Community Infrastructure Plan 2026



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Wominjeka

Council respectfully acknowledges the Traditional Owners and Custodians of the Kulin Nation. We acknowledge their legacy and spiritual connection to the land and waterways across the City of Port Phillip and pay our heartfelt respect to their Elders, past, present, and emerging.



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Message from the Mayor

Port Phillip stands at a pivotal moment.

Our City is growing, changing and full of potential. The decisions we make today about where we invest, what we build and who we build it for will shape our current and future communities. The Community Infrastructure Plan is our commitment to getting those decisions right.

Over the next 25 years, Port Phillip's population will almost double, from around 112,000 people today to approximately 216,000 by 2056. These numbers are not just a planning statistic, they represent generations of new residents, new families, new neighbours and new stories taking root in our streets, our parks and our community spaces. Meeting that moment demands foresight, vision, boldness and courage.

This Plan provides exactly that. The Community Infrastructure Plan sets out a clear, evidence-based roadmap for the libraries, early years centres, community hubs and arts and cultural spaces our growing City will need and in locations where they are needed most. The Plan is fair, inclusive and uncompromising in its focus on our current and future communities, including children, young people, older residents, people with disability, culturally diverse communities and those experiencing disadvantage.

At the heart of this Plan is a belief that great infrastructure does more than provide a service, it builds belonging and community. It is the place where a child discovers a love of reading, where a new resident finds their community, where people immerse themselves in art and where an older resident stays connected and valued. These are not small things; they are the foundations of a city we want to live within and explore.



Fishermans Bend will be the defining urban challenge and opportunity of our generation. This once in a lifetime renewal precinct must be matched by infrastructure that arrives early, not as an afterthought. We will continue to advocate forcefully to the Victorian and

Australian Governments to ensure that as thousands of new residents call Fishermans Bend home, the community infrastructure they need is there to welcome them. Similarly, community facilities will support ongoing growth within the Domain and Lakeside precincts, fostering inclusion and belonging.

None of this happens alone. Delivering on this vision will take strong, sustained partnerships, with other levels of government, community organisations, cultural institutions, education providers and our neighbouring councils. Together, we can do more, reach further and avoid duplication. Collaboration is not just a strategy; it is a values statement about how we at Port Phillip choose to operate.

This is a living Plan, one that will evolve as our community evolves, responsive to new needs, new opportunities and the lessons we learn along the way.

The future of Port Phillip is being written right now. The Community Infrastructure Plan is our commitment to ensuring our whole community can be proud of Port Phillip and what we have to offer.

Cr Alex Makin
Mayor, City of Port Phillip

1. Introduction

1.1 Understanding the Community Infrastructure Plan

Community infrastructure refers to the facilities, services, and programs that support the social, cultural, educational, and recreational needs of a resident population. It is foundational to any city, with known social, environmental, economic, and wellbeing benefits.

This Community Infrastructure Plan (CIP) provides Council, other local organisations and the community with an evidence base and shared strategic outlook for community infrastructure over the next 25 years. It contributes another 'layer' to Council's strategic framework – alongside others such as transport, housing, and climate resilience – to deliver on the Community Vision and Council Plan.

The purpose of the CIP is to:

- Identify the key needs and opportunities for community infrastructure provision for different service/facility types and local areas
- Guide short- and medium-term decision-making and investment, and longer-term planning for community infrastructure
- Ensure community infrastructure continues to meet the needs of a growing and changing population
- Inform ongoing Council advocacy with other infrastructure providers and engagement with infrastructure users

The Plan is intended to provide guidance and direction for community infrastructure while remaining responsive to the local environment. More simply, in order to ensure service continuity for the City of Port Phillip, the CIP is a flexible document that identifies likely needs, responses and opportunities to be explored, rather than being a static roadmap of deliverables for Council.

How Council chooses to operationalise these needs is flexible and can be progressed through partnerships, joint planning, shared use agreements, co investment and regional advocacy.

Council's role

Local government, State Government, the not-for-profit/community sector, and the private sector all play a role in the local community infrastructure network. As a service provider and owner of over 200 buildings, Council plays an active role in planning, delivering, and managing infrastructure across the communities of Port Phillip.

But provider is just one of the roles that Council takes on in relation to community infrastructure – others are described below. The role that Council takes varies by infrastructure type, and is determined by government legislation and policy, the capacity of other service providers, market conditions, and the needs of the community.

Provider - facilities	Council is an investor, developer, and/or landlord. Where Council does not also provide a service from a facility, it leases it to another organisation or community group, or simply makes it available for bookings/casual use.
Provider - services	Council operates a formal service (e.g. libraries) or regularly runs programs and activities, typically from a Council-owned facility.
Partner	Council works closely with the private sector, community groups, agencies, and service providers to coordinate planning, funding, delivery and/or operation of facilities and services.
Advocate	Council advocates on behalf of the community to other tiers of government, not-for-profit organisations, and the private sector, in place of or alongside having a more active role.

A significant opportunity exists to adopt a regional approach to community infrastructure planning. Several neighbouring councils—including Kingston, Melbourne and Glen Eira—are developing or finalising their own Community Infrastructure Plans. This creates a unique window to collaborate, coordinate priorities and approach the State Government with a unified regional advocacy position across key infrastructure types such as early years services, libraries, arts and cultural spaces, community hubs and youth facilities. Joint advocacy strengthens the case for investment, reduces duplication and demonstrates alignment across local government boundaries.

There is also considerable scope to leverage state-led infrastructure as part of Council's community infrastructure network. Schools are a particularly critical partner, given the State Government's responsibility for school development, renewal and land use planning. An opportunity exists to advocate for co location or integration of community facilities within school sites—such as early years rooms, shared libraries, multipurpose spaces and community accessible sporting facilities.

