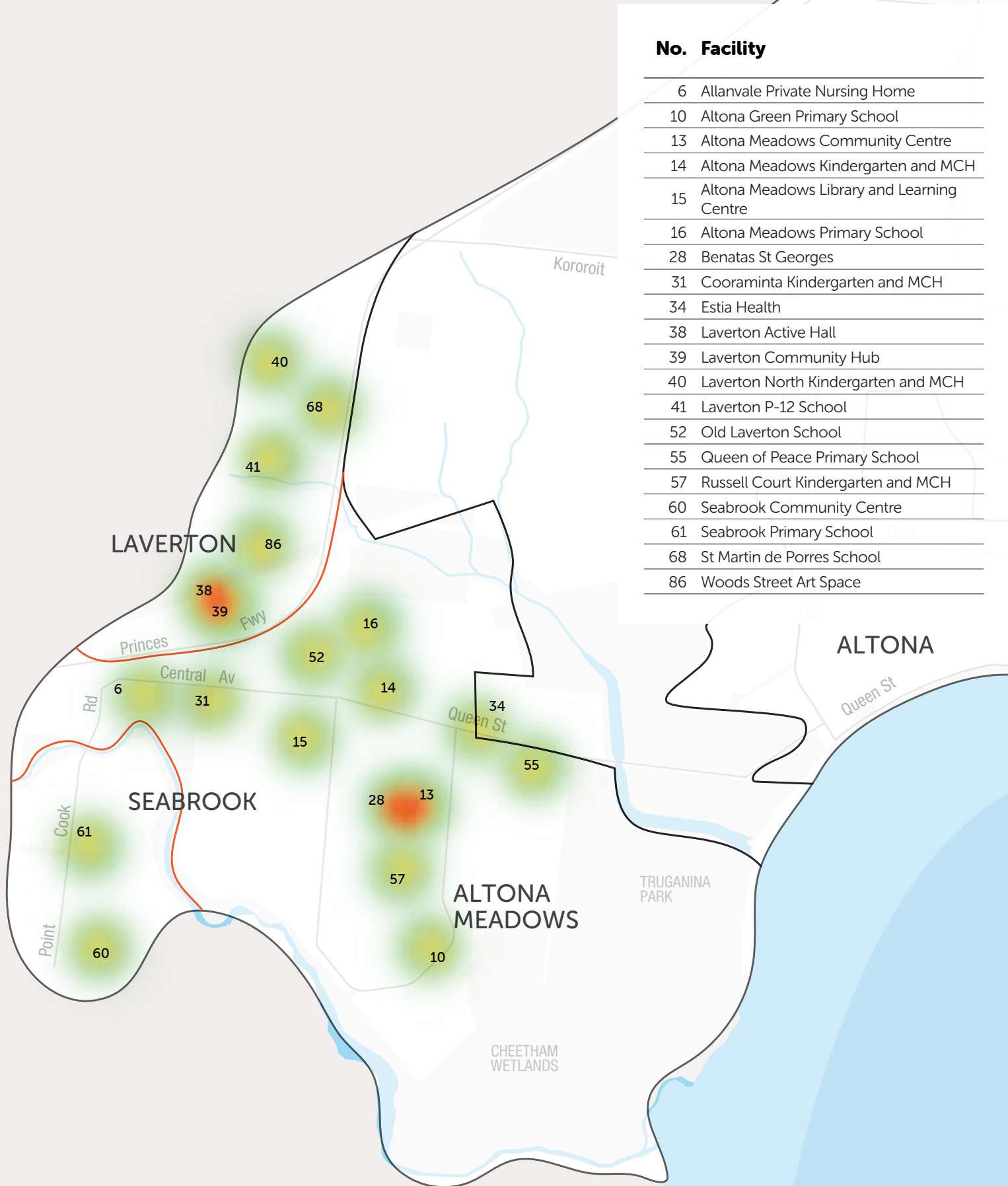
Overall, future residential development in Precinct 5 is most likely to be on smaller strategic sites, or infill development i.e. older dwellings replaced by two or more townhouses or villas.

