

Community Infrastructure Planning Framework



A photograph of a community garden with various plants, wooden trellises, and a large tree in the background. A dark grey semi-transparent shape is overlaid on the bottom half of the image, containing text.

Acknowledgement of Country

Council is proud to represent a municipality filled with important and significant Aboriginal history. It acknowledges the Traditional Custodians of this land, the Kulin Nation, and acknowledges the rich culture and considerable contributions Aboriginal and Torres Strait Islander Peoples have made and continue to make to this City.



Welcome to our Community Infrastructure Planning Framework



Our vision
for community
infrastructure across
Maribyrnong



Contents

Introduction 6

- | | | | |
|---|-----------------------------------|---|----------------------------------|
| 6 | Purpose | 7 | Council's role |
| 6 | What is community infrastructure? | 8 | How this Framework was developed |
| 6 | Scope | 9 | Key drivers |
-

Vision and principles 10

- 10 Vision
 - 10 Guiding principles
-

The Community Infrastructure Planning Process 14

- 15 Monitoring and review
-

Planning Precincts 16

- | | | | |
|----|------------------|----|---------------------|
| 18 | North Precinct | 24 | East Precinct |
| 20 | West Precinct | 26 | South West Precinct |
| 22 | Central Precinct | 28 | South East Precinct |
-

Glossary 30

Introduction

Purpose

The City of Maribyrnong's Community Infrastructure Planning Framework ('the Framework') articulates Council's vision for community infrastructure in the City of Maribyrnong. The Framework establishes guiding principles and a clear repeatable planning process that will guide the planning and delivery of community infrastructure. Six Planning Precincts are used to provide an overview and understanding of the provision of infrastructure across the municipality.

What is community infrastructure?

Community infrastructure, commonly referred to as social infrastructure, are the facilities, services, activities and networks that support the quality of life, resilience and wellbeing of our communities.

Infrastructure Australia (2019) notes that community infrastructure helps us to be happy, safe, healthy, to learn and to enjoy life.

A key aim of the Framework is to create facilities that directly support the delivery of high-quality programs and services to the community which enable people to meet, to socialise, and to build networks. The activities that take place within a building are equally as important as the buildings themselves, for only together can they provide the wide range of intended community benefits.

Scope

The Framework covers Council-owned, leased or managed facilities that deliver the services listed in Figure 1. The table identifies the service categories, facility types and spaces that will be reviewed and assessed as part of this infrastructure planning process. Some community infrastructure categories and facility types, including open space, privately owned and operated facilities, are not within the scope of the Framework.

Service Category	Facility type		
 Arts and Culture	Exhibition Space Galleries	Dry / Wet Craft Studio	
	Performing Arts venues		
 Community Hubs and community spaces	Community Centres and Neighbourhood Houses	Bookable meeting rooms and community halls	Libraries
	Senior Citizens Centres		Youth Hub
 Early Years	Long Daycare	Kindergartens	
	Playgroup	Maternal Child Health	
 Sport and Recreation	Sporting Pavilions	Indoor Sports Centre	
	Aquatic Centre		

Figure 1 Services and facility types

Council's role

Council plays multiple roles in relation to community infrastructure, each carrying different responsibilities and involving different relationships with other organisations and the community.



Partner

Council works in partnership with State and Federal Government, community organisations, private developers and other landowners to plan, fund and deliver community infrastructure. Partnerships are an increasingly important tool for sharing the cost of infrastructure and accessing expertise and resources that Council cannot provide alone.

Advocate

Council advocates to State and Federal Government for investment in community infrastructure in the City of Maribyrnong, including funding for specific projects, changes to service standards and legislation, and recognition of the infrastructure needs of a growing and diverse municipality.

Planner, collecting and developing agent

Council is responsible for planning community infrastructure at the local and municipal level, identifying current and future needs, setting strategic directions, ensuring that infrastructure investment is evidence-based, equitable and financially sustainable over the long-term. Council also exercises an administration and monitoring role through the planning scheme, including the preparation and application of Developer Contribution Plans and Infrastructure Contribution Plans.

Asset owner and property manager

Council owns a significant portfolio of community infrastructure assets. As an asset owner, Council is responsible for the condition, safety, functionality and long-term management of these assets, including decisions about maintenance, renewal, upgrade, expansion and disposal.

Service provider

Council directly delivers a range of community services through its facilities, including early years services, libraries, arts and culture programs, youth services and sport and recreation. In this role, Council is both the owner of the infrastructure and the provider of the services delivered within it.

Where Council is not the direct service provider, Council is responsible for the leasing and licensing arrangements for the assets.

How this Framework was developed



Integration with other Council planning processes

A review of Council's endorsed plans and strategies was undertaken to identify relevant strategic directions. The Framework aligns with, informs and is informed by Council's broader planning and delivery processes including:

Maribyrnong 2040
Community Plan

Council Plan 2025-2029

Municipal Public Health
and Wellbeing

10 Year Long Term
Financial Plan

Asset Plan 2025-2035

Annual Capital Works Program

The Maribyrnong Planning Scheme and associated contribution Plans; Developer Contribution Plans (DCP) and Infrastructure Contribution Plans (ICP).

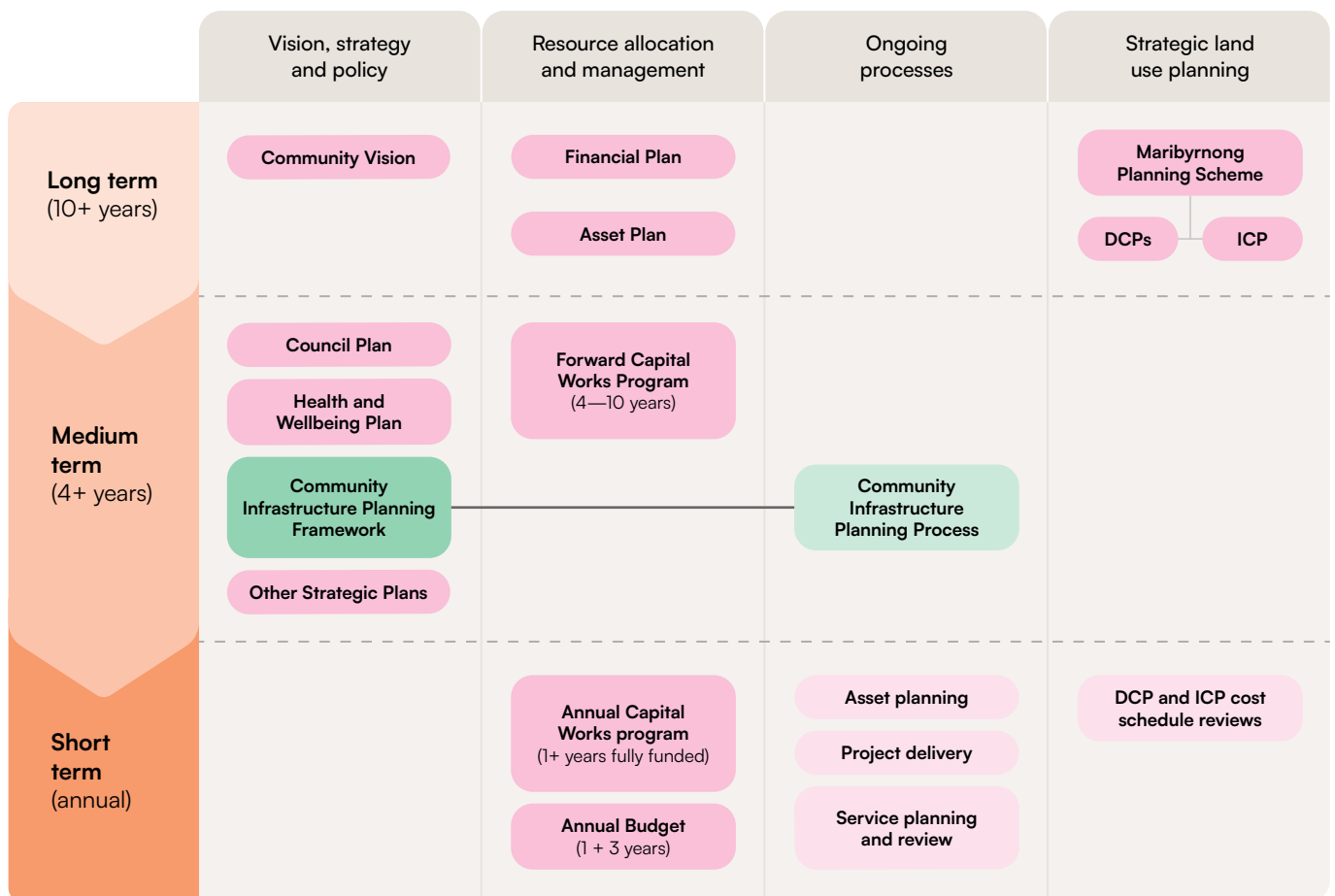


Figure 2 illustrates the relationship between the key legislative and regulatory provisions that shape the Community Infrastructure Planning Framework. Community facilities planning must be integrated with Council's Asset Plan and Council Plan to support financially sustainable funding decisions.



Stakeholder engagement

In developing the Framework, Council analysed engagement feedback gathered from 2,900 residents during 2024 and 2025 and used the findings to inform the Guiding Principles. This feedback was collected through engagement undertaken to develop the Community Vision, Council Plan, Asset Plan, Financial Plan, and Municipal Public Health and Wellbeing Plan.

Engagement methods included comments on the Your City Your Voice page, in-person conversations, online and deliberative surveys, kitchen table conversations, social media comments, and workshops with community and stakeholder groups.

Council also engaged internally with staff from community services, asset management, capital works, strategic planning, finance and corporate functions. Analysis of the community and stakeholder feedback found support for:

- 1 Community hubs which co-locate multiple services in one building
- 2 Maximising the value of existing infrastructure through flexible use to serve a broader range of community needs
- 3 Maintaining or improving current service offerings
- 4 Renewal and optimisation of existing infrastructure before new infrastructure is considered
- 5 Infrastructure that keeps pace with our growing population.