These examples demonstrate the potential to deliver community infrastructure more efficiently, achieve broader community access, and maximise public investment when Council and State partners work together. The CIP positions Council to pursue these partnerships, supported by clear evidence, defined needs and a coherent set of advocacy priorities.

Scope of infrastructure

The CIP focuses on those facilities and service for which Council is a provider or a partner. This includes the following, grouped into six broad categories:

- Early years – playgroups, kindergarten, long day care (LDC), maternal and child health (MCH), toy libraries
- Young people – youth centres and youth-friendly spaces
- Libraries
- Multipurpose community spaces – neighbourhood houses, community centres, and multipurpose rooms that accommodate a range of programs and activities for all ages and interests
- Arts and culture – experience and exhibition spaces, arts creation spaces, and arts and culture hubs
- Community health – community health centres

Our parks, reserves and recreation facilities such as courts and sportsfields are also essential to supporting community needs, but these are considered under other Council policies and strategies, including the Public Space Strategy and the Sport and Recreation Strategy.

1.2 Development of the CIP

The CIP has been informed by a balance of desktop analysis and community input.

Needs assessment

In June 2025, a Community Infrastructure Needs Assessment (CINA) was undertaken for Port Phillip.

The CINA is a research-based assessment that identifies current and future needs for community infrastructure at the municipal level and for each local area of the municipality, based on:

- The quantity, type, and performance of existing infrastructure
- Population forecasts and demographic characteristics
- Standard provision benchmarks for each type of community infrastructure
- Strategic drivers, including Council policies and directions, industry trends and best practice

CINA results identify where gaps or oversupply of community infrastructure, serving as an important evidence base for the CIP.

Community engagement

Council recognises the diversity of Port Phillip and values the experiences and insights of the local community as a way to ensure that future community infrastructure meets user needs. To achieve this, Council provided opportunities to give feedback on the development of this Plan in two phases across October and November 2025, and March and April 2026.

Phase one invited the community to validate the outputs and recommendations of the CINA as a key input of the CIP. Phase two asked the public to give feedback on the draft CIP. The key messages have been considered and integrated into this Plan.

In addition to these activities, Council also considered community requests received in relation to the CIP and held discussions with State Government agencies to coordinate the planning and investment of infrastructure.

Figure 1: Development and community engagement of the CIP



1.3 Strategic links

The CIP sits within Council's integrated planning framework. All of Council's work is guided by the Community Vision and Council Plan. Depicted in the Framework in Figure 2, the CIP supports ongoing Council processes, long-term planning, and short- to medium-term decision-making.

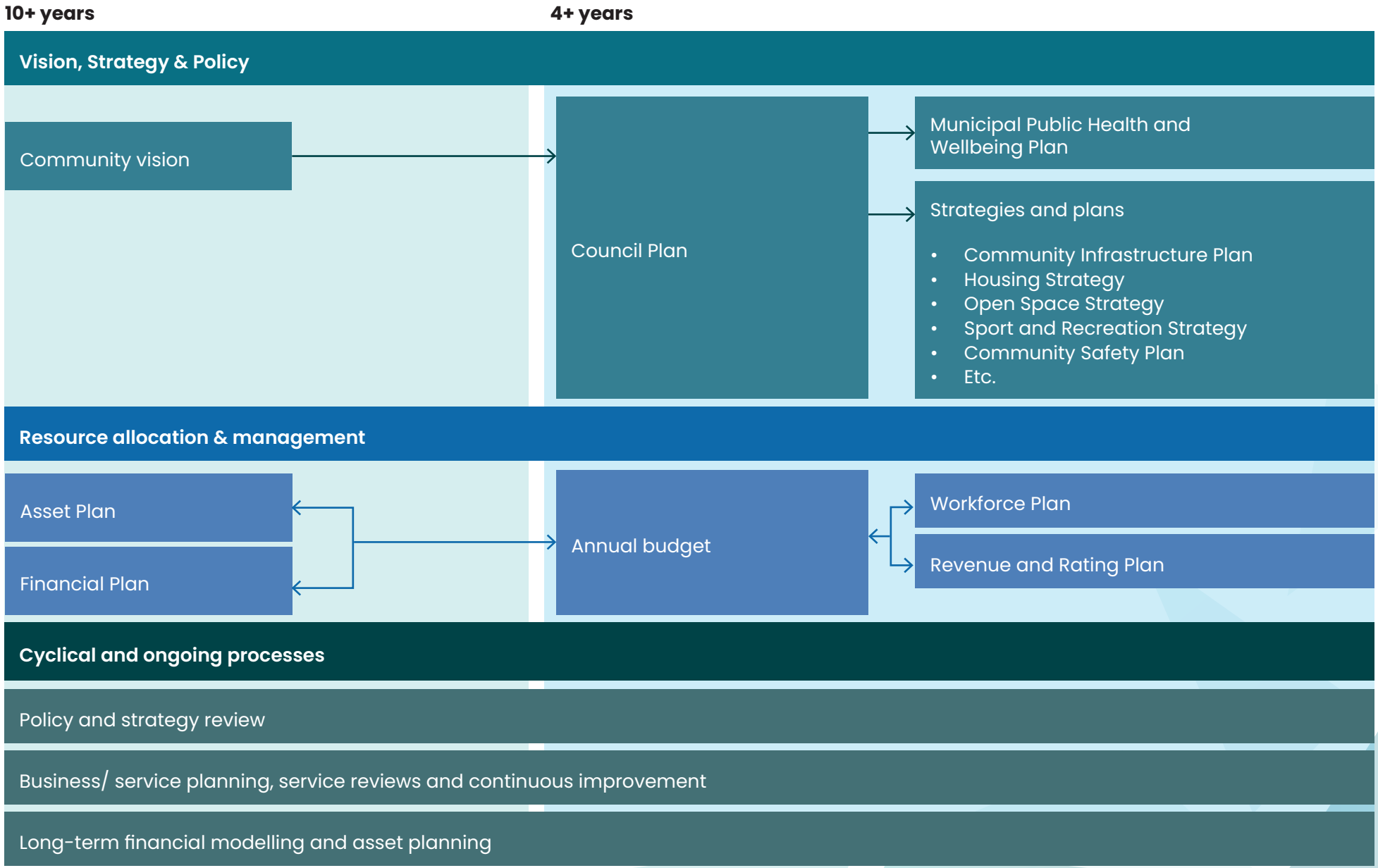
The CIP is directly relevant to other Council strategy and policy. For example, the Community Safety Plan 2025-2030 ensures people can access and enjoy community facilities safely. In concert, these strategies, policies, and plans will deliver on the Community Vision and strategic directions and priorities of the Council Plan, feeding into regular asset and financial planning, including annual budgets.