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



No. Facility

6	Allanvale Private Nursing Home
10	Altona Green Primary School
13	Altona Meadows Community Centre
14	Altona Meadows Kindergarten and MCH
15	Altona Meadows Library and Learning Centre
16	Altona Meadows Primary School
28	Benatas St Georges
31	Cooraminta Kindergarten and MCH
34	Estia Health
38	Laverton Active Hall
39	Laverton Community Hub
40	Laverton North Kindergarten and MCH
41	Laverton P-12 School
52	Old Laverton School
55	Queen of Peace Primary School
57	Russell Court Kindergarten and MCH
60	Seabrook Community Centre
61	Seabrook Primary School
68	St Martin de Porres School
86	Woods Street Art Space

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 however 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, services tend to be infrequent.

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 2025. Services are colour coded ranging from green (well supplied), to yellow (adequate), orange (undersupplied) and red (no supply).

Maternal and Child Health

MCH facilities are 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 against the provision standard however it is considered best practice to have two-room centres. Forecast growth in the number of newborns in this precinct is not expected to place pressure on existing facilities before 2035.

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 just under 1,000 students enrolled in 2024 (Australian Curriculum Assessment and reporting Authority, 2025). Given that there were an estimated 518 persons aged 5–11 years in Seabrook in 2023, this indicates that additional students are coming from other areas. A review of the school zones shows that the catchment extends into Laverton and 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 suburbs to cater for students from this neighbourhood. As a result of changes to the school zones in 2024, secondary students are now zoned for either Laverton Secondary College and Altona Secondary College (removing zoning for Carranballac P-9 (Jamieson Way and Boardwalk campuses) in Point Cook. Laverton Secondary School has issues with access as it is separated from Altona Meadows by the Westgate Freeway and has poor transport connections for students coming from Altona Meadows. There are also Catholic schools located in Altona and Altona North.

Bookable community rooms

Medium sized community rooms are well supplied across the precinct. There is a slight undersupply of small suburb-level bookable rooms in Altona Meadows, particularly while the Old Laverton School is being renovated.

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

The Woods Street Art Space is a facility of strategic importance at a municipal level and the only art and cultural venue in this precinct.

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. In 2025, there was a total of 349 beds in this precinct, slightly under the provision standard. As the population of this precinct ages, there will be an increasing undersupply in the future.

There are two facilities that cater for older adults, the Laverton Community Hub and the Altona Meadows Community Centre. There is an undersupply based on the provision standard which will continue to increase. However, as with other senior citizen centres in 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 pre 130 births	Altona Meadows	2025	239	3	1.8	Well supplied	Altona Meadows Kindergarten and MCH	Moderate	Reservations as not a dual-nurse centre
			2030	218	3	1.7		Cooraminta Kindergarten and MCH	Excellent	Reservations as not a dual-nurse centre
			2035	215	3	1.7		Russell Court Kindergarten	Good	Reservations as not a dual-nurse centre
		Laverton	2025	77	1	0.6	Adequate	Laverton North Kindergarten and MCH (Cooraminta)	Moderate	Reservations as not a dual-nurse centre
			2030	65	1	0.5				
			2035	63	1	0.5				
		Seabrook	2025	49	1	0.4	Adequate	Seabrook Community Centre	Good	Fit for purpose
			2030	39	1	0.3				
			2035	35	1	0.3				
		Primary schools	1 school per 7,500 population	Altona Meadows	2025	18,081	3	2.4	Adequate	Altona Green Primary School
2030	18,170				3	2.4		Altona Meadows primary School	--	--
2035	18,244				3	2.4		Queen of Peace Primary School	--	--
Laverton	2025			5,034	2	0.7	Well supplied	Laverton P-12 College	--	--
	2030			5,164	2	0.7		St Martin de Porres School	--	--
	2035			5,342	2	0.7				
Seabrook	2025			4,787	1	0.6	Adequate	Seabrook Primary School	--	--
	2030			4,799	1	0.6				
	2035			4,797	1	0.6				
Bookable community rooms	1 bookable room per 8,000 population			Altona Meadows	2025	18,081	2	2.3	Adequate	Altona Meadows Library and Learning Centre (1 room)
		2030	18,170		2	2.3		Old Laverton School (1 room)	Good	Fit for purpose
		2035	18,244		2	2.3				
		Laverton	2025	5,034	4	0.6	Well supplied	Laverton Community Hub (4 rooms)	Good	Fit for purpose (reservations)
			2030	5,164	4	0.6				
			2035	5,342	4	0.7				
		Seabrook	2025	4,787	3	0.6	Well supplied	Seabrook Community Centre (3 rooms)	Good	Fit for purpose
			2030	4,799	3	0.6				
			2035	4,797	3	0.6				

