HOUSING FRAMEWORK PLAN
- WESTERN PRECINCT
Altona Meadows

What do we need to plan for?

Population

The population of Altona Meadows is expected to increase slightly from 20,141 in 2016 to 20,302 in 2036.

It is estimated that an additional 8 new residents per annum will need to be accommodated in this suburb until 2036.

Household types

In 2016, couples with dependents were the most common household type.

By 2036, couples with dependents are declining with higher growth in couples without dependents and lone person households.

Overview

Altona Meadows is Hobsons Bay’s largest suburb located in the western part of the municipality. The housing stock is relatively recent as most of the dwellings were constructed during the 1980s and 1990s.

The activity centre (Central Square shopping centre) is located in the middle of the suburb. There is a limited bus route and only a small portion in the northern part of the suburb are within an 800m walkable distance to Laverton train station.

There’s been very little change to the scale of housing since the suburb was developed, with the exception of a high density apartment building recently constructed adjacent to the shopping centre.

Dwelling types (2016)

- Separate house: 75%
- Medium density: 25%
- High density: 0%

Population:

- 2016: 20,302
- 2036: +112,842

Housing growth:

- 2016-36: +19,252

New dwellings per year:

- 2016-36: +443

Residential development

The expected dwelling demand to 2036 is 23 new homes per annum.

Over the period 2011-16, the dwelling rate in this suburb was 37 new homes per annum.
Limit housing change to the majority of the suburb due to the existing neighbourhood character, opportunities for new housing development and access to public transport and services.

Concentrate new development around the activity centre to encourage housing diversity.
Laverton

What do we need to plan for?

Overview

Laverton is located in the western part of the municipality approximately 17km from the CBD. There is a mixture of housing stock from the 1950s to the 1980s.

The larger lot sizes and ageing housing stock, as well as the train station and bus interchange, attract an increase in infill development with older homes being replaced by medium-density dwellings.

There are two activity centres in Laverton, one at Woods/Lohse Street and the other at Aviation Road along with a micro centre and a community hub near Laverton Train Station. There is planned removal of the at-grade level crossing at Aviation Road in the near future.

Population

The population of Laverton is expected to experience a significant increase from 5,050 in 2016 to 7,533 in 2036.

It is estimated that an additional 124 new residents per annum will need to be accommodated in this suburb until 2036.

Household types

In 2016, couple families with dependants were the most common household type.

By 2036, couple families with dependants will continue to be the most common household type followed by lone person households.

Dwelling types (2016)

- Separate house: 16%
- Medium density: 84%

Population: (2036)

- 0 +7,533
- +112,642
- Habsons Bay
- Total

Population growth: (2016-36)

- 0 +2,483
- +19,252
- Habsons Bay
- Total

Housing growth: (2016-36)

- 0 +956
- +8,849
- Habsons Bay
- Total

New dwellings per year: (2016-36)

- 0 +48
- +443
- Habsons Bay
- Total

Residential development

The expected dwelling demand to 2036 is 48 new homes per annum.

Over the period 2011-16, the dwelling rate in this suburb was 28 new homes per annum.
How are we going to plan for future housing?

- Limit housing change in areas more removed from services.
- Allow moderate change in line with recent infill development trends.
- Encourage higher densities in locations close to train stations and to support activity centres.
- Encourage higher density around Epsom Street (future residential development site).
Seabrook

**Overview**

Seabrook is a small suburb located in Hobsons Bay’s most western point and borders the Wyndham Growth Area.

The housing stock is relatively recent as most of the dwellings were constructed during the 1990s and consist mainly of separate homes.

There is a small commercial area on Point Cook Road and the nearest shopping centre is at Altona Meadows or Williams Landing.

**Population**

The population of Seabrook is expected to decline from 5,439 in 2016 to 4,847 in 2036.

It is estimated that this suburb will lose around **30 residents per annum** will need to be accommodated in this suburb until 2036.

**Household types**

In 2016, couples with dependents made up nearly 50% of all household types.

By 2036, couples with dependents is expected to decline but will still be the dominant household type & the greatest increase will be in lone households.

**Dwelling types (2016)**

- Separate house: 35%
- Medium density: 60%
- High density: 1%

**Population:**

- **Total:**
  - 0: 4,847
  - +112,642
  - Hobsons Bay Total

**Population growth:**

- **Total:**
  - -292: 0
  - +19,252
  - Hobsons Bay Total

**Housing growth:**

- **Total:**
  - 0: 8,849
  - +1448
  - Hobsons Bay Total

**New dwellings per year:**

- **Total:**
  - 0: 15
  - +48

**Residential development**

The expected dwelling demand to 2036 is **0.4 new homes per annum**.

Over the period 2011-16, the dwelling rate in this suburb was **2 new homes per annum**.
Limit housing change to the whole suburb due to location, age of housing stock and existing neighbourhood character.