A complete list of the relevant state and local policies reviewed for the development of the CIP are listed in Appendix A.



Image: St Kilda Adventure Playground celebrations before the upgrade works

Figure 2: Port Phillip integrated planning and performance framework

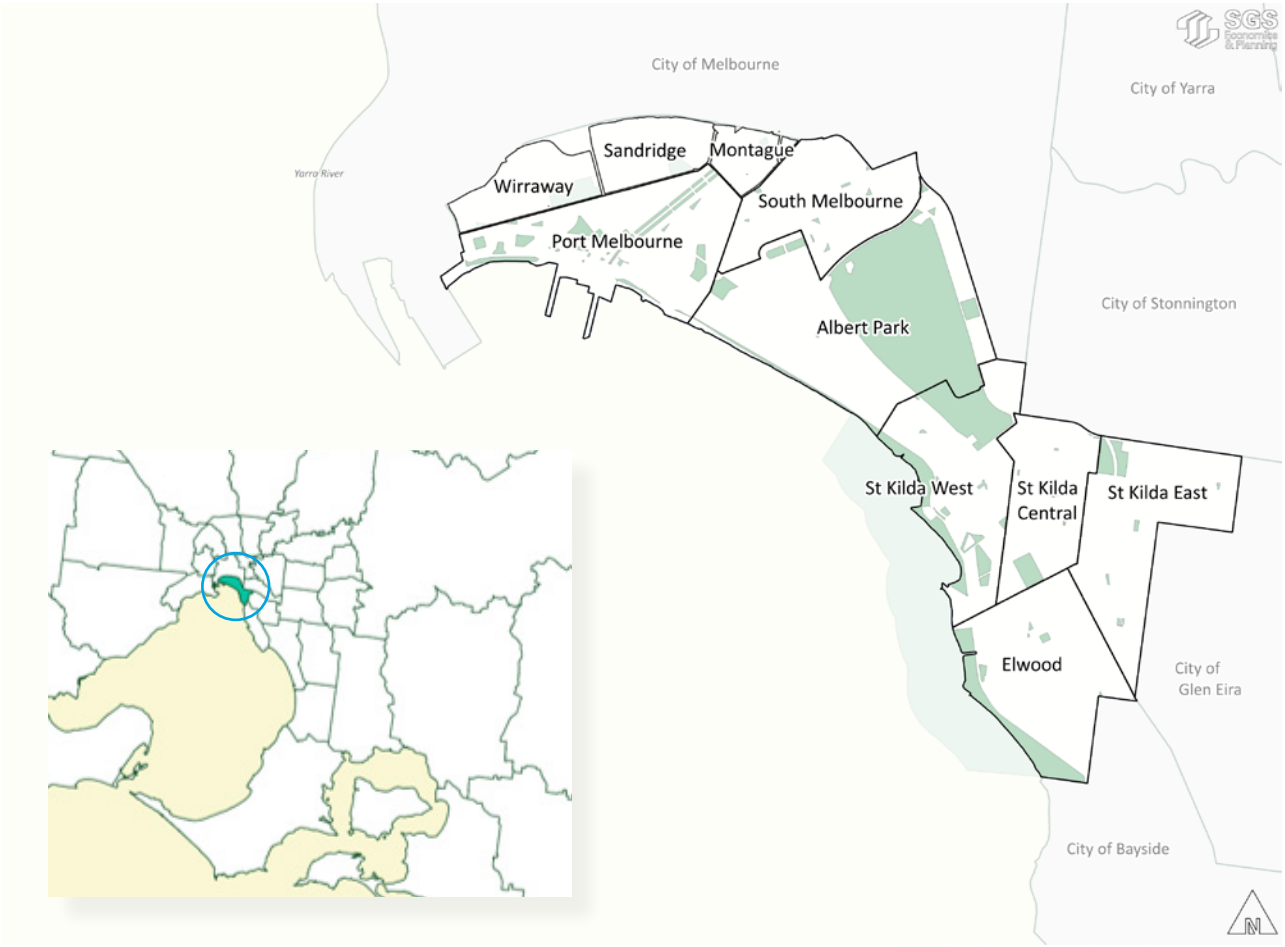


2. The Port Phillip context

2.1 Municipal overview

Situated on the lands of the Kulin Nations, the City of Port Phillip is an inner-city local government area (LGA). It is situated immediately south of Melbourne's Central Business District (CBD), and wraps directly around Port Phillip Bay. The municipality is home to world-class infrastructure and is known for its arts, culture and entertainment scene that attracts millions of visitors each year.