Key drivers

Several key drivers influence and inform the need for community infrastructure in the municipality.

Drawing on 2021 Census data and population forecasts from Forecast.ID, Council can understand where growth is occurring and how the community's profile is changing over time, enabling a targeted infrastructure response.

The key drivers include:

Significant population growth and demographic changes

A distinctive community with diverse needs

Limited land for new infrastructure

Ageing facilities and rising community expectations

Long term affordability in a constrained financial environment

Changing service models and a growing emphasis on co-location, sharing and optimisation

A changing climate and increasing need for climate-resilient infrastructure

Evolving State Government policy, legislation and service standards

Community health and wellbeing challenges

Vision and principles



Vision

Council's vision is for community infrastructure in Maribyrnong to be a network of high-quality, welcoming and accessible places where people of all ages, abilities and backgrounds can connect, learn, create and thrive.



Guiding principles

Ten guiding principles, categorised as six planning principles and four design principles, have been developed to guide Council's approach to the planning and delivery of community infrastructure.

The guiding principles respond to community feedback and the key drivers and help to put the community vision into action.

Planning principles

P1

Outcomes Focused and evidence based planning

Evidence based decisions that drive measurable community outcomes.

The planning and delivery of community infrastructure is informed by evidence about the community and service needs, as well as the condition, functionality and performance of existing infrastructure.

While short term solutions that respond to immediate pressure will — at times — be required, long term planning will ensure the projects delivered address the highest priority needs.

P2

Complementary spaces and multi-purpose hubs working together

Community infrastructure is planned and operated as an interconnected network of services and spaces, designed to meet community needs at the local, precinct and regional scale.

The network model supports the principle of living locally. Where possible community infrastructure is planned for locations that are close to public transport, activity centres and other services and that minimise risk from heat, flooding and poor air quality.



P3

Equity and inclusion

Equitable and accessible infrastructure for all community members.

Community infrastructure planning recognises and responds to the diversity of people and types of needs across the City of Maribyrnong. In line with the Maribyrnong Social Justice Framework 2023-2033, planning will prioritise the needs of people who face barriers to participation.

Communities will have equitable access to community infrastructure, recognising that not every neighbourhood can or should have the same type, size or number of facilities.

The network may be formed through:

Community Hubs offering different services or spaces that are integrated or co-located within a single building

A hub and spoke model

Distributed hubs comprising of multiple facilities in close proximity

Other suitable distribution of complementary facilities

P4**Collaboration and engagement**

Collaborative engagement with community and stakeholders.

The planning and design of community infrastructure involves current and intended users of services and facilities, people directly and not directly affected by infrastructure changes, and people with valuable knowledge or expertise.

P6**Partnership and innovation**

Leveraging partnerships and new funding models.

Council will seek to share the cost of infrastructure with State Government and the private and community sectors and will consider innovative non-capital responses where these can meet identified needs effectively.

Council will explore access to non-Council land and other mechanisms, such as leasing and licensing agreements, to maximise the use of spaces.

P5**Financially sustainable**

Community infrastructure provision is cost effective and long-term.

Council will consider the whole-of-life cost of infrastructure, from planning and design to construction, renewal and operational requirements such as staffing and maintenance.

Council will seek to make the best possible use of existing assets, including the multiple users of assets rather than exclusive use.

Where existing facilities are not optimised and not meeting current and future community needs, Council will prioritise operational improvements, renewal, upgrade or expansion of existing assets before considering the construction of new infrastructure.

Where community infrastructure is considered end of life and not cost effective to redevelop, Council will consider rationalisation of assets including where this reduces the total number of facilities.



Design principles

D1

Fit for the service for which they are being used to deliver

The design and renewal process reflect community infrastructures' intended needs, function, accessibility and condition.

Design of new infrastructure and spaces, upgrades and renewal will be guided by a clear understanding of the needs of the service and the users, the functionality requirements and accessibility. Establishing and applying minimum design requirements for each service is important, while also not limiting the use for other programs and services.

D3

Safe, welcoming and inclusive design

Community infrastructure will conform with universal design standards so people of all ages, abilities and backgrounds feel safe, welcomed and able to participate.

Community infrastructure meets diverse physical, cognitive, sensory and cultural needs. Spaces are designed and managed so that all people - regardless of age, ability, gender, culture or background - feel that facilities are intended for them.

D2

Flexible and adaptable design

Multi-purpose, adaptable spaces that support shared use and evolve with changing needs.

Where appropriate, facilities are designed to be multipurpose and adaptable, supporting a range of compatible services and user groups.

Spaces are designed to be reconfigured, repurposed or expanded as community needs and service models change over time.

Enabling more services and users to be accommodated within fewer, better-quality facilities, reduces pressure on Council's long-term financial sustainability and maximises utilisation of the assets.

D4

Environmentally sustainable design

Best-practice environmental standards will be applied resulting in facilities that are efficient and climate-resilient.

Community infrastructure is designed, located and managed to meet best-practice environmental standards, contributing to both climate change mitigation and adaptation. Facilities will be designed to minimise energy use, carbon emissions and waste. They will be located to remain safe, accessible and functional in a changing climate and during emergency events.

Environmentally Sustainable Design (ESD) measures also reduce operating costs of Council's assets, contributing to long-term financial sustainability.

The Community Infrastructure Planning Process

The Community Infrastructure Planning Process is a whole-of-organisation approach to the planning and delivery of community infrastructure, bringing together services, asset management, capital works, finance and planning to ensure alignment and reduce duplication.

Community infrastructure planning and asset management must be directly informed by 'service planning'. Service planning includes the process of defining current and future needs and establishing appropriate service-delivery models and levels of service. See Figure 3 for the City of Maribyrnong's

Community Infrastructure Planning Process. Figure 4 breaks down the Planning Process into nine separate stages.

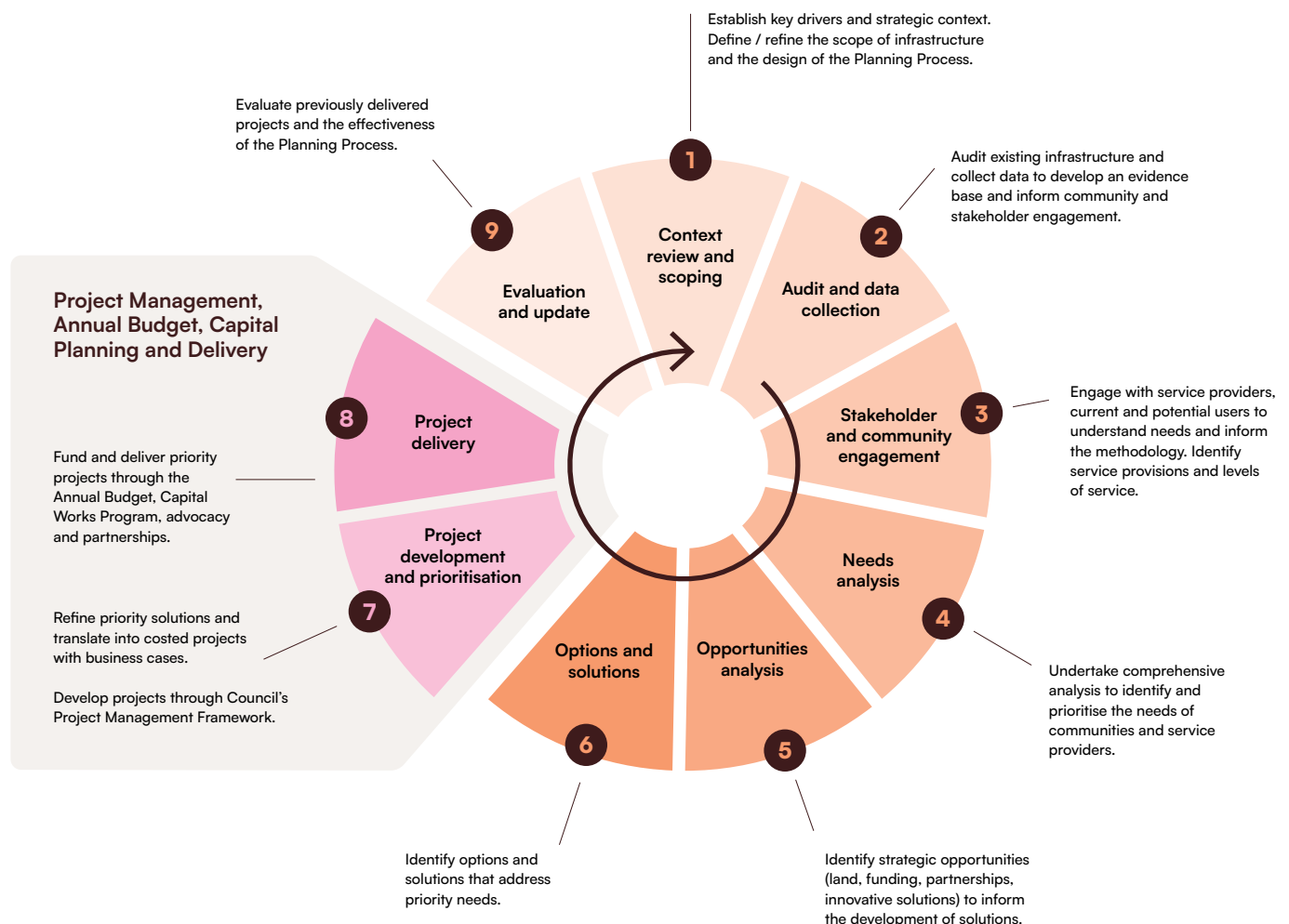


Figure 3 City of Maribyrnong Community Infrastructure Planning Process

Stage 1: Establishment phase

- | | |
|-------------------------------|--|
| 1. Context review and scoping | Achieved through the Framework. This stage involves establishing the legislative, policy, key drivers and strategic context and defining the types of infrastructure to be assessed. |
|-------------------------------|--|