Table 10. Provision of neighbourhood community infrastructure and building condition assessment, Precinct 5 (Altona Meadows, Seabrook, Laverton), – 2025–35

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	Altona Meadows	2025	18,081	1	1.8	Under supplied	Altona Meadows Community Centre	Moderate	Fit for purpose
			2030	18,170	1	1.8				
			2035	18,244	1	1.8				
		Laverton	2025	5,034	1	0.5	Adequate	Laverton Community Hub	Good	Fit for purpose (reservations)
			2030	5,164	1	0.5				
			2035	5,342	1	0.5				
		Seabrook	2025	4,787	1	0.5	Adequate	Seabrook Community Centre	Good	Fit for purpose
			2030	4,799	1	0.5				
			2035	4,797	1	0.5				
Art and cultural venues	1 neighbourhood venue per 8,000 population	Altona Meadows	2025	18,081	0	2.3	No supply			
			2030	18,170	0	2.3				
			2035	18,244	0	2.3				
		Laverton	2025	5,034	1	0.6	Adequate	Woods Street Art Space	--	Not assessed
			2030	5,164	1	0.6				
			2035	5,342	1	0.7				
		Seabrook	2025	4,787	0	0.6	No supply			
			2030	4,799	0	0.6				
			2035	4,797	0	0.6				
Libraries	1 library per 30,000 population	Precinct 5	2025	27,902	1	0.9	Adequate	Altona Meadows Library and Learning Centre	Good	Fit for purpose
			2030	28,133	1	0.9				
			2035	28,383	1	0.9				

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
Secondary schools	1 school per 22,500 population	Precinct 5	2025	27,902	1	1.2	Adequate	Laverton P-12 College	--	--
			2030	28,133	1	1.3				
			2035	28,383	1	1.3				
Bookable community rooms	1 bookable room per 10,000 population	Precinct 5	2025	27,902	4	2.8	Well supplied	Altona Meadows Community Centre (2 rooms)	Moderate	Fit for purpose
			2030	28,133	4	2.8		Laverton Community Hub (1 room)	Good	Fit for purpose (reservations)
			2035	28,383	4	2.8		Laverton Active Hall (1 room)	Moderate	Not assessed
Aged care	125 beds per 1,000 aged 70 years and over	Precinct 5	2025	3,133	349	392	Under supplied	Allanvale Private Nursing Home	--	--
			2030	3,793	349	474		Benetas St Georges	--	--
			2035	4,320	349	540		Estia Health	--	--
Senior citizens centre	1 per 1,200 persons aged 65 years and over	Precinct 5	2025	4,647	2	3.9	Under supplied	Laverton Community Hub	Good	Fit for purpose (reservations)
			2030	5,322	2	4.4		Altona Meadows Community Centre	Moderate	Fit for purpose
			2035	5,793	2	4.8				

Table 10. Continued

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. The ageing community in Seabrook are likely to demand different services than those currently provided.

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

3. Continuing to advocate for services provided by the private sector, particularly those that are undersupplied in this precinct, and where under supply will continue to increase over the coming 10 years (for example aged care provision). in line with the ageing of the population.

IMPLEMENTATION AND REVIEW

Implementation

The Hobsons Bay 2040 Community Vision leads the strategic direction of Council with the vision that "By 2040 we are a safe, sustainable and healthy community supported by an accountable, efficient and transparent Council."