On the northern end of Port Phillip is the Fishermans Bend urban renewal project. The entirety of Fishermans Bend covers approximately 230 hectares and is envisaged to be a major high-density hub for housing, industry, commercial development, health and education facilities, and community infrastructure. Three Fishermans Bend precincts fall within the municipality's boundary. They are Wirraway, Sandridge and Montague.

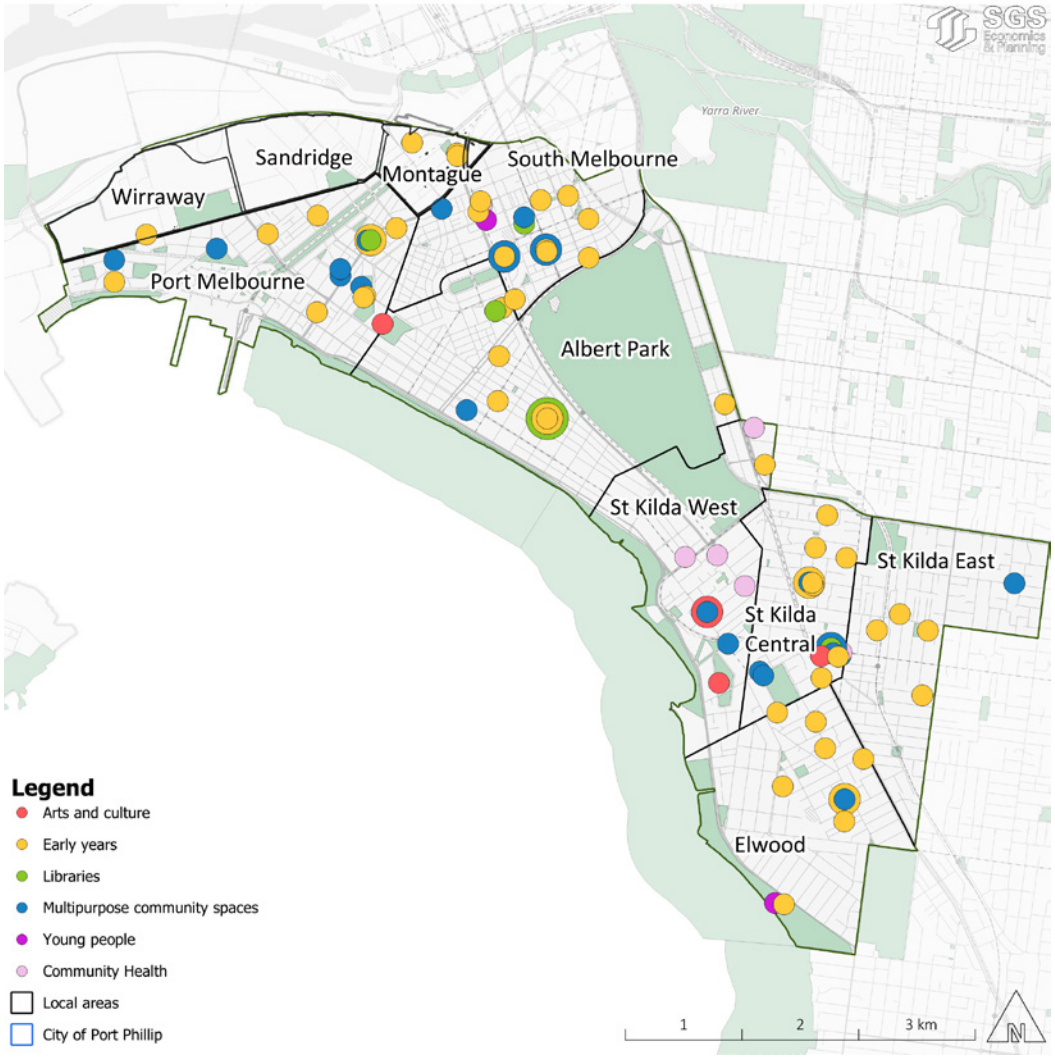


2.2 Local areas and the community infrastructure network

Existing community infrastructure is spread across the municipality, making it possible for residents to access the services they need close to home. Places like St Kilda, South Melbourne, and Port Melbourne have the biggest concentration of facilities, particularly early years services and multipurpose community spaces. Other services—such as libraries and arts and culture venues—are fewer in number, so they tend to be located in highly populated, well-connected areas.

The CIP considers municipal-wide needs and insights for all community infrastructure, identifying short-term priorities and longer-term opportunities for each of the local areas shown in Figure 3.