Stage 2 to 6 Planning phase

- | | |
|---|--|
| 2. Audit and data collection | <p>Involves thorough data collection and analysis to produce a clear roadmap for investment. This process could be undertaken every four years or when there is a significant change in legislation, policy or service standard.</p> <p>This phase will produce the options and solutions report including recommendations for:</p> <hr/> <p>Renewals, upgrades and new facilities to address identified unique needs, to be considered through Council's budget process, long-term financial plan and advocacy.</p> <hr/> <p>Facilities that are not required by the community that could be considered for repurposing or disposal.</p> <hr/> <p>Non-capital improvements such as operational improvements which will be implemented through service plans.</p> <hr/> |
| 3. Stakeholder and community engagement | |
| 4. Needs analysis | |
| 5. Opportunities analysis | |
| 6. Options and solutions | |

Stages 7 to 9 Delivery phase

- | | |
|------------------------|---|
| 7. Project development | An annual process includes the development of thorough business cases, the delivery of capital and non-capital projects and evaluation. |
| 8. Project delivery | |
| 9. Evaluation | |

Monitoring and review

Successful implementation of the Framework will require ongoing monitoring and reviewing to ensure it is achieving its purpose. Monitoring will examine the extent to which:



The Guiding Principles are being applied to Council's community infrastructure decisions

The Planning Process is effectively identifying and prioritising projects that reflect community needs and deliver tangible benefits, and

Council is working towards achieving its vision for community infrastructure.

The Framework will be reviewed periodically to ensure it remains relevant to the City of Maribyrnong's changing demographic, legislative and financial context. A review stage is built into the Planning Process so that each iteration builds on and improves the last. Reviews should also be triggered by significant changes in legislation, policy or service standards that materially affect the scope or direction of the Framework.

Planning Precincts

The Framework applies a place-based approach to needs assessments, using six Planning Precincts to understand the provision of community infrastructure and identify current and future needs.

The Precinct approach supports efficient and equitable resource allocation and decision-making. Figure 5 shows the City of Maribyrnong's Planning Precincts. The Precincts reflect people's general movement patterns, align with Australian Bureau of Statistics boundaries to facilitate future monitoring, and are also used in the Development Contributions Plan.



Map Precincts

The North Precinct

The suburb of Maribyrnong, Maidstone (north) and Footscray (north)

The West Precinct

Braybrook

The Central Precinct

Maidstone, West Footscray

The East Precinct

Footscray Activity Centre and surrounds

The South West Precinct

West Footscray (south), Kingsville, Yarraville

The South East Precinct

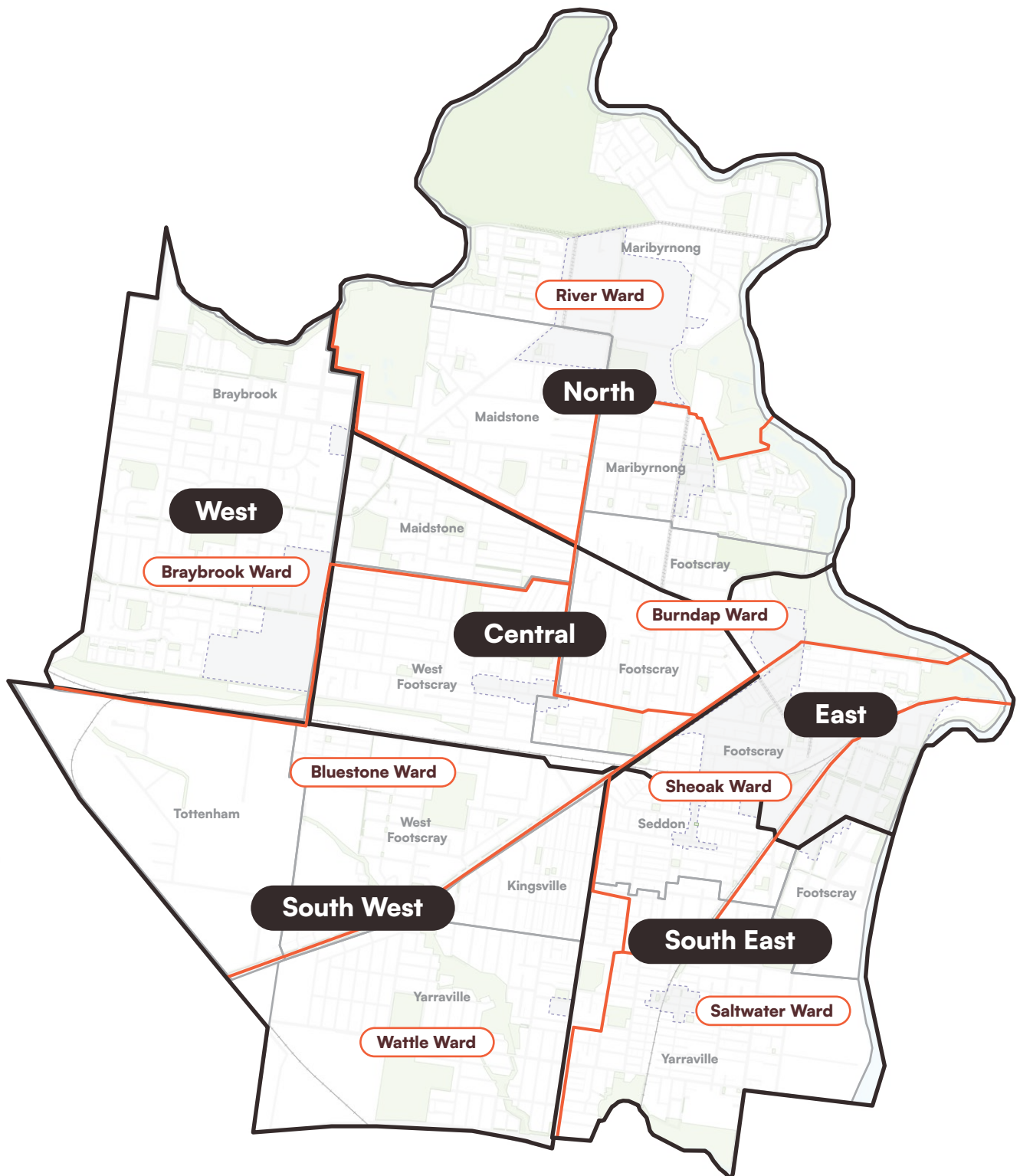
Southern Footscray, Seddon, Yarraville (east)

Over the following pages, each Precinct is described using a set of forecast data and social indicators.

The City of Maribyrnong population and household forecasts present what is driving population change in the community and how the population and age structure will change each year between 2021 and 2046.

This information is designed to provide knowledge for Council to make confident decisions about the future.

The City of Maribyrnong's population is forecast to grow by 37%, from 98,091 in 2026 to 134,144 in 2046. Growth will be highest in the East Precinct (76%) and North Precinct (75%), and lowest in the South West Precinct (12%) and South East Precinct (4%).



Precinct Map

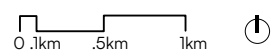
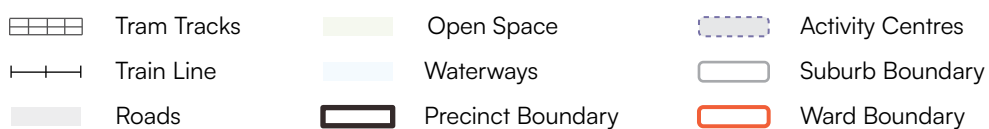
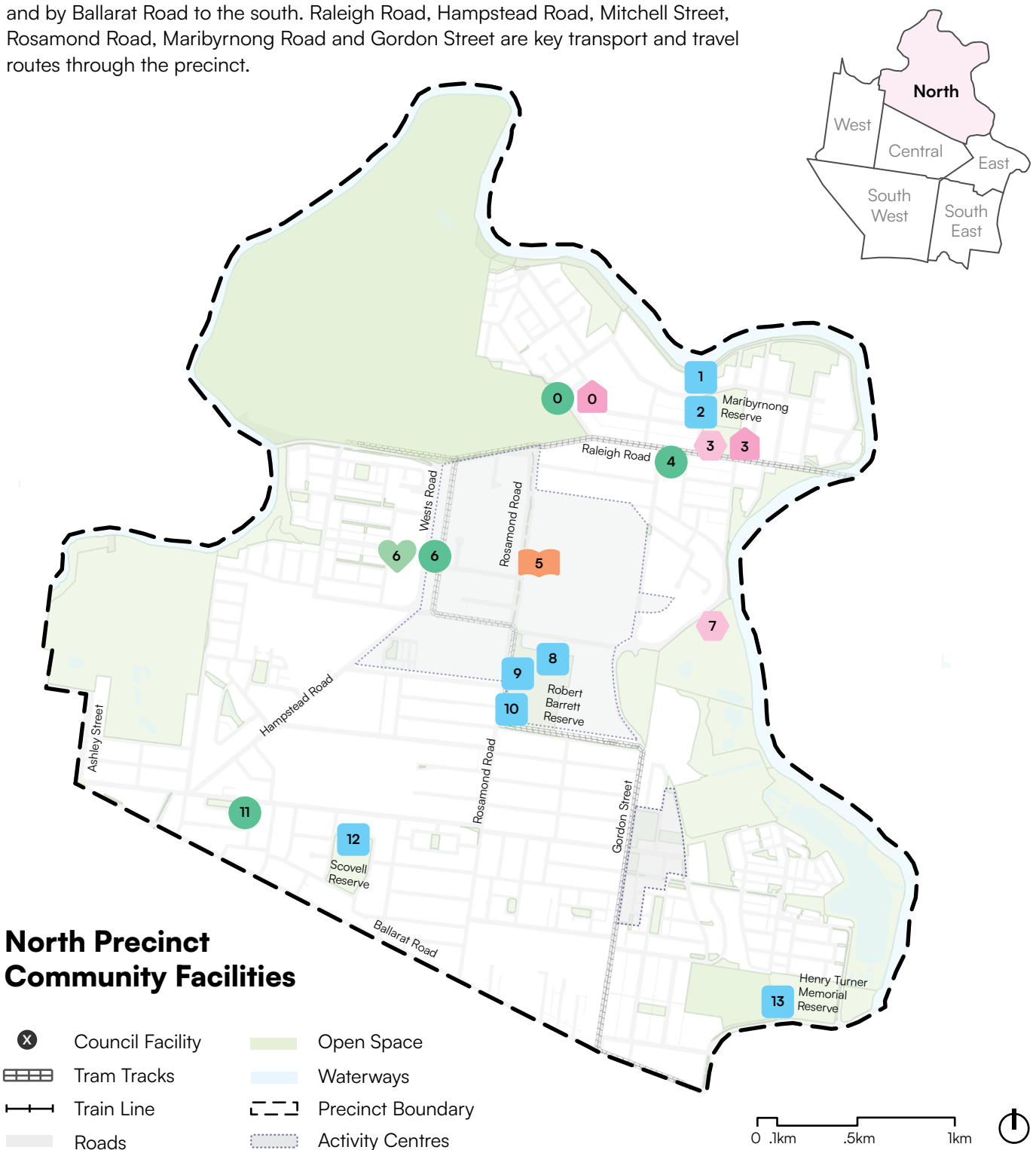