The Community Services and Infrastructure Plan 2025–35 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 Infrastructure Plan and the Kindergarten Infrastructure and Services Plan (KISP) (Figure 19). In addition, the plan provides the evidence base to complement the Property Strategy 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 ensures integration across key organisational strategies such as the Property and Asset Management Strategy.



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 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 potential inclusion of other types of community infrastructure. 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. In addition to these there are also 'mini-library' stands at Altona Civic Centre, Seabrook Community Centre and Laverton Community Hub. All library branches in Hobsons Bay are open at least six days a week with Williamstown, Altona North Community Library and Altona Meadows Library and Learning Centre open seven days a week. Hobsons Bay libraries offer a collection of 118,000 books, films, music, magazines and talking books. The libraries also offer access to 17,159 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 8.2 out of 10 in the 2023–24 Public Libraries Victoria Statistical Survey . In 2023–24, there were 11,347 active library borrowers and a membership rate of 32 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 members 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.

Libraries have, or are in the process of, rolling out Centres of Excellence where library branches have unique themes that programs, activities, specialist equipment and collections will be curated around.

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.

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.

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 just under 1,000 enrolments in 2025 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.

Bookable 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 2025, there were 42 neighbourhood level multipurpose rooms in Hobsons Bay located in 17 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 13 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 to suit their needs. This can include commercial bookable spaces, cafes, restaurants, RSLs and bowling clubs. These broader areas have not been assessed, but future updates to the plan could 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 regarding 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 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 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 youth facility located at the Newport Community Hub, indicating an undersupply based on the provision standard. There is also a need to deliver services for young people in areas of higher need (looking at rates of mental health, SEIFA score of disadvantage for example) and in areas which have less access to public transport (Altona North). 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 provides the framework for investment in art and culture in Hobsons Bay. There are six venues that have strategic importance, including the , Altona Theatre, The Substation, Truganina Explosives Reserve caretakers cottage and underkeeper's house, Scienceworks and Woods Street Art Space and Williamstown Town Hall. 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 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 60 years and older are recognised as a priority population in Council's health, Wellbeing and Safety Plan, 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 will allow older people to remain in their local communities. Plan Melbourne and the new Plan Victoria also recognise 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 eight senior citizen centres in Hobsons Bay, four of which are stand-alone centres (Gateway Community Services, Lorraine Bedella Seniors Centre, Denis Reserve Centre and Altona Senior Citizens Centre). 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.

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 considering 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
4	3rd Williamstown Scout Hall	Williamstown
5	4th Williamstown Sea Scouts	Williamstown
6	Allanvale Private Nursing Home	Altona Meadows
7	Altona College (p-12)	Altona - Seaholme
8	Altona Early Years Hub	Altona - Seaholme
9	Altona Gardens Care Community	Altona North
10	Altona Green Primary School	Altona Meadows
11	Altona Homestead and Museum	Altona - Seaholme
12	Altona Library	Altona - Seaholme
13	Altona Meadows Community Centre	Altona Meadows
14	Altona Meadows Kindergarten and MCH	Altona Meadows
15	Altona Meadows Library and Learning Centre	Altona Meadows
16	Altona Meadows Primary School	Altona Meadows
17	Altona Men's Shed	Altona
18	Altona North Community House	Altona North
19	Altona North Community Library	Altona North
20	Altona North Primary School	Altona North
21	Altona Primary School	Altona - Seaholme
22	Altona Senior Citizens Centre	Altona - Seaholme
23	Altona Theatre	Altona - Seaholme
24	Annunciation Primary School	Brooklyn
25	Bayside College - Altona North Campus (P-9)	Altona North
26	Bayside College - Paisley Campus	Newport
27	Bayside College - Williamstown Campus	Williamstown
28	Benetas St Georges	Altona Meadows