Figure 3: Community infrastructure in Port Phillip



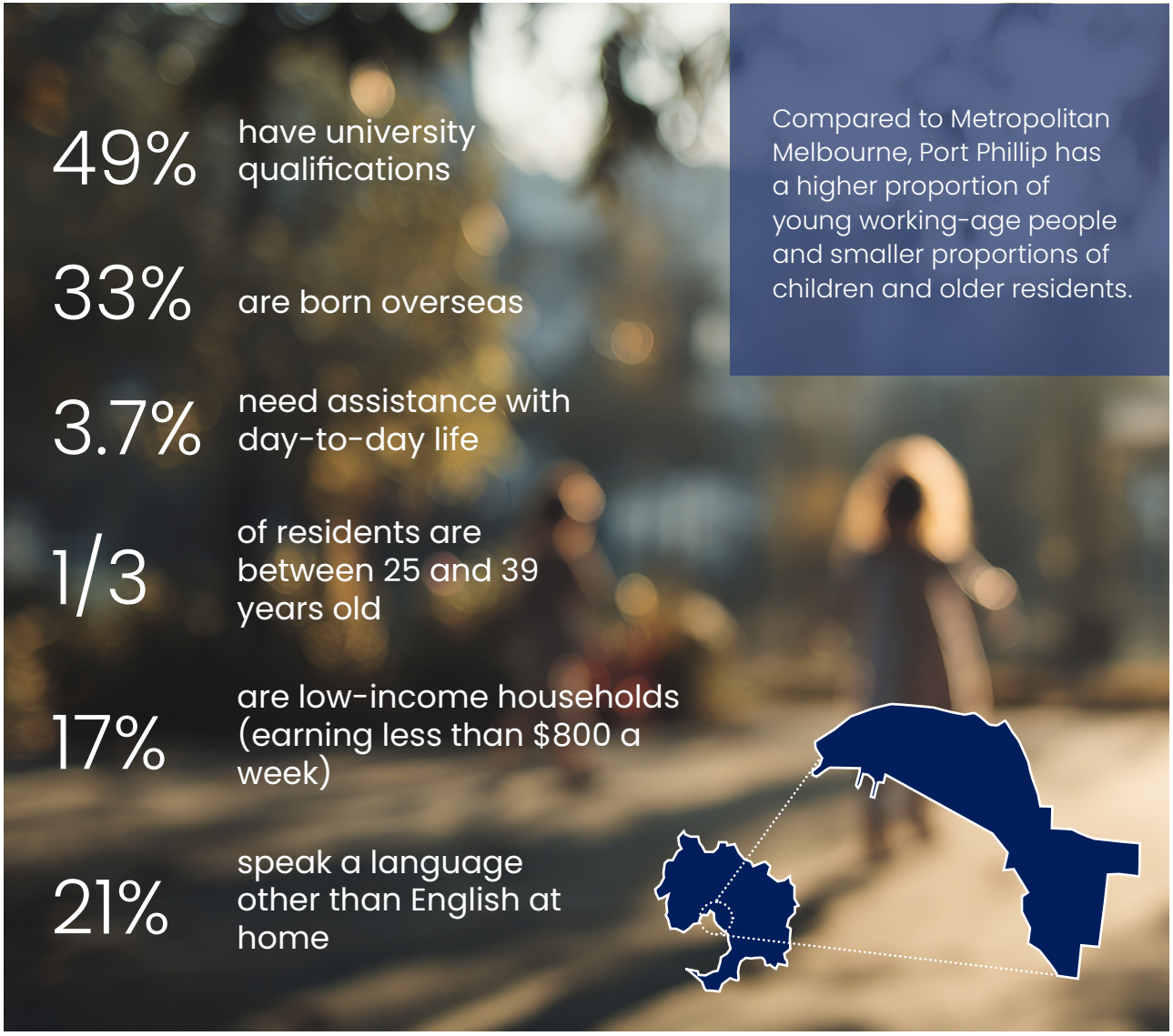
Note: the size of circles does not indicate relative size of the facility, rather it is for visibility purposes to show where multiple infrastructure types exist at the same address.

2.3 Community profile

Currently, Port Phillip hosts a highly diverse population of over 112,000.[1] From the converted warehouses and high-rises of Port Melbourne and South Melbourne to the tree-lined suburbs of St Kilda, Albert Park, and Elwood, Port Phillip is home to people of all ages, representing many cultures and faiths, and living in a mix of houses, townhouses, and high-rise apartments.

Port Phillip residents broadly share characteristics with other municipalities in metropolitan Melbourne. For example, similar proportions of people born overseas, residents who identify as Aboriginal and/or Torres Strait Islander, and lower-income households. However, as an inner-city local government area, Port Phillip records higher rates of university qualifications, fewer family households with children and a significantly higher share of lone person households.

Figure 4: Port Phillip resident characteristics



[1]ABS 2024 Estimated Resident Population (ERP)

Local characteristics and community infrastructure

The characteristics of local areas significantly influence people's needs and experiences of community infrastructure because neighbourhoods differ in character, accessibility, demographics, and environmental conditions.

In lower socio economic areas (e.g. pockets of South Melbourne), residents may face higher financial stress, limited digital access, and fewer private resources, making free, local and walkable community infrastructure—such as libraries, parks, community centres and health services—especially important.

Areas experiencing high levels of antisocial behaviour or perceived safety issues can deter people—especially women, older people, children and gender diverse communities—from using public spaces, parks, and even community buildings, especially after dark. These neighbourhoods often require deliberate investment in crime prevention through environmental design (CPTED) features, youth friendly spaces, activation programs, and staff presence to build trust and safety.

In urban renewal areas like Fishermans Bend, where there is little or no existing community infrastructure, residents may experience early disadvantage if services, open space, health facilities, schools, libraries and transport do not keep pace with population growth. These areas require a proactive, place-based approach to infrastructure planning—ensuring facilities are delivered early, integrated with transport, culturally inclusive, environmentally resilient, and flexible enough to serve emerging communities and diverse demographic profiles.



Image: St Kilda Library

2.4 Future growth

Port Phillip's population is forecasted to grow across all neighbourhoods to reach approximately 216,000 people by 2056. However, this growth is not evenly spread across the municipality. Central and southern local areas that are more established will grow incrementally. Meanwhile, the redevelopment of Fishermans Bend will see formerly industrial areas transformed into vibrant residential and commercial communities which will be a primary driver of population growth across Port Phillip.