Figure 5 City of Maribyrnong's Planning Precincts

North Precinct

The North Precinct comprises suburb of Maribyrnong, the Edgewater Neighbourhood Activity Centre, parts of Maidstone and Footscray, as well as the Maribyrnong-Highpoint Major Activity Centre and the Maribyrnong Aquatic Centre, Council's only aquatic centre.

The precinct provides a destination for shopping, recreation and community needs for residents. The Precinct is bounded by the Maribyrnong River to the east and north, and by Ballarat Road to the south. Raleigh Road, Hampstead Road, Mitchell Street, Rosamond Road, Maribyrnong Road and Gordon Street are key transport and travel routes through the precinct.



Key demographics

In relation to future growth, the North Precinct will see an increase in population under working age, an increase in population of retirement age, and an increase in population of working age.



The population of North Precinct is forecast to increase 75% (16,600 people) from more than 22,200 in 2026 to over 38,800 in 2046.

The population of 0—4-year-olds is forecast to increase about 37% (around 400 people) from over 1,100 in 2026 to nearly 1,500 in 2046.

Children aged 5-11 years will increase by 600 children or 49% from over 1200 to more than 1800 in 2046.

Residents aged 12-17 years are forecast to increase almost 36% (about 400 people) from over 1,100 in 2026 to approximately 1,600 in 2046.

People aged over 70 years in are forecast to increase over 264% (more than 5,100 people) from about 1,900 in 2026 to nearly 7,000 in 2046.

One of the less densely populated precincts at 2,664 people per square km.

Social indicators

An Index of Relative Socioeconomic Disadvantage (IRSD) score of 1,019 indicates slightly lower levels of disadvantage than the City of Maribyrnong overall.

Household income distribution is similar to the City overall, though median weekly household income (\$1,866) is 6% lower than the City overall (\$1,993).

A high proportion of residents born overseas (46%).

Between 2026 and 2046, the dominant household type will be 'lone person households'. The second most common household type will be 'couples without dependents'.

A high proportion of residents speaking a language other than English at home (50%) and people who do not speak English well or not at all (8.5%).

The leading non-western ancestries are Vietnamese, Chinese and Italian.

Early years

- 0 **Sarah Carter Kindergarten**
Sessional Kindergarten
Supported Playgroup
- 4 **Maribyrnong Kindergarten**
Sessional Kindergarten
- 6 **Maribyrnong River Children's Centre**
Sessional Kindergarten
Long Day Care
Integrated Kindergarten
- 11 **North Maidstone Kindergarten**
Sessional Kindergarten

Maternal child health

- 6 **Maribyrnong River Children's Centre**
Maternal Child Health Centre

Arts and culture

- 3 **Raleigh Road Activity Centre**
Arts Venue
- 7 **Pipemakers Park Visitors Centre**
Arts Venue

Libraries

- 5 **Maribyrnong Library**
Library

Community centres, Neighbourhood houses and Senior citizens centres

- 0 **Maribyrnong Community Centre**
Community Centre
- 3 **Raleigh Road Activity Centre**
Activity Centre

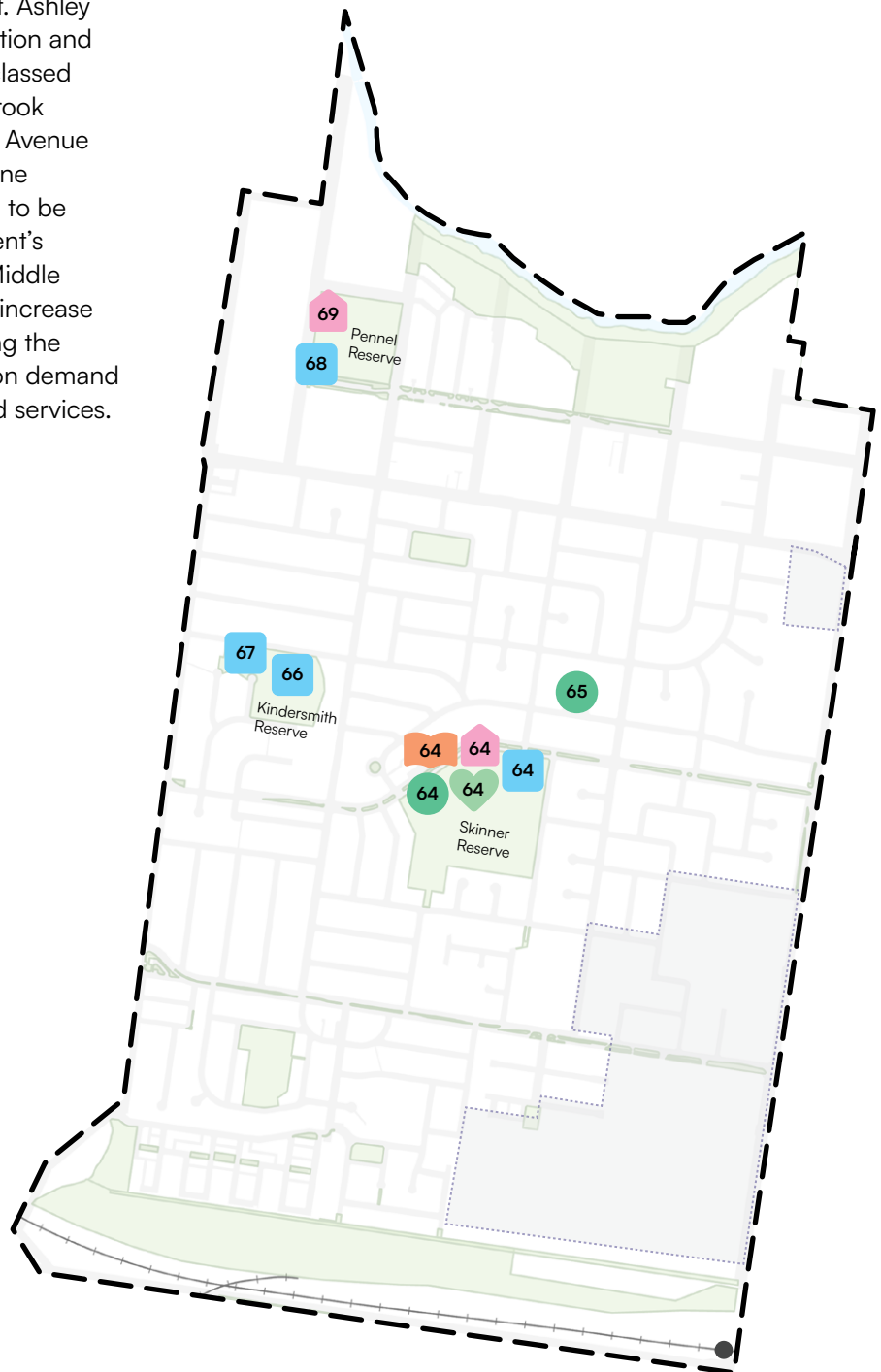
Sports

- 1 **Maribyrnong Reserve Sports Pavilion**
Sports Venue
- 2 **Maribyrnong Reserve Youth Club**
Sports Venue
- 8 **Maribyrnong Aquatic Centre (MAC)**
Sports Venue
- 9 **Rosamond Tennis Club**
Sports Venue
- 10 **Rosamond Bowling Club**
Sports Venue
- 12 **Scovell Reserve Pavilion**
Sports Venue
- 13 **Henry Turner Reserve North Pavilion**
Sports Venue

West Precinct

The West Precinct comprises the suburb of Braybrook. The precinct is bordered by the Maribyrnong River to the north, Sunshine Road to the south, Duke Street to the west and Ashley Street to the east.

Major roads include Churchill Avenue, South Road, Ballarat Road and Ashley Street. Ashley Street leads to Tottenham Railway Station and past Central West shopping Centre, classed as a Major Activity Centre. The Braybrook Community Hub located on Churchill Avenue offers a range of services within the one facility. Population growth is expected to be influenced by the Victorian Government's announcement of the Tottenham to Middle Footscray Activity Centre, which may increase housing and population pressure along the eastern side of Braybrook, with flow-on demand for local community infrastructure and services.



West Precinct Community Facilities

- | | | | |
|---|------------------|---|-------------------|
|  | Council Facility |  | Open Space |
|  | Tram Tracks |  | Waterways |
|  | Train Line |  | Precinct Boundary |
|  | Roads |  | Activity Centres |

0 .1km .5km 1km



Key demographics

Between 2026 and 2046, the age structure forecasts for West Precinct indicate a decrease in population under working age, an increase in population of retirement age, and an increase in population of working age.