No.	Facility	Neighbourhood
29	Brooklyn Community Hall	Brooklyn
30	Calvary Trugo Place	Newport
31	Cooraminta Kindergarten and MCH	Altona Meadows
32	Denis Reserve Centre	Williamstown
33	Emmanuel College	Altona North
34	Estia Health	Altona Meadows
35	Finnish Hall	Altona - Seaholme
36	Gateway Community Services	Altona - Seaholme
37	Joan Kirner House	Williamstown
38	Laverton Active Hall	Laverton
39	Laverton Community Hub	Laverton
40	Laverton North Kindergarten and MCH (Cooraminta)	Laverton
41	Laverton P-12 College	Laverton
42	Lorraine Bedella Seniors Centre	Altona North
43	Louis Joel Arts and Community Centre	Altona - Seaholme
44	Lumineer Academy	Williamstown
45	Marina Residential Aged Care	Altona North
46	Mecwacare Squires Place	Altona North
47	Mount St Joseph Girls College	Altona - Seaholme
48	Newport Community Hub	Newport
49	Newport Gardens Early Years Centre (ECMS)	Newport
50	Newport Gardens Primary School	Newport
51	Newport Lakes Primary School	Newport
52	Old Laverton School	Altona Meadows
53	Outlets Co-op Neighbourhood House	Newport
54	Precinct 15 planned facilities	Altona North
55	Queen of Peace Primary School	Altona Meadows
56	Robina Scott Kindergarten and MCH	Williamstown

No.	Facility	Neighbourhood
57	Russell Court Kindergarten	Altona Meadows
58	Sacred Heart Primary School	Newport
59	Scienceworks	Spotswood - South Kingsville
60	Seabrook Community Centre	Seabrook
61	Seabrook Primary School	Seabrook
62	Seaholme Primary School	Altona - Seaholme
63	South Kingsville Community Centre	Spotswood - South Kingsville
64	Spotswood Community House	Spotswood - South Kingsville
65	Spotswood Primary School	Spotswood - South Kingsville
66	St Leo the Great School	Altona North
67	St Margaret Mary's School	Spotswood - South Kingsville
68	St Martin de Porres School	Laverton
69	St Mary's Primary School	Altona - Seaholme
70	St Mary's School	Williamstown
71	The Substation	Newport
72	Truganina Explosives Reserve Caretakers Cottage and Underkeeper's House	Altona - Seaholme
73	Walker Close Community Centre	Altona North
74	Westbourne Grammer School	Newport
75	Westgate Aged Care	Newport
76	Williamstown High School	Williamstown
77	Williamstown High School Centenary Theatre	Williamstown
78	Williamstown Library	Williamstown
79	Williamstown Little Theatre	Williamstown
80	Williamstown North Primary School	Williamstown
81	Williamstown Primary School	Williamstown
82	Williamstown Swimming and Lifesaving Club	Williamstown
83	Williamstown Town Hall	Williamstown
84	Wintringham Williamstown Hostel	Williamstown
85	Woods Street Art Space	Laverton

Appendix 3 – Building condition audit

Community infrastructure planning needs to be complemented by a building condition audit, and Council last undertook this task in 2022. 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 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. All buildings were assessed as being in moderate or good or excellent condition. It should be noted that the Williamstown Mechanics Institute is scheduled for restoration works and its condition is rated as very poor.

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 about their condition or if fit for purpose. Although 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. All assessed buildings had an estimated remaining life of at least 20 years. There is general alignment between the condition of a building and its years of remaining useful life.

Condition	No.	Proportion (%)
Excellent	4	14
Good	16	55
Moderate	9	31

Table 12. Condition of Council community infrastructure, 2022

Appendix 4 – Kindergartens in Hobsons Bay

Over the next 10 years the Victorian government will be expanding access to free kindergarten. By 2034 three-year olds will have access to 15 hours of free kindergarten and four-year-olds will have access to 30 hours of pre-prep.

Hobsons Bay has prepared a Kindergarten Infrastructure and Services Plan (KISP) that establishes the current supply and demand for funded kindergarten places in each SA2 up to 2036 (when access to the full hours of kindergarten is planned to be rolled out). Estimates of unmet demand account for population changes and pipeline projects. The tables below show estimates of unmet demand for each SA2 in Hobsons Bay as assessed in the KISP.