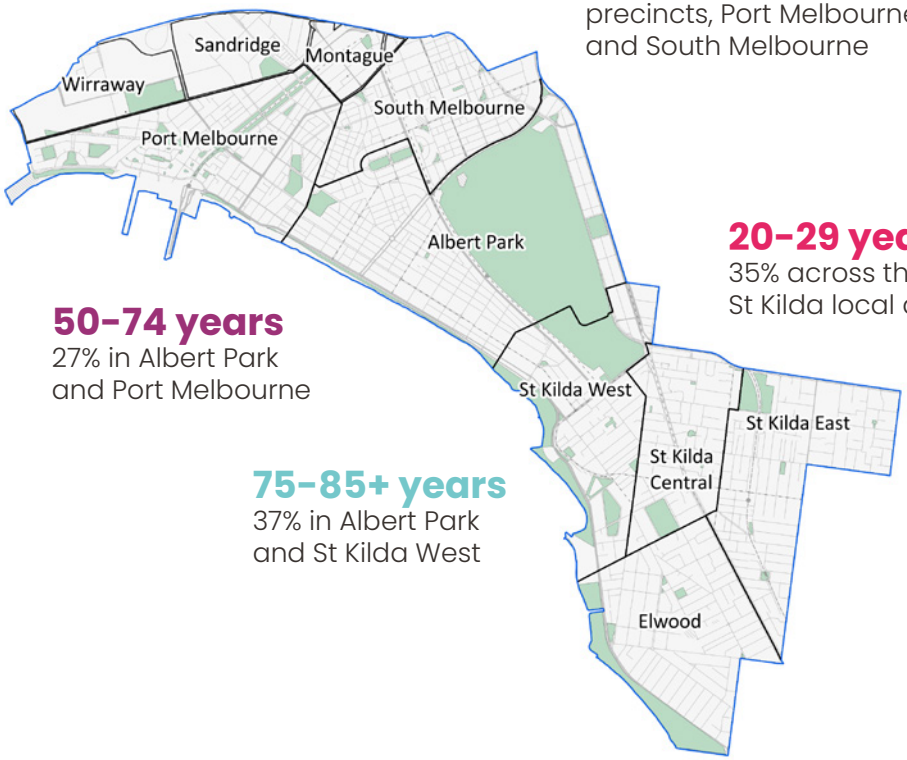
As the population grows, demographic patterns across different local areas are also expected to change. While the city is expected to exhibit a general trend of ageing, the size of other population age groups will also increase. Figure 5 shows where population age groups are expected to be most represented in Port Phillip in the year 2056. These characteristics of the current and future population directly influence demand for community infrastructure.

Figure 5: Where population age groups will be most represented in Port Phillip in 2056

0–9 years
34% in Sandridge and Montague precincts of Fishermans Bend

30–44 years
31% in Sandridge and Montague precincts of Fishermans Bend

10–19 years
33% in Fishermans Bend precincts, Port Melbourne and South Melbourne



20–29 years
35% across the three St Kilda local areas

50–74 years
27% in Albert Park and Port Melbourne

75–85+ years
37% in Albert Park and St Kilda West

3. Key trends and drivers of change

A mix of local and global social, environmental, and economic trends are driving a shift in community infrastructure needs. These themes emerged through both desktop analysis and stakeholder and community engagement.

3.1 An ageing network of infrastructure

What we know

Much of Port Phillip's existing community infrastructure was built decades ago and adheres to traditional models that have undergone years of wear and tear, are not technology-enabled, and do not meet contemporary accessibility or energy efficiency standards. Many of these were once well-lived-in by a user group that is no longer prominent. All of this reduces their appeal, and ultimately, their capacity for use by community members and organisations.

What we've heard

According to stakeholder and community feedback, existing facilities are valued, but a significant proportion are described as outdated, poorly maintained, or not fit for purpose. Many buildings were constructed decades ago, and adhere to traditional standalone, single-purpose use. Some facilities were noted as needing small fixes to improve their condition and capacity for use, while others require a more wholesale repurposing or redevelopment. Some community members also perceived a divide in investment and facility quality between local areas.

3.2 Changing community needs

What we know

Cities are dynamic and the needs of residents are constantly changing. In Port Phillip, communities continue to become denser and more diverse, the population is ageing, and loneliness is on the rise. Traditional community infrastructure does not always respond well to these challenges. In the context of highly multicultural and multifaith communities, this underscores the importance of flexible, multipurpose facilities that enable different groups to gather, socialise, and participate in programs and activities in ways that reflect their needs and preferences.

What we've heard

The community perceives some gaps in infrastructure types to meet their specific demographic or experience needs. People want infrastructure that can serve multiple purposes, evolve over time, and support different user groups across the day and week. There is growing demand for welcoming, inclusive, safe, and culturally-responsive, intergenerational places. Community infrastructure can better accommodate how people today work, socialise and learn, with extended hours, digital access, and spaces for informal activities.

3.3 The Fishermans Bend urban renewal project

What we know

As 'Australia's largest urban renewal project', Fishermans Bend poses both daunting challenges and exciting opportunities for Port Phillip. While the State Government is planning and funding community infrastructure across the precinct, there are growing gaps between earlier strategic ambitions and more recent demand, delivery and funding arrangements.

The Fishermans Bend Framework (2018) identified the need for multiple hubs within the urban renewal area, providing a mixture of locally accessible library, arts, cultural, health, education, and multipurpose community facilities, intended to support a diverse and growing population.

However, more recent State funding directions indicate that the approach is evolving. The Government's draft Development Contributions Plan (DCP), released in 2023, proposed to consolidate funding towards selected arts and cultural hubs in the Sandridge and Lorimer precincts, leaving some uncertainty about how servicing gaps will be addressed in the Montague and Wirraway precincts. Recent school investments have also delivered fewer and more restricted community-facing facilities than were originally anticipated, limiting opportunities for shared use and integrated service delivery.

