

# Community Services and Infrastructure Plan

2020–30 SUMMARY



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

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CSIP Version 1      July 2020

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July 2020

### Acknowledgements

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

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

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



# INTRODUCTION

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

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

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

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

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

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



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

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

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

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

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

## Vision and principles

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

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

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*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*

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The overarching principles for community facilities is that they are:

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

## What is community infrastructure?

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

The plan includes the following types of community infrastructure:

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

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



# HOBSONS BAY PROFILE AND MUNICIPAL INFRASTRUCTURE

## Population

The population of Hobsons Bay is forecast to grow from 99,014 in 2020 to 114,426 in 2030. However this growth is not spread evenly across the municipality. Precincts 1 and 2 have the highest forecast growth rates due to the realisation of major residential developments. Conversely, Precinct 5 has the lowest forecast growth rate on account of its mature age structure and limited opportunities for residential development.

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

As an established municipality, future residential development will mainly occur on strategic development sites such as Precinct 15, where 3,000 dwellings are planned. Elsewhere, residential development opportunities are largely confined to smaller strategic sites and infill development.

## Municipal services and infrastructure

The provision of community infrastructure varies considerably across the municipality. There is a high concentration of facilities and services in Altona, Williamstown and Newport. However, Brooklyn, Newport East, Seabrook and Williamstown North have fewer community infrastructure facilities, due to their smaller populations which are harder to service.

Municipal community infrastructure facilities are larger purpose built venues that cater for a wide catchment and have strategic importance. The supply of municipal level community infrastructure in Hobsons Bay is in the form of youth services, art and cultural venues, and multipurpose rooms.

## Art and cultural venues

There are four Council facilities managed as art and cultural venues or spaces within Hobsons Bay. These are the Altona Theatre, Old Laverton School, Williamstown Mechanics Institute and the Williamstown Town Hall.

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

### **Multipurpose rooms**

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

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

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

### **Youth Services**

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

There are other facilities in Hobsons Bay that cater for young people as part of their service offering. This includes Mesh Mash, an arts and cultural venue located in Laverton. Other community infrastructure services such as libraries also cater for the needs of young people. In addition, although sporting infrastructure is not considered in this plan, it provides another community engagement opportunity for young people.



## Key considerations

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

### 1

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

### 3

Supporting the recognition of the strategic cultural venues recognised in the Hobsons Bay Creative City Arts and Culture Plan 2018–2022.