The population of West Precinct is forecast to increase 29% (over 3,100 people) from over 10,800 residents in 2026 to more than 13,900 in 2046. A higher rate of growth may occur due to the Activity Centre Program figures.

The population of 12–17-year-olds is forecast to increase almost 13% (less than 100 people) from about 650 in 2026 to nearly 750 in 2046.

Residents aged over 70 years in are forecast to increase around 144% (nearly 1,300 people) from about 900 in 2026 to almost 2,200 in 2046.

Social indicators

An IRSD score of 867 indicates significantly higher levels of disadvantage, than the City overall.

Median weekly household income (\$1,470) is lower than the City overall (\$1,993). This is the lowest of any precinct, with 32% of households in the lowest income quartile (City overall 22%).

The unemployment rate at 9% is the highest of all precincts, well above the municipality average (6%).

Between 2026 and 2046, the dominant household type will be 'lone person households'. The second most dominant household type will be 'couples with dependents'.

The prevalence of long-term health conditions (26%) is slightly below the municipal average (30%).

High proportion of residents born overseas (55% vs. 38% for the City overall).

People who do not speak English well or not at all (17% vs. municipal 8%).

Vietnamese is the leading ancestry (27%), well above other precincts.

Early years

64

Braybrook Early Learning Centre
Sessional Kindergarten
Supported Playgroup

65

Cherry Crescent Pre-School
Sessional Kindergarten

Maternal child health

64

Braybrook Community Hub
Maternal Child Health Centre

Libraries

64

Braybrook Library
Library

Community centres, Neighbourhood houses and Senior citizens centres

64

Braybrook Community Hub
Community Centre

69

Pennell Reserve Hall
Community Hall

Sports

64

Skinner Reserve Pavilion
Sports Venue

66

Kindersmith Reserve Pavilion
Sports Venue

67

Recwest Braybrook
Sports Venue

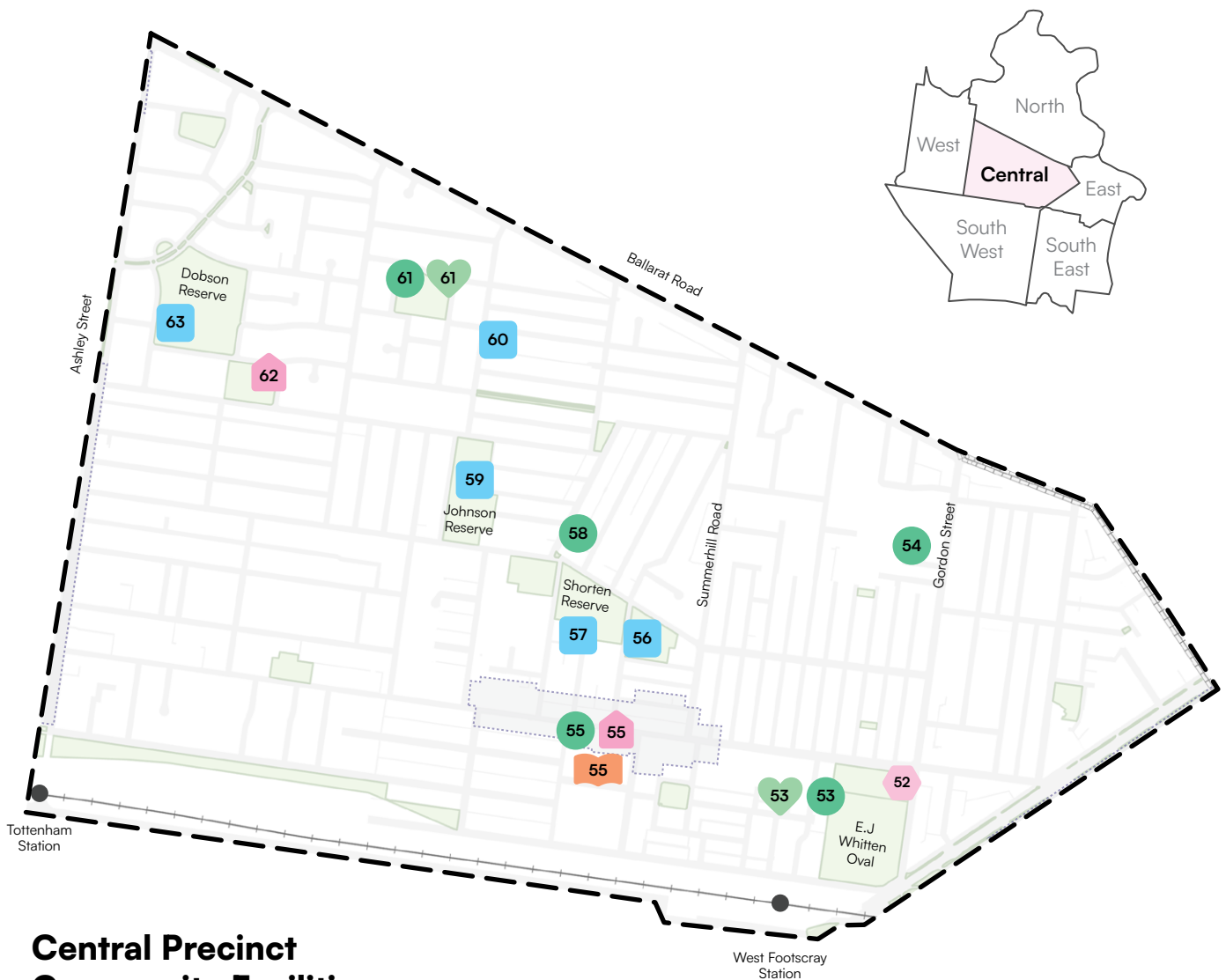
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Pennell Reserve Pavilion
Sports Venue

Central Precinct

The Central Precinct includes parts of Maidstone, West Footscray and Footscray.

The Precinct is bounded to the north by Ballarat Road, to the south by Sunshine Road and sits west of the bustling Footscray Activity Centre. West Footscray Neighbourhood Activity Centre along Barkly St and Whitten Oval, which is home to the Western Bulldogs Football Club, are key focus points for the precinct. A large portion of the central precinct is included within the Tottenham to Middle Footscray Activity Centre which may result in an increased population in the area.



Central Precinct Community Facilities

- | | |
|------------------|-------------------|
| Council Facility | Open Space |
| Tram Tracks | Waterways |
| Train Line | Precinct Boundary |
| Roads | Activity Centres |

0 .1km .5km 1km



Key demographics

Between 2026 and 2046, the age structure forecasts for Central Precinct indicate a decrease in population under working age, an increase in population of retirement age, and a decrease in population of working age.



The population of Central Precinct is forecast to increase 18% (almost 3,650 people) from more than 20,200 residents in 2026 to a population of around 23,900 in 2046, however this will likely change due to the increase in the Planning Scheme in and around the Tottenham Activity Centre.

Babies and children aged 0–4 years are forecast to decrease nearly 24% (by about 250 people). The population of 12–17-year-olds is forecast to decrease approximately 12% (by less than 150 people) from nearly 1,050 in 2026 to around 900 in 2046.

People aged 70 years and over are forecast to increase over 135% (by more than 2,200 people) from nearly 1,650 in 2026 to more than 3,850 in 2046.

Housing density mix in the precinct shows a slightly higher proportion of separate houses (52% vs. 46%) and medium density housing (36% vs. 33%) but a significantly lower proportion of high-density dwellings (12% vs. 20% for the municipality overall).

Social indicators

An IRSD score of 1,007 indicates no significant difference in disadvantage compared to the City overall.

The prevalence of long-term health conditions (31%) and mental health conditions (11%) are both slightly above the municipal averages (29% and 10%), though lower than in the South West, the East and the South East precincts, where these rates are highest.

Between 2026 and by 2046, the dominant household will be 'lone person households'. The second most common household type will be 'couples without dependents'.

Cultural diversity, English proficiency, household composition and housing tenure are all broadly similar to the City overall, with no notable differences from other precincts.

Early years

- 53 **Bulldog's Community Children's Centre**
Long Day Care
Integrated Kindergarten
- 54 **Brenbeal Children's Centre**
Sessional 4YO Kindergarten
Long Day Care
Integrated Kindergarten
- 55 **West Footscray Neighbourhood House**
Occasional Care
Toy Library
- 58 **Church Street Children's Centre**
Sessional Kindergarten
Long Day Care
Integrated Kindergarten
- 61 **Maidstone Child & Family Centre**
Sessional Kindergarten
Supported Playgroup

Arts and culture

- 52 **Drill Hall**
Arts Venue

Sports

- 56 **Recwest Footscray**
Sports Venue
- 57 **Shorten Reserve Pavilion**
Sports Venue
- 59 **Johnson Reserve Pavilion**
Sports Venue
- 60 **Maidstone Tennis Pavilion**
Sports Venue
- 63 **Dobson Reserve Pavilion**
Sports Venue

Community centres, Neighbourhood houses and Senior citizens centres

- 55 **West Footscray Neighbourhood House**
Neighbourhood House
- 62 **Maidstone Community Centre**
Community Centre