As Fishermans Bend grows, the timing and sequencing of community infrastructure delivery will need to be reviewed. The Montague Precinct has experienced the strongest early population growth, supported by established public transport access, which indicates that community infrastructure planning may need to respond earlier in this location relative to other precincts. Delays to train and tram delivery across Sandridge and Wirraway precincts mean that projected growth patterns and the corresponding demand for community infrastructure will require ongoing review to ensure alignment between demand and development.

Further work is required to align local service needs with infrastructure provision and to clarify the scope and delivery pathways for community hubs, to resolve inconsistencies between what has been planned, what is likely needed and what is funded. Advocacy is needed to secure further investment in community infrastructure so that these new communities are self-sustaining, and to ensure that timing of delivery aligns with population growth to prevent emerging equity gaps for new families, young people and culturally diverse residents moving into the precincts.

What we've heard

Community members see Fishermans Bend as a major opportunity for new community infrastructure, particularly library, creative, multipurpose spaces. Stakeholders emphasised creating a vibrant cultural hub with artist studios, performance spaces and co-located community services.

Strong early planning, clear communication, and investment in community infrastructure and other infrastructure types (transport and green infrastructure) are viewed as keys to success in creating communities that are more than just housing.

3.4 Land and financial constraints

What we know

Notwithstanding the significant benefits of community infrastructure, it is costly to plan, deliver, maintain, and operate. Funding has not kept pace with inflation of these costs in recent years, and rate capping has placed further limits on the pool of available resources. Land is also expensive and precious in an inner-city context like that

of Port Phillip. This means that investment in community infrastructure is now highly constrained, and it is a necessity to explore more innovative and cost-effective models.

What we've heard

Community and stakeholder groups also raised financial concerns, predominantly from a user perspective. Affordability is currently a barrier for many, with hiring costs limiting access to some spaces, particularly those considered higher quality. This is disproportionately impacting vulnerable groups, families with children, and young people.

Feedback highlights the tension between supporting renewal and modernisation (which requires Council investment, and often, subsequent efforts to generate a return) and the fear that this will in turn lead to increased hire costs. That said, the community also recognise the pressures on Council budgets and the need for trade-offs. There are calls for transparent decision-making, diversified funding models, and the need to avoid duplication to reduce costs.

3.5 Climate change

What we know

Extreme weather events and natural disasters are becoming more common as the climate changes. Out of necessity and regulation, buildings must be more energy efficient. Facilities such as community centres and libraries can also function as places of respite during extreme weather events and for recovery following disaster.

Climate change will also likely put greater physical strain on Council's buildings, leading to higher maintenance expenses and a shortened lifespan.

What we've heard

There is strong desire from our community for green, climate-resilient community spaces. Increasingly, there is an expectation that community infrastructure should support biodiversity and environmental health alongside social wellbeing. Accessibility by active and public transport and the incorporation of community gardens and more tree planting are often raised as ways for infrastructure to contribute to a reduced carbon footprint.

3.6 The benefits of community hubs

What we know

Community hubs consolidate multiple services, spaces, and community groups at a single site. The model has emerged in recent years as a solution to overcome the challenges and inefficiencies of traditional, standalone community facilities, where user groups are siloed in separate venues, spaces are often underutilised, and Council has a large portfolio of buildings and spaces to maintain and staff.

Hubs have benefits for both users and providers. They offer a more economical way to deliver programs and manage facilities, while also creating a central place for people to gather. Hubs strengthen social interaction and support collaboration between services by co-locating at a single site and creating opportunities for resource-sharing and, eventually, integration. By nature, they tend to be more welcoming and inclusive, drawing in a broader mix of users.

What we've heard

Community hubs are widely acknowledged within the community as an ideal model for bringing more people and activities together under one roof. People want central, flexible spaces that are easy to access, encourage social connection, and make it simpler to find the services they need. There is a clear enthusiasm for larger, adaptable facilities that co-locate services, attract diverse users, and make the best use of limited resources. Many feel that moving toward this model will create vibrant local places that feel like a true heart of the neighbourhood.

3.7 Collaborative partnerships

What we know

Council plays a key role in the planning, delivery and operation of community infrastructure, but so too do other tiers of government, the private sector, and community groups.

In Fishermans Bend, there are likely to be a number of education and health facilities delivered by State Government that can co-locate community infrastructure.

This creates opportunities for community hubs that enable innovation and resource-sharing. Partnerships can also fill gaps in programs and services that Council is not best placed to provide. For these partnerships to be successful, strong values alignment is needed, and deeply collaborative processes to co-design buildings, governance structures, and programs.

What we've heard

Community and stakeholder feedback calls for a more collaborative, transparent approach where Council, service providers, and the community work together to shape and operate community spaces. People feel that deeper collaboration would reduce duplication, make better use of shared resources, and help create services that reflect real community needs.



Image: Port Phillip EcoCentre, St Kilda

4. Plan framework

Our vision for the Community Infrastructure Plan in Port Phillip is:

A network of high-performing community infrastructure that supports the wellbeing and connectedness of our diverse community and reinforces Port Phillip as a thriving cultural hub and great place to live.

4.1 Principles

The CIP is shaped by six principles. These elaborate on what we mean by 'high-performing community infrastructure' and how we will achieve the vision.