### 2

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

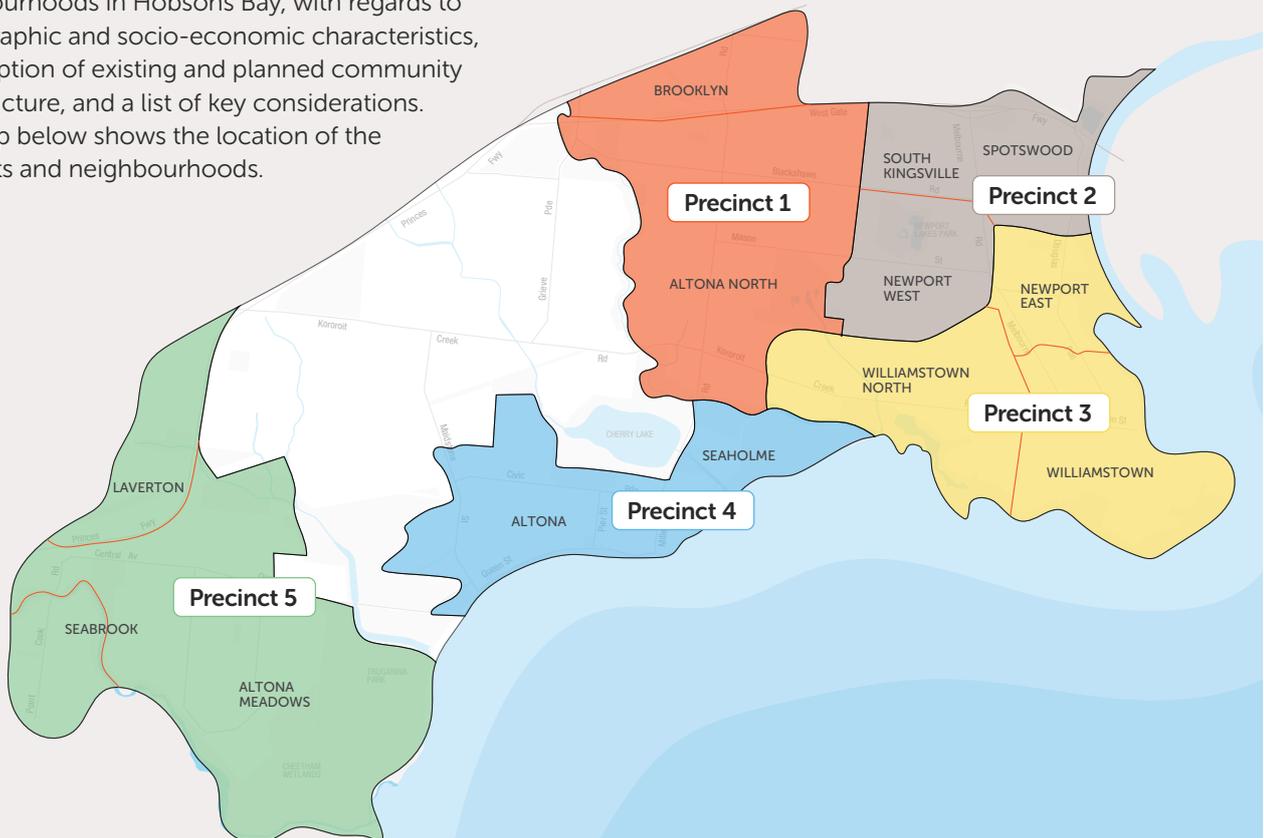


# PRECINCT AND NEIGHBOURHOOD PROFILES



## Overview and Location

This section focuses on the precincts and neighbourhoods in Hobsons Bay, with regards to demographic and socio-economic characteristics, a description of existing and planned community infrastructure, and a list of key considerations. The map below shows the location of the precincts and neighbourhoods.



# PRECINCT 1

## Altona North and Brooklyn

### Population

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

The age structure of Precinct 1 will change over the period 2020-30. Population increases in all age cohorts are assumed, but particularly for people aged 49 years and under. In contrast, the number of elderly persons is forecast to grow modestly, but the proportion of persons aged 70 years and over will fall from 14.2 per cent of the population in 2020 to 11.1 per cent in 2030.

### Drivers of change

Precinct 15 is the largest residential development site in Hobsons Bay, with plans for around 3,000 dwellings. The timing and speed of development in Precinct 15 will drive population growth in the Precinct over the next couple of decades.

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 single dwellings are replaced with townhouses and villas.

### Community infrastructure

Facilities are generally located along or near Millers Road, the major north-south arterial road in this precinct. Overall, community infrastructure is undersupplied in Precinct 1, particularly in the neighbourhood of Brooklyn. This highlights the need for residents of that neighbourhood having to travel elsewhere to access most community services. In addition, Brooklyn residents face additional barriers such as low socio-economic outcomes and physical barriers such as the Westgate Freeway which preclude walkability.

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

### Current supply of infrastructure

- Early Years facilities – long day care is well supplied in this precinct. MCH is adequately supplied, and this will improve through the planned construction of new facilities in Precinct 15. In contrast, kindergarten places are undersupplied and continued population growth, as well as the introduction of three year old programs, will exacerbate the gap in the future.
- Schools – well supplied with public and Catholic schools. However the secondary college in Altona North – Bayside College – only caters for Years 7 to 9.