Libraries

- 55 **West Footscray Library**
Library

Maternal child health

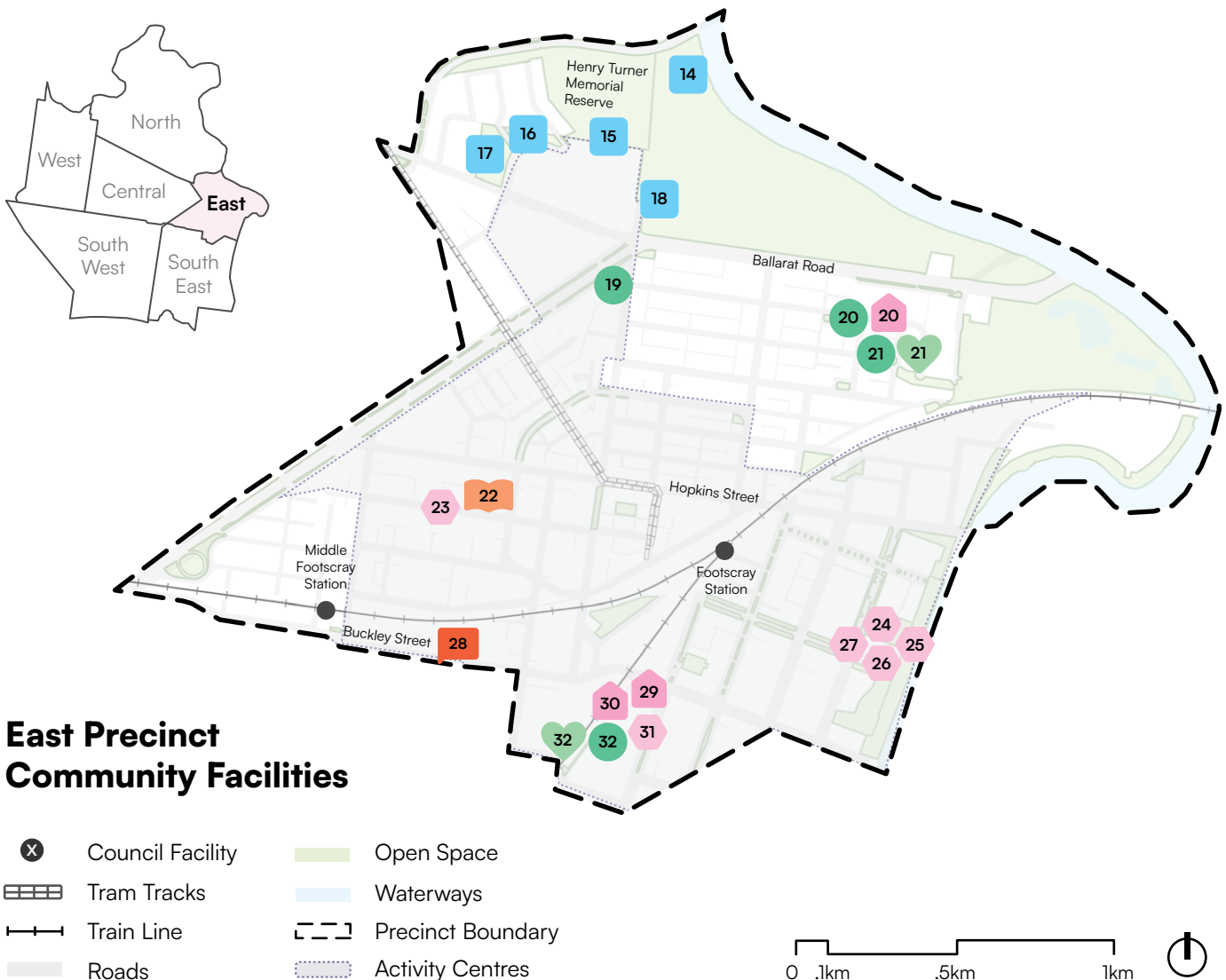
- 53 **Bulldogs Community Children's Centre**
Maternal Child Health Centre
- 61 **Maidstone Child & Family Centre**
Maternal Child Health Centre

East Precinct

The East Precinct comprises of Footscray Activity Centre and forms the eastern edge of the municipality, separated from the City of Melbourne by the Maribyrnong River. Footscray Activity Centre is a Metropolitan Activity Centre, a major destination served by Footscray Railway Station, which connects the West of Melbourne to the CBD and broader metropolitan and regional Victoria.

The precinct includes Victoria University, Footscray Park and the nearby new Footscray Hospital which attract a high number of visitors, workers and local and international students to the area. Major upgrades to the West Gate Tunnel connect the West Gate Freeway (M1) to CityLink / CBD / Port of Melbourne via Footscray Road and provides an alternative to the West Gate Bridge.

The new Metro Tunnel has also improved connectivity and access to Footscray. Population growth has been steady, driven by apartment developments around the activity centre and the Joseph Road precinct. In the future there may also be housing development at the old Footscray Hospital site.



Key demographics

Between 2026 and 2046, the age structure forecasts for East Precinct indicate an increase in population under working age, an increase in population of retirement age, and an increase in population of working age.



The population of East Precinct is forecast to increase 76% (more than 10,100 people) from over 13,400 people in 2026 to more than 23,600 in 2046.

The population aged 0-4 years in East Precinct is forecast to increase exactly 33% (by over 150 people) from around 500 in 2026 to over 650 in 2046. Children aged 5-11 years are forecast to increase 52% (by nearly 300 people) from over 550 in 2026 to nearly 850 in 2046.

The population aged 12-17 years is forecast to increase over 77% (by roughly 350 people) from about 450 in 2026 to more than 750 in 2046.

People aged over 70 years are forecast to increase nearly 298% (by over 2,750 people) from over 900 in 2026 to approximately 3,700 in 2046.

The second most densely populated precinct, well above the City overall (3,033 people per square km) at 4,721 people per square km.

Social indicators

An IRSD score of 983 is below the City overall, indicating a moderate level of disadvantage.

Median weekly household income (\$1,637) is 18% lower than the City overall (\$1,993).

Lower proportion of residents who did not complete Year 12 (16% vs. 21% for the City overall).

Couples without children (25% vs. City overall 23%).

Between 2026 and 2046, the dominant household type will be 'lone person households'. The second most common household type will be 'couples without dependents'.

The prevalence of long-term health conditions (32%) and mental health conditions (13%) are both the highest of any precinct, above the municipal averages of 30% and 10%.

Households with no motor vehicle (22%) are nearly double the City overall (12%), while ownership of 2+ vehicles (19%) is the lowest, consistent with the precinct's high density and inner-urban character.

Early years

- 19 **Saltwater Children's Centre**
Long Day Care
Integrated Kindergarten
- 20 **Angliss Senior Citizens Centre**
Supported Playgroup
- 21 **Angliss Children's Centre**
Sessional Kindergarten
Long Day Care
Integrated Kindergarten
- 32 **Billy Button Sparkways Children's Centre**
Sessional Kindergarten
Long Day Care
Integrated Kindergarten

Maternal child health

- 21 **Angliss Children's Centre**
Maternal Child Health Centre
- 32 **Billy Button Sparkways Children's Centre**
Maternal Child Health Centre

Libraries

- 22 **Footscray Library**
Library

Youth services

- 28 **Phoenix Youth Hub**
Youth Venue

Arts and culture

- 23 **Arts Box**
Arts Venue
- 24 **Footscray Community Arts**
Arts Venue
- 25 **Baird Waterside Artswork**
Arts Venue
- 26 **Footscray Community Arts Warehouse**
Arts Venue
- 27 **47 Moreland St Front Warehouse**
Arts Venue
- 31 **Bluestone Church Arts Space**
Hireable Meeting Space

Community centres, Neighbourhood houses and Senior citizens centres

- 20 **Angliss Senior Citizens Centre**
Community Hall
- 29 **Footscray Town Hall**
Community Space
- 30 **Civic Precinct and Community Hub (CPACH)**
Community Hall/ Space

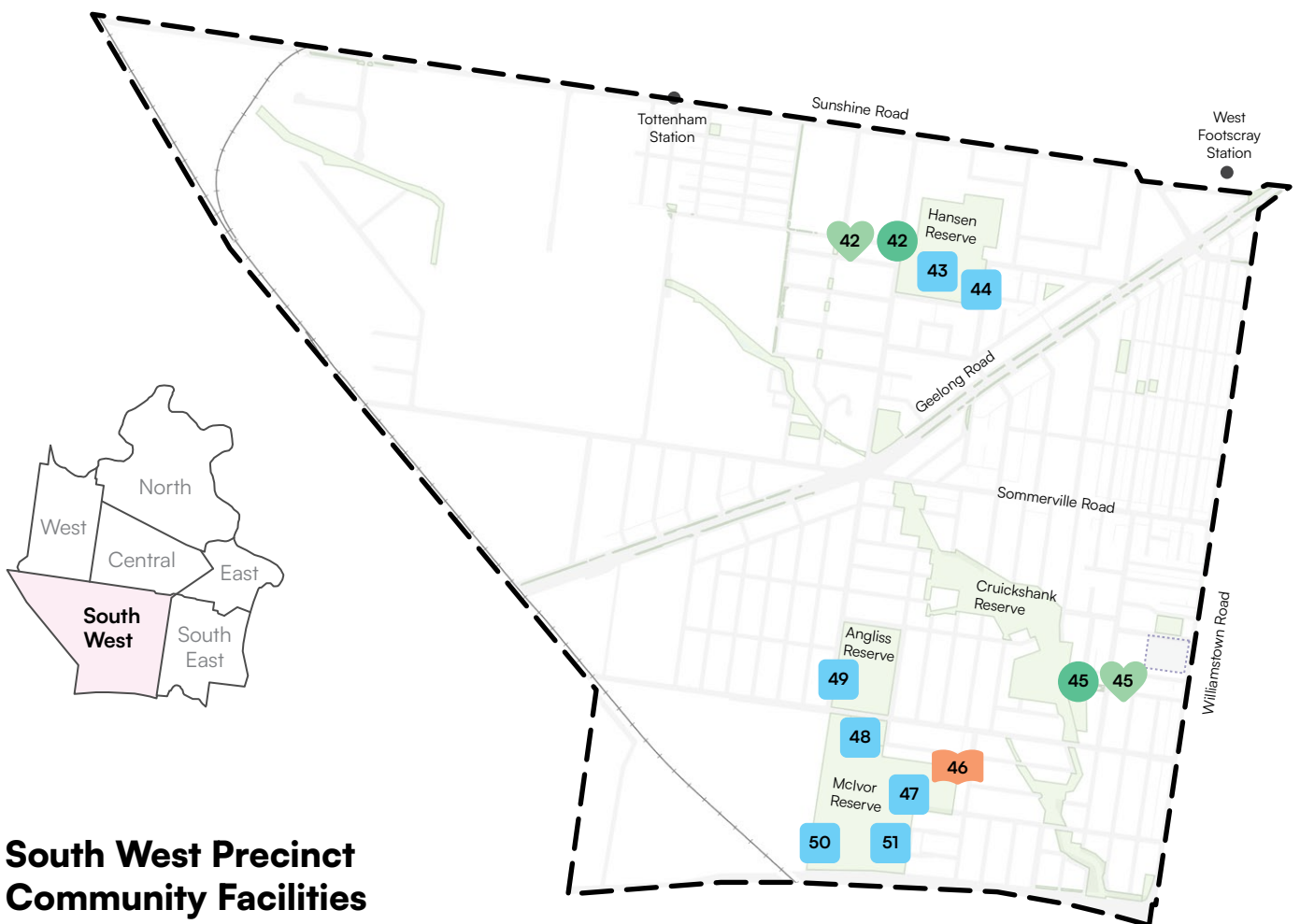
Sports

- 14 **Footscray Boat Club**
Sports Venue
- 15 **Henry Turner Reserve South Pavilion**
Sports Venue
- 16 **Footscray Youth Club**
Sports Venue
- 17 **Footscray Park Bowling Club**
Sports Venue
- 18 **Mills Close - Community Volunteer Bike Hub**
Sports Venue