No.	Facility	Neighbourhood
1	All 4 Kids Childcare & Early Learning Centre	Altona North
2	Altona Early Education Centre	Altona - Seaholme
3	Altona Early Years Hub	Altona - Seaholme
4	Altona Gate Kindergarten	Altona North
5	Altona Kindergarten	Altona - Seaholme
6	Altona Meadows Kindergarten	Altona Meadows
7	Altona Meadows Montessori Academy	Altona Meadows
8	Busy Bees at Altona Meadows	Altona Meadows
9	Community Children Kingsville	South Kingsville
10	Cooraminta Kindergarten	Altona Meadows
11	Cooraminta North Kindergarten	Laverton
12	Eden Academy Newport	Newport
13	Edu-Play Early Learning Centre	Altona - Seaholme
14	Emma McLean Kindergarten & Daycare Inc	Spotswood
15	Explorers Early Learning - Williamstown	Williamstown
16	Goodstart Early Learning Altona	Altona - Seaholme
17	Guardian Childcare & Education Altona North	Altona North
18	Hobsons Bay Children's Centre	Altona Meadows
19	Home Road Kindergarten	Newport
20	Inspira Kids Early Learning Centre Laverton	Laverton
21	Inventors of the Future	Newport
22	Kids by the Bay BUB HUB	Williamstown
23	Kids by the Bay Children's Centre	Williamstown
24	Laverton Community Children's Centre	Laverton
25	Newport Gardens Early Years Centre	Newport
26	Newport Lakes Childcare & Early Learning	Newport
27	One Tree Altona Meadows Children's Service	Altona Meadows
28	One Tree Altona North Children's Service	Altona North
29	Only About Children Altona North	Altona North

No.	Facility	Neighbourhood
30	Only About Children Newport	South Kingsville
31	Only About Children Williamstown	Williamstown
32	Peach & Plum Early Learning Centre	Altona Meadows
33	Playmakers Early Learning	Altona Meadows
34	Robina Scott Kindergarten (Cecil Street)	Williamstown
35	Robina Scott Kindergarten (Ferguson Street)	Williamstown
36	Russell Court Kindergarten and Childrens' Centre Inc	Altona Meadows
37	Seaholme Kindergarten	Seaholme
38	Shine Early Learning Centre Brooklyn Pty Ltd	Brooklyn
39	Somers Parade Kindergarten	Altona - Seaholme
40	South Kingsville Preschool	South Kingsville
41	Sutton Avenue Kindergarten	Altona North
42	The Learning Sanctuary Spotswood	Spotswood
43	The Range Children's Centre	Williamstown

**Estimated kindergarten places required between 2026–36
in Hobsons Bay City and individual SA2s**

Hobsons Bay City estimates	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Demand for kindergarten	2274	2345	2575	2630	2746	2781	2804	2827	3110	3395	3888
Unmet demand	0	0	29	68	156	190	95	118	270	508	956

Altona estimates	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Demand for kindergarten	360	371	405	410	423	424	423	423	461	499	565
Kindergarten supply	388	388	394	394	394	394	394	394	404	404	404
Unmet demand	0	0	11	17	29	30	30	30	57	95	161

Altona Meadows estimates	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Demand for kindergarten	375	381	411	415	427	426	424	421	457	492	559
Kindergarten supply	508	508	517	517	517	517	517	517	533	533	533
Unmet demand	0	0	0	0	0	0	0	0	0	0	26

Altona North estimates **2026** **2027** **2028** **2029** **2030** **2031** **2032** **2033** **2034** **2035** **2036**

Demand for kindergarten	379	412	483	515	563	593	619	643	735	832	980
Kindergarten supply	472	472	481	481	481	481	600	600	619	619	619
Unmet demand	0	0	1	34	82	112	19	43	116	213	361

Laverton *residual estimates **2026** **2027** **2028** **2029** **2030** **2031** **2032** **2033** **2034** **2035** **2036**

Demand for kindergarten	141	145	159	163	169	171	173	176	194	211	240
Kindergarten supply	182	182	186	186	186	186	186	186	194	194	194
Unmet demand	0	0	0	0	0	0	0	0	0	17	46

Newport estimates **2026** **2027** **2028** **2029** **2030** **2031** **2032** **2033** **2034** **2035** **2036**