- Multipurpose rooms – smaller neighbourhood level rooms are well supplied in this precinct. However there is only one precinct level room, creating an undersupply.
- Community centres – Walker Close Community Centre is the sole facility in this precinct, creating an undersupply based on population benchmarks. Its building condition has been rated as moderate due to renovations that have created connectivity issues.
- Art and culture – there are no facilities in Precinct 1.
- Libraries – there is one library within the precinct (Altona North Community Library) which meets the needs of the current and future population the needs of the current and future population.
- Older people – the Lorraine Bedella Senior Citizens Centre is located at the rear of the Walker Close Community Centre. Based on population benchmarks, this is an undersupply. There are three aged care facilities in the precinct, meaning that the service is well supplied. However the continued ageing of the population will mean demand meets supply by 2030.

### Key considerations

Overall, community infrastructure is not well supplied in this precinct. Population growth associated with the development of Precinct 15 will not only place additional pressure on existing facilities, but will create demand for new ones whilst also providing some additional facilities. Brooklyn's small population, coupled with barriers to walkability posed by the Westgate Freeway, create challenges for community infrastructure provision. The proposed redesign of the Brooklyn Community Hall will be considered in future updates of the plan. Key issues and opportunities for consideration include:

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

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

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

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

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

## PRECINCT 2

### Newport West and Spotswood – South Kingsville

#### Population

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

In terms of age groups, most growth is assumed in the age group 35 to 49 years. Modest growth is assumed for children aged 0 to 11 years, but stronger growth for 12 to 17 year olds, which in conjunction with the strong growth of 35 to 49 year olds suggests an increase in established families. Although smaller in number, persons aged 70 years and over will record the strongest growth (41.7% over the 10 years).

#### Drivers of change

There are several development sites in Spotswood which will deliver medium and high density apartments suitable for smaller households. These include Precinct 16 and 17 (up to 1,300 dwellings) and Union Square in McLister Street Spotswood (350 dwellings). The size of these developments is one of the major drivers behind the assumed population growth in this precinct.

Elsewhere, residential development opportunities are confined to apartments on smaller blocks and infill development. Much of the eastern part of the precinct is devoted to industrial uses which are not suitable for residential development.

#### Community Infrastructure

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 citizens centre and the sole youth services facility in Hobsons Bay.

Overall, community 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.

#### Current supply of infrastructure

- Early Years facilities – MCH is well supplied in both neighbourhoods and will continue to be so through to 2030. Long day care is well supplied in Newport West and the supply of long day care places in Spotswood – South Kingsville also exceeds demand, even accounting for population growth in the future. There is only one kindergarten in Newport West (Newport Gardens Early Years Centre) which creates a supply gap in that neighbourhood. Kindergarten places are adequately supplied in Spotswood – South Kingsville, however as the population increases the demand will exceed supply from around 2025. The introduction of three year old kindergarten programs highlights the need to re-evaluate the service offering in this precinct.

- Schools – primary schools are well supplied, but there is an undersupply of secondary colleges. The Paisley Campus of Bayside College only caters for Years 10 to 12. Younger secondary students need to travel to the other campuses of Bayside College (located in Altona North and Williamstown North) to complete Years 7 to 9.
- Multipurpose rooms – multipurpose rooms are well supplied in this precinct. There are four precinct rooms and four neighbourhood rooms, both of which are above the provision standard and indicates that supply can cater for a growing population well into the future.
- Community centres – there are four community centres/neighbourhood houses in this precinct. This means that the provision standard is exceeded, and can cope with additional population growth.
- Art and culture – there is one venue – The Substation – located in this precinct. It is a multifunctional space and can also be used as a multipurpose room. There are no art and cultural venues located in Spotswood – South Kingsville.
- Libraries – there is one library within the precinct (Newport Hub) which meets the needs of the current and future population.
- Older people – aged care is currently undersupplied in this precinct, however the imminent completion of the Japara Aged Care Facility in Newport West will partially resolve this. The population will continue to age in the future, and the provision of aged care should continue to be monitored. There is one senior citizen centre in this precinct. Based on population benchmarks this is an undersupply, but overall there is a need to review the functionality of senior citizen centres in Hobsons Bay.