South West Precinct

The South West Precinct comprises the suburbs of Kingsville, Tottenham, West Footscray, and Yarraville. Geelong Road divides the precinct roughly in half, separating Kingsville and Yarraville to the east from Tottenham and West Footscray in the west.

The west of the precinct is dominated by large industrial areas of Tottenham. Movement out of the precinct is inhibited to the north by the Sunshine railway line and to the south by the West Gate Freeway. The Stony Creek corridor and Cruickshank Park run east to west, further dividing the precinct. The State Government's Middle Footscray and Tottenham Activity Centre covers part of this precinct, which may result in an increase in apartments and townhouses around Tottenham and West Footscray stations. The Bradmill estate, located in West Yarraville, is expected to be finalised by 2031 and deliver 1,500 additional dwellings.



0 .1km .5km 1km



Key demographics

Between 2026 and 2046, the age structure forecasts for South West Precinct indicates a decrease in population under working age, an increase in population of retirement age, and an increase in population of working age.



The population of South West Precinct is forecast to increase 12% (about 1,900 people) from approximately 15,900 residents in 2026 to more than 17,800 in 2046.

The population of 0–4 year-olds is forecast to decrease nearly 32% (by approximately 300 people) from around 1,000 in 2026 to nearly 700 in 2046.

The number of 12–17-year-olds is forecast to decline nearly 11% (by about 100 people) from around 1,000 in 2026 to 900 in 2046.

Residents aged over 70 years are forecast to increase around 138% (by over 1,650) from over 1,200 in 2026 to approximately 2,900 in 2046.

At 2,072 people per square km, the South West is the least densely populated precinct due to a large portion of the area as industrial uses.

Social indicators

An IRSD score of 1,051.9 (74th percentile) indicating a relatively low level of disadvantage.

The least culturally diverse, with a low proportion of residents born overseas (27% vs. 38% for the City overall) and those whom speak a language other than English at home (24%). English and Australian are the leading ancestries (30% and 28%).

Median weekly household income (\$2,311) is 16% higher than the City overall (\$1,993), the second highest of any precinct after the South East.

In 2026, the dominant household type was 'couple families with dependents', but this will change by 2046 when the dominant household type is forecast to be 'lone person households'.

The unemployment rate (4.5%) is the second lowest of any precinct after the South East, below the City overall (6%).

Households with 2+ motor vehicles (44%) are the highest of any precinct, consistent with the precinct's low density and high proportion of separate houses.

Early years

42 **Kingsville Kindergarten**
Sessional Kindergarten

45 **Clare Court Children's Centre**
Sessional Kindergarten
Long Day Care
Integrated Kindergarten

Maternal child health

42 **Kingsville Kindergarten**
Maternal Child Health Centre

45 **Clare Court Children's Centre**
Maternal Child Health Centre

Libraries

46 **Yarraville Library**
Library

Sports

43 **Hansen Reserve Pavilion**
Sports Venue

44 **Kingsville Tennis Club**
Sports Venue

47 **Mclvor Reserve - Baseball Pavilion**
Sports Venue

48 **Mclvor Reserve - Yarraville Footscray Bowling Club**
Sports Venue

49 **Angliss Reserve Pavilion**
Sports Venue

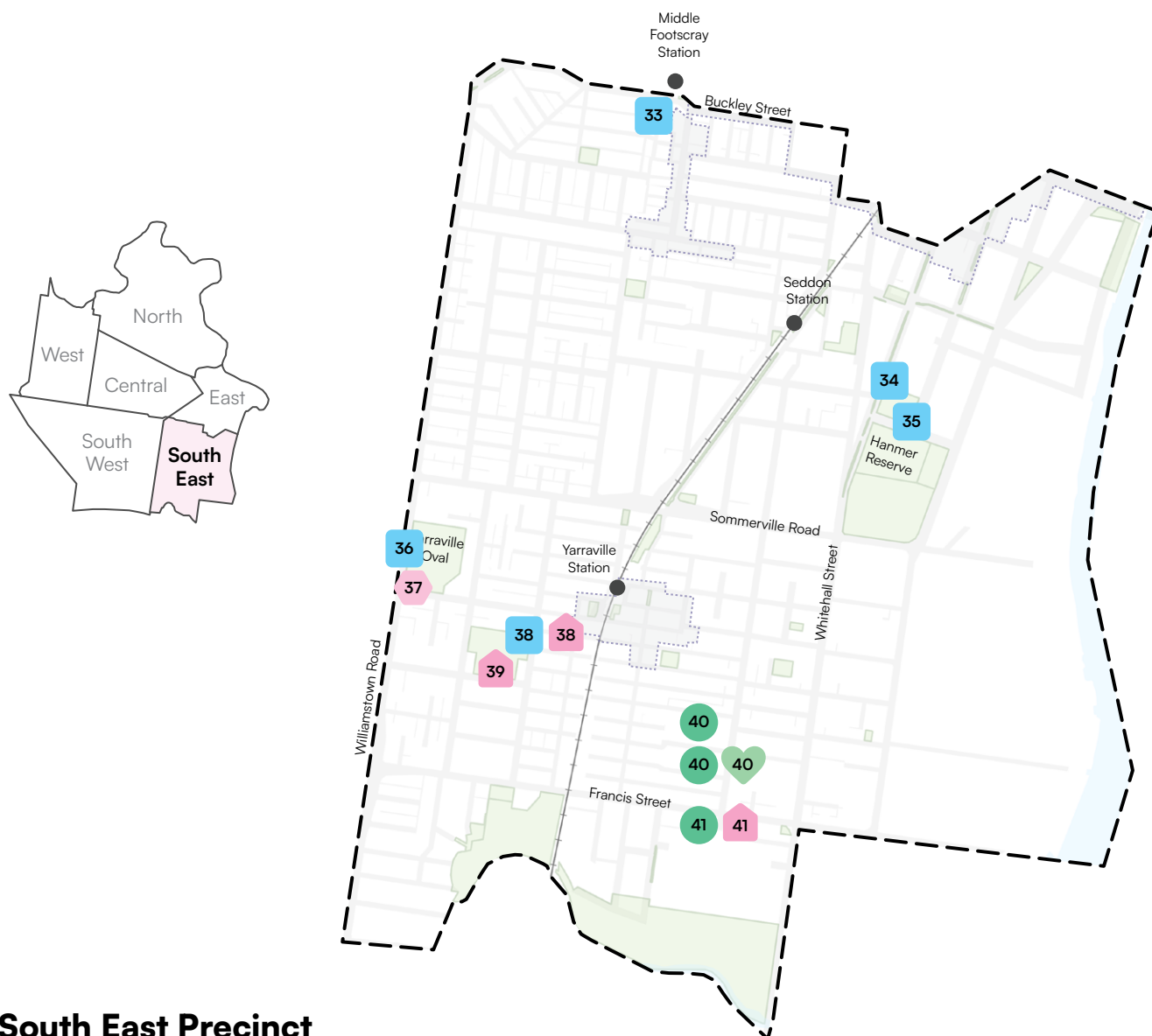
50 **Mclvor Reserve - Soccer Pavilion**
Sports Venue

51 **Mclvor Reserve - Hockey Pavilion**
Sports Venue

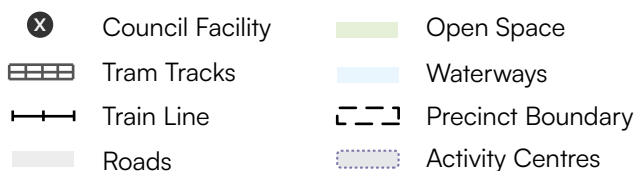
South East Precinct

The South East Precinct comprises Yarraville (east) and Seddon (south). The precinct includes the Yarraville Neighbourhood Activity Centre along Anderson Street.

The precinct is bounded to the east by the Maribyrnong River and to the south by the West Gate Freeway. The Williamstown rail line runs north to south, forming a key structural divider. Population growth in the area is expected in Seddon and around Victoria Street/Charles Street local neighbourhood centre.



South East Precinct Community Facilities



0 .1km .5km 1km



Key demographics

Between 2026 and 2046, the age structure forecasts for South East Precinct indicates a decrease in population under working age, an increase in population of retirement age, and a decrease in population of working age.



The total population in the South East precinct is forecast to increase 4 per cent from 15,000 in 2026 to 16,000 in 2046, far below the 37% increase forecast for the municipality overall.

With a median age of 37 (City overall 35), the South East Precinct has a notably older age profile.

Residents aged over 70 are forecast to increase by 135 per cent, from 1200 in 2026 to 2,800 in 2046 (1,600 people).