Demand for kindergarten	523	537	584	593	616	620	623	626	684	742	848
Kindergarten supply	595	595	602	602	602	602	602	602	627	627	627
Unmet demand	0	0	0	0	14	18	22	25	57	115	221

Seabrook estimates **2026** **2027** **2028** **2029** **2030** **2031** **2032** **2033** **2034** **2035** **2036**

Demand for kindergarten	113	113	123	124	128	128	128	128	140	152	174
Kindergarten supply	117	117	117	117	117	117	117	117	157	157	157
Unmet demand	0	0	6	7	11	11	11	11	0	0	18

Williamstown estimates **2026** **2027** **2028** **2029** **2030** **2031** **2032** **2033** **2034** **2035** **2036**

Demand for kindergarten	383	386	411	410	419	418	414	410	439	467	523
Kindergarten supply	400	400	400	400	400	400	400	400	400	400	400
Unmet demand	0	0	11	10	19	18	14	11	40	68	123

Appendix 5 – Fit for purpose assessment

A fit for purpose assessment was undertaken in conjunction with the 2018 building condition audit and this data is what is presented in this plan. No fit for purpose assessment was done alongside the 2022 building condition audit.

The 2018 fit for purpose data 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.

Appendix 6 – 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. 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 2.6 per cent in Seabrook, to 10 per cent in Laverton in 2021. 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 aimed 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. This concept has been carried over into the updated state planning framework Plan Victoria. 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. Infrastructure Victoria recommended a train station at Altona North in the Victoria's draft 30-year infrastructure strategy (2025).

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 is approximately one train every 20 minutes, even at peak times.

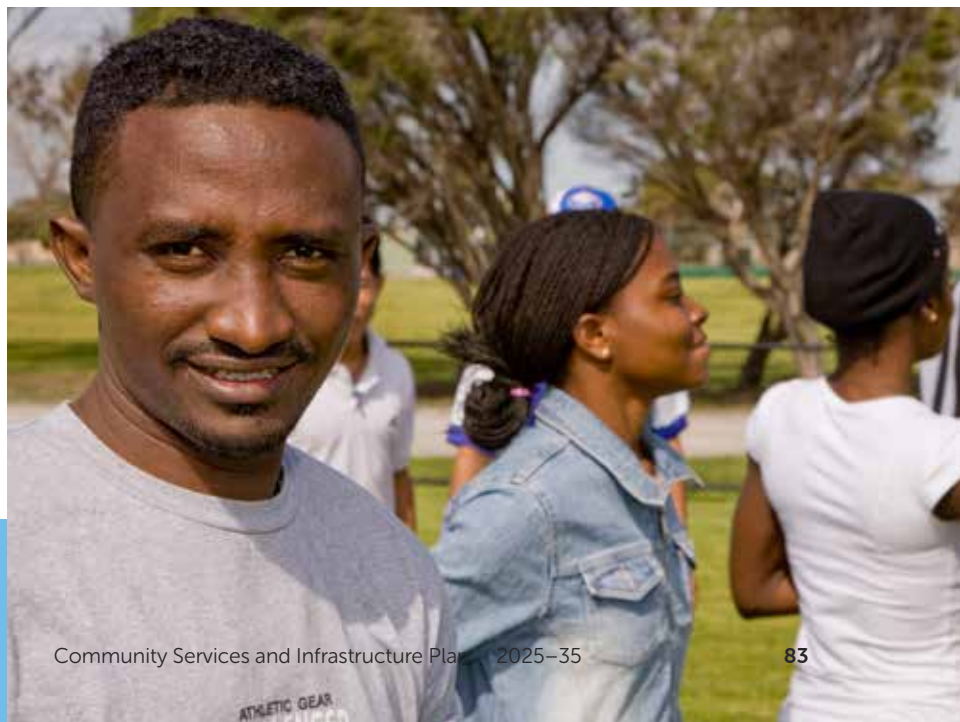
Of the 86 existing or planned community infrastructure facilities in Hobsons Bay, around half are located within an 800-metre walking catchment of a train station. The catchment of 800 metres is used as it is the distance most people will walk before they consider driving. It roughly equates to a 10-minute 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 routes 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

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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