## Key considerations

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

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

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

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

**4.** Explore ways to service the needs of older people, potentially 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 way.

# PRECINCT 3

## Newport East, Williamstown and Williamstown North

### Population

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

In terms of the age structure, the main trend is the continued ageing of the population with large increases forecast in the baby boomer cohorts i.e. 60 to 84 years. For example, 70 to 84 year olds are forecast to grow by 45.5 per cent and 60 to 69 year olds by 17.4 per cent. Other population cohorts are forecast to record minimal or modest change over the next ten years.

### Drivers of change

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

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

### Community Infrastructure

Overall, community infrastructure is well supplied in Williamstown, but less so in Newport East and Williamstown North. 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.

### Current supply of community infrastructure

- Early Years facilities – there are two MCH rooms in this precinct, both of which are located in Williamstown. This means MCH is well supplied in this neighbourhood, but there is no facility in Newport East or Williamstown North. There is no long day care facility in Newport East, but this service is well supplied in the other neighbourhoods. Kindergarten places are adequately supplied in Williamstown and Newport East, but undersupplied in Williamstown North. Continued population growth and the introduction of three year old kindergarten programs will create an undersupply of kindergarten places in Williamstown in the future.

- Schools – there are four primary schools in Williamstown, and one private school in Newport East. There are no primary schools in Williamstown North. In terms of secondary schools, there is one full campus (Williamstown High School), and one campus of Bayside College which caters for Years 7 to 9.
- Multipurpose rooms – There are several multipurpose rooms in Precinct 3, all located in Williamstown. This includes several rooms within the Williamstown Town Hall of varying sizes.
- Community Centres – Joan Kirner House, located in Williamstown, is the sole facility in this precinct.
- Art and culture – there are four facilities (neighbourhood and municipal level) located in Williamstown.
- Libraries – Williamstown Library is the sole facility in this precinct, which meets the provision standard.
- Older people – there are three aged care facilities in Precinct 3, however they are small in size, with a total of 133 places. This creates an undersupply, which will persist in the future as the population continues to age. There is one senior citizen centre, located in Williamstown and the building condition is rated as poor. There is a proposal via the Dennis Reserve Masterplan for its demolition and replacement with a multipurpose facility.

## Key considerations

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

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

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

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

# PRECINCT 4

## Altona – Seaholme

### Population

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

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

### Drivers of change

Housing development largely occurred in the post-war era, and much of the stock is ageing and ripe for redevelopment. In recent years, small scale infill developments have added to the dwelling stock, and this is expected to continue into the future.

Residential development in this precinct is constrained by environmental issues, the coastal foreshore and major industrial areas.

### Community Infrastructure

Overall Altona – Seaholme has sufficient community infrastructure to service the needs of the population. There is a strong concentration of community infrastructure facilities along Pier Street and surrounds. 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 also a smaller cluster of facilities in the north-west part of the neighbourhood, consisting of the Altona College and the various functions in the Early Years Hub.

#### Current supply of infrastructure

- Kindergarten places are well supplied in this precinct, due to the opening of the Early Years Hub in early 2019. As a result, kindergarten services can cater for future growth in the population of three and four year olds as well as the introduction of three year old kindergarten programs. Long day care is undersupplied, both now and into the future. MCH rooms are adequately supplied in this precinct and can cater for the increase in population over the next ten years.
- Schools – there are four primary schools in Altona – Seaholme, consisting of three public schools and one Catholic school. This is sufficient to meet demand for primary schools over the next ten years. Secondary colleges are also well supplied, and this will improve in the future when Altona College caters for all school years from 2021.