The Precinct is the least culturally diverse, with the lowest proportions of residents born overseas (26% vs. 38% for the City overall) and speaking a language other than English at home (20% vs. 38%), both the lowest of any precinct.

At 3,350 people per square km, the precinct close to the City average (3,033 people per square km).

Social indicators

With an IRSD score of 1,072.4 (86th percentile), the highest of any precinct, indicating the lowest level of disadvantage in the City.

Median weekly household income (\$2,413) is 21% higher than the City overall (\$1,993), the highest of any precinct, with 42% of households in the highest income quartile (City overall 31%), also the highest.

Between 2026 and 2046, the dominant household will be 'lone person households', and by 2046 the largest forecast increase is expected in 'lone person households'. The second most common household type will be 'couples with dependents'.

The unemployment rate (4%) is the lowest of any precinct, below the City overall (6%).

Early years

- 40 Yarraville Community Kindergarten
Sessional Kindergarten
- 40 Norfolk Street Child Care Centre
Long Day Care
Integrated Kindergarten
- 41 Yarraville Community Centre
Occasional Care

Maternal child health

- 40 Norfolk Street Child Care Centre
Maternal Child Health Centre

Sports

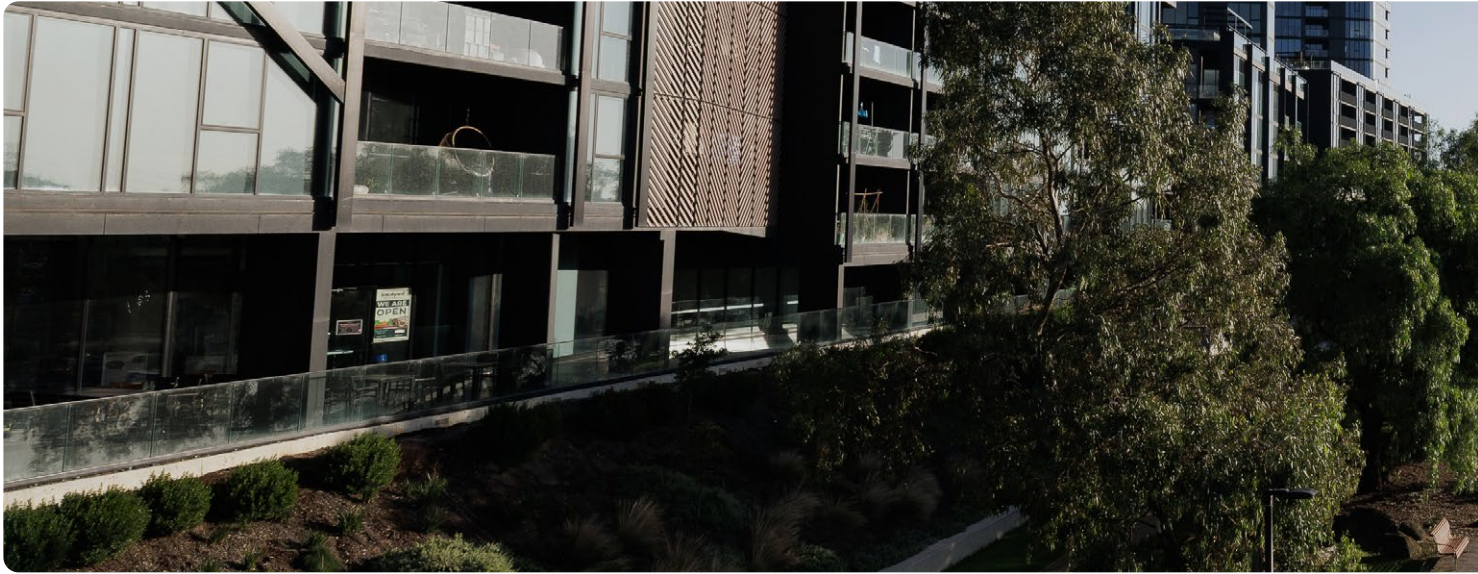
- 33 Footscray Trugo Club
Sports Venue
- 34 Yarraville Tennis Club
Sports Venue
- 35 Hanmer Reserve Pavilion
Sports Venue
- 36 Yarraville Oval Pavilion
Sports Venue
- 38 Yarraville Trugo Club
Sports Venue

Community centres, Neighbourhood houses and Senior citizens centres

- 38 Yarraville Senior Citizens Centre
Community Hall
- 39 Blackwood Street
Neighbourhood House
Neighbourhood House
- 41 Yarraville Community Centre
Community Centre

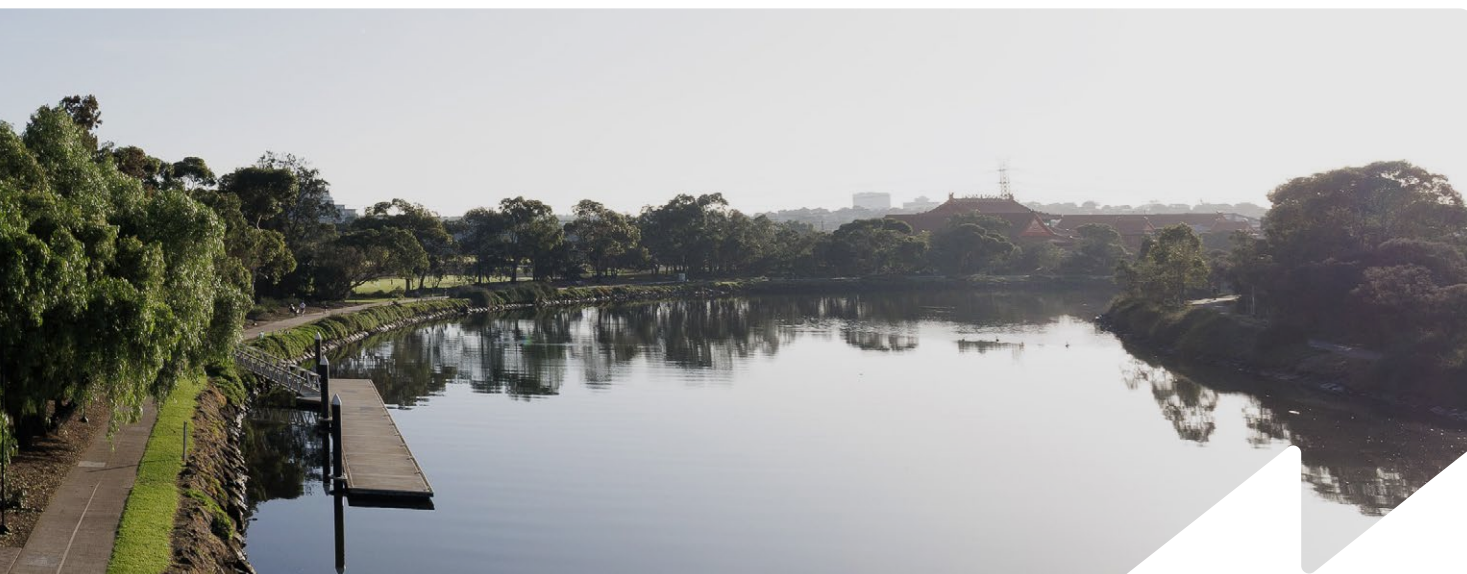
Arts and culture

- 37 Yarraville Mouth Organ Band
Arts Venue



Glossary

Strategy / Plan	Relationship to the Community Infrastructure Planning Framework
Activity Centre	A designated centre in the Victorian planning system - typically around a train or tram stop - that is identified for higher-density housing and employment growth. The City of Maribyrnong's primary activity centre is Footscray.
Asset Management	The systematic planning and management of physical assets - including buildings, facilities and infrastructure - across their full lifecycle cost, from acquisition through maintenance, renewal and eventual disposal.
Asset rationalisation	The process of reducing the total number of assets by consolidating, closing or disposing of facilities that no longer serve a demonstrable community need or that cannot be cost-effectively maintained.
Capital Works Program	Council's annual and forward program of capital expenditure on infrastructure, covering new builds, renewals and upgrades.
Community Infrastructure Planning Process	The staged, repeatable methodology through which Council identifies community infrastructure needs, develops and prioritises solutions, and delivers improvements.
Developer Contribution Plans (DCP)	A plan within the City of Maribyrnong Planning Scheme that requires developers to contribute financially toward the cost of community infrastructure and other works made necessary by their development. DCP funds can only be used to address demand generated by new residents, not existing unmet demand. <i>See also 'Infrastructure Contributions Plan (ICP)'</i>
Environmentally Sustainable Design (ESD)	An approach to building design that minimises environmental impact, reduces energy use and carbon emissions, and improves long-term operational efficiency.



Strategy / Plan	Relationship to the Community Infrastructure Planning Framework
Financial Plan	A ten-year plan required by the Local Government Act 2020 that sets out Council's projected revenue, expenditure and financial position.
Fitness for purpose	An assessment of whether a facility is capable of meeting the needs of the services and users it is intended to serve.
Infrastructure Contribution Plan (ICP)	A State Government funding mechanism introduced under the Victorian Activity Centre reforms that requires developers in designated train and tram zone activity centres to contribute to the cost of community and other infrastructure. Like DCP, ICP funds can only be used to meet demand generated by new residents. <i>See also 'Developer Contributions Plan (DCP)'</i>
Lifecycle cost	The total cost of owning and operating an asset over its full life, including planning, design, construction, maintenance, renewal and eventual disposal.
Service planning	The process by which Council's internal service units define current and future service needs and establish appropriate service delivery models and levels of service.
Social infrastructure	An umbrella term for all of the facilities, services, activities and networks that support the quality of life, resilience and wellbeing of communities.
Sport and recreation facilities	Purpose-built or adapted buildings and associated spaces, that support organised sport, physical activity and active recreation. They may include sporting pavilions, aquatic centres and indoor sports centres, together with amenities such as change rooms, storage and social spaces.

City of Maribyrnong

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