- Multipurpose rooms – there are several multipurpose rooms in this precinct, meaning that they are well supplied when measured against population benchmarks. However it is important to note that the building condition, size, fit for purpose and availability of multipurpose rooms varies considerably.
- Community centres – the Louis Joel Arts and Community Centre is the only facility in this precinct, and therefore just meets the provision standard.
- Art and culture – Art and cultural venues exceed the provision standard in this precinct.
- Libraries – there is one library in this precinct (Altona Library) which exceeds the provision standard, both now and into the future.
- Older people – there are no aged care facilities in Altona – Seaholme, meaning that residents who require this level of care need to move elsewhere. There is one senior citizen centre, but it is an older facility that is not fit for purpose.

## Key considerations

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

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

**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 way.

**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 additional need in this precinct, particularly in the long term.

# PRECINCT 5

## Altona Meadows, Seabrook and Laverton

### Population

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

Overall, Precinct 5 is a maturing area with an older population profile that currently lacks major residential development opportunities. Population forecasts assume a large increase (36.9%) in the number of persons aged 70 years and over. This cohort represents the bulk of baby boomers, who are moving their way through the age spectrum. Many of them have lived in the area for many years and are ageing in place. Other age groups are forecast to record more modest growth. The exception is 50 to 59 year olds, whose numbers are forecast to decline by -6.7 per cent between 2020 and 2030.

### Drivers of change

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

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

### Community Infrastructure

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, and is primarily a residential area. Large parts of the neighbourhood are more distant from community infrastructure. Seabrook has the lowest concentration of community infrastructure in this precinct.

The stable or declining populations in Altona Meadows and Seabrook create challenges for community infrastructure provision. However, the strong growth occurring in the neighbouring suburb of Point Cook (in the municipality of Wyndham) places additional pressure on existing community infrastructure. In contrast to these trends, Laverton's population is forecast to increase, due to the availability of large blocks that are suitable for subdivision. However, it is separated from the rest of the precinct by the Westgate Freeway, and the neighbourhood itself is split by the train line which tends to preclude walkability.

### Current supply of infrastructure

- Early Years Facilities – Kindergarten places are undersupplied in Altona Meadows and Laverton, but adequately supplied in Seabrook. Forecast population growth in Laverton, as well as the introduction of three year old kindergarten programs, exacerbates this issue into the future. Laverton and Altona Meadows are well supplied with long day care, but there is no supply in Seabrook. MCH facilities are located in the three neighbourhoods, but the facility in Laverton is smaller. However, modest population growth will not place pressure on this facility before 2030.

- Schools – primary schools are adequately or well supplied in the three neighbourhoods. Seabrook Primary School is one of the largest schools in the municipality, with over 1,000 students enrolled in 2019. There is only one secondary college (Laverton P-12) located in this precinct, despite the larger population. This limits options for local students, who may need to travel elsewhere for secondary schooling.
- Multipurpose rooms – although neighbourhood sized multipurpose rooms are well supplied across the precinct, the same cannot be said of precinct sized multipurpose rooms (one facility – Altona Meadows Community Centre). However, there is a larger room at the Laverton Community Hub that has the potential to accommodate some of this demand.
- Community centres – there is one community centre or neighbourhood house in each neighbourhood, which generally meets the provision standard. However the Seabrook Community Centre was rated as having a poor building condition.
- Art and culture – there are two neighbourhood venues located in Laverton but there are none in Altona Meadows or Seabrook. However, the Old Laverton School, a municipal venue of strategic importance, is located in Altona Meadows.
- Libraries – there is one library in this precinct that meets the provision standard and is also able to cater for existing and future demand.
- Older people – there are three aged care facilities in this precinct, two of which have recently added capacity to their service offering. This means the total number of beds meets the provision standard at 2020, however the ageing of the population in this precinct means that there will be an undersupply in the future. The one senior citizen centre is located at the Laverton Community Hub. This creates an undersupply based on the provision standard.

## Key considerations

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

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

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

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

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

# BUILDING CONDITION AND FIT FOR PURPOSE

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

A total of 41 buildings included in the plan were assessed. A very high proportion (92.7%) were assessed as being in moderate or good condition. Only three facilities (Seabrook Community Centre, Williamstown Mechanics Institute and Williamstown Senior Citizens Centre) were assessed as being in a poor condition. The Williamstown Mechanics Institute is undergoing restoration works which will improve its condition.

The building condition audit also estimated the number of years of remaining useful life. There is general alignment between the condition of a building and its years of remaining useful life. Almost three-quarters of buildings were assessed as having more than ten years of remaining useful life. Only the Williamstown Senior Citizens Centre was assessed as having less than five years of remaining useful life.

A fit for purpose assessment was undertaken in conjunction with the building condition audit to determine if the building is meeting demand, whether it meets the needs and requirements of its users, and if there is capacity for future expansion.

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

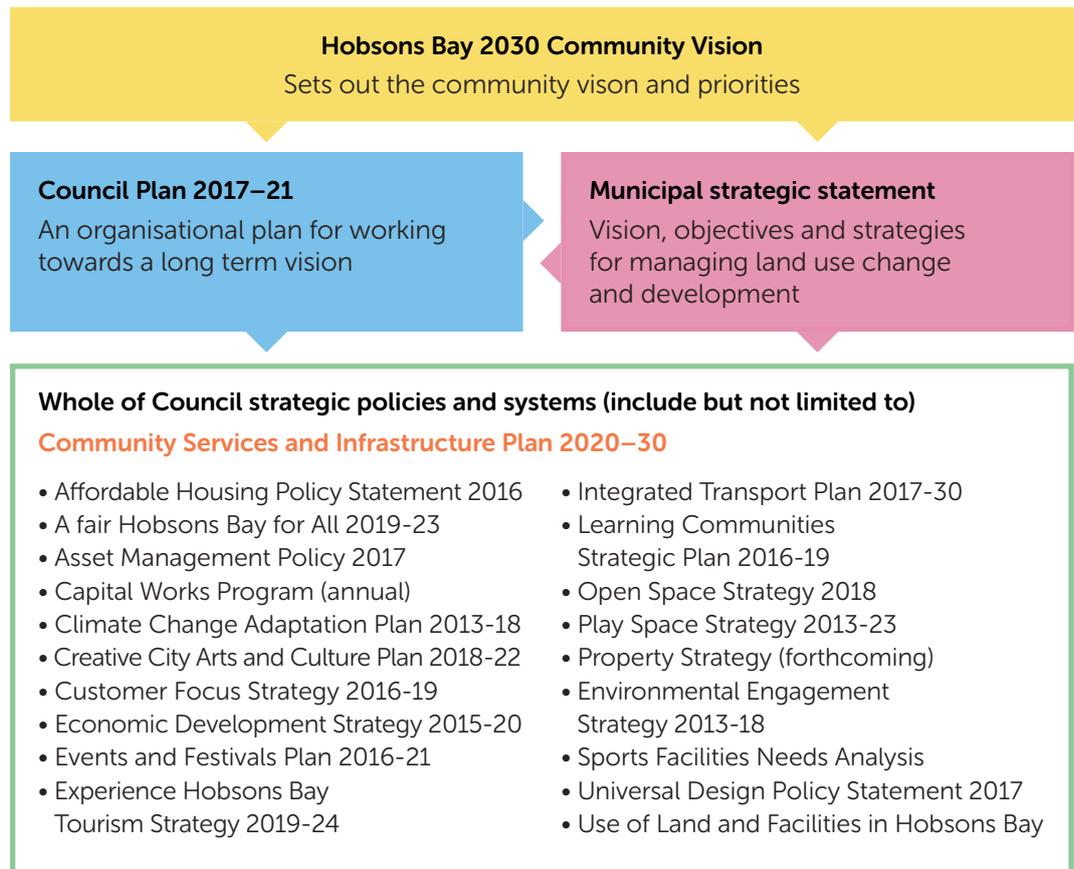


# EVALUATION AND IMPLEMENTATION

## Implementation

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

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



## Decision making framework

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



Figure 20: Community infrastructure decision making framework

## Review process

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

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

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

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



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