Principle	What this looks like in practice
Flexible and responsive	Infrastructure is designed to be flexible and adaptable. It is highly utilised by the broadest possible range of groups, services and activities and is able to be easily repurposed over time to respond to changing community needs to create, learn, socialise, and be active.
High-quality and innovative	Infrastructure design is to a high standard, incorporating environmentally sustainable design, technology and other features that attract users and engender a sense of community identity and pride.
Accessible	Infrastructure is located close to where people live, shop and recreate, and accessible by active and public transport. Its design is safe, accessible and welcoming to all members of the community, regardless of age, gender, background or ability, fostering a sense of belonging among all users.
Equitable	Investment in community infrastructure is targeted to reduce inequities and remove barriers to participation. Projects that improve access, safety, affordability, and inclusion for groups such as women and gender diverse people, low-income households, young people, older residents, people with disabilities, and culturally-diverse communities are the ones that are prioritised.
Co-located and integrated	Spaces and services are co-located at community hubs to maximise convenience and opportunities for collaboration. Over time, operations become integrated and streamlined through stronger partnerships, and facilities/services operate more efficiently and effectively.
Financially sustainable	Infrastructure planning and delivery should consider whole-of-life costs and aim for long-term financial sustainability. This includes exploring diverse funding and operational models, promoting shared use, and ensuring operational efficiency to reduce ongoing burdens.

4.2 Community hubs hierarchy

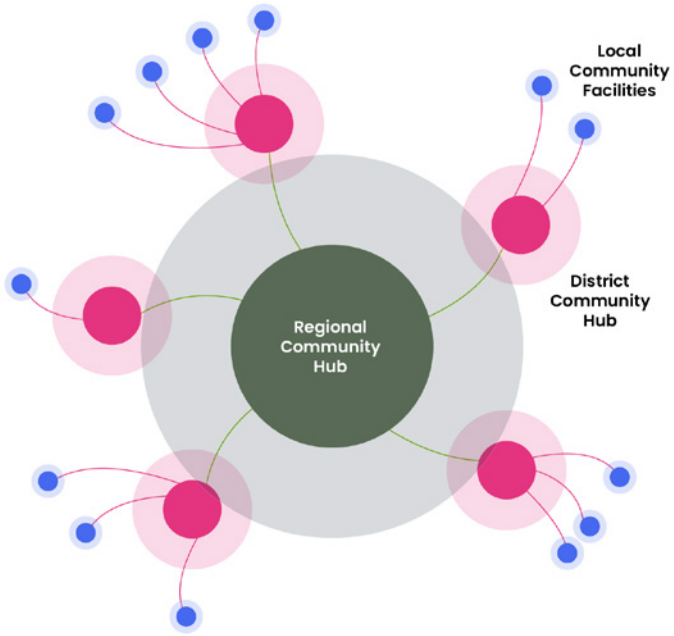
As the model that is adopted for most future facilities—including those in Fishermans Bend—community hubs will play an important role in achieving the vision for community infrastructure.

With services integrated into a single location, large multi-purpose hubs can service a wider geographic location. However, smaller-scale hubs distributed across the municipality remain essential to supporting more local, day-to-day needs and reducing barriers to access, particularly for disadvantaged cohorts. This means that our future community infrastructure network will be made up of a mix of regional-, district-, and local-level community hubs. (Figure 6).



Image: St Kilda Adventure Playground

Figure 6: A municipal network of hubs and local community centres



Under this approach, the level of each hub is dependent on its catchment population (how many people it will serve) and the scale and mix of the spaces and services it contains:

Source: SGS Economics and Planning (2024)

Regional hubs provide large facilities with both multipurpose spaces and more specialised services and spaces that can accommodate major events and programs, including ones that cannot be found anywhere else in the municipality.

Currently, there are no regional-level hub provided by Council in Port Phillip. However, the Sandridge Education and Community Hub, Art and Cultural Community Hub and Sport and Recreation Community Hubs that are planned for Sandridge are expected to be of this scale – with multiple service types planned, and early plans indicating a footprint of over 11,000m^2.

District hubs cater to a range of general community needs and interests, with some specialised spaces and equipment. Alongside multipurpose rooms of different sizes, 1-2 formalised services may be provided. Examples of this type of facility in Port Phillip include the St Kilda Town Hall and the Middle Park Community Centre.

Local hubs (which are typically community centres or Neighbourhood Houses) fill accessibility gaps between larger-scale hubs. These facilities typically only have a small number of flexible spaces that can meet the basic needs of local community groups and residents. They may or may not have a formal service presence, instead being activated by bookings or outreach/pop-up services from various providers who do not have a local permanent location. There are many existing multipurpose community centres and neighbourhood/community houses in Port Phillip that could be classified as local community hubs, but often with small footprints. Examples include the Betty Day Community Centre and the Alma Road Community House.

5. Municipal-wide needs and opportunities

There are big-picture needs and opportunities for each of the six community infrastructure categories that are relevant right across the municipality.

Understanding these helps us to align local area priorities to our vision and principles and guarantee that planning, delivery, and management of community infrastructure is strategic and consistent.

The CINA developed the infrastructure needs through an audit of existing facilities and the application of best practice service provision ratios which determine the 'gap' in community facilities by 2056. Insights, feedback and opportunities were developed through the engagement discussions with community, staff, state government, and community service providers.



Image: Aerial of Port Melbourne

5.1 Early years

Infrastructure needs		
Facility/service	**Existing infrastructure**	**Addl. required by 2056**
Playgroup sessions	86	--
Long day care places	2,781	+2,090
Kindergarten places	1,743	+1,360*
Maternal and Child Health (MCH) rooms	12	+2
Toy libraries	4	+4 to 5

Insights, feedback and opportunities

- Early years services are among the most frequently used community facilities in Port Phillip.
- Some playgroups and toy libraries are operating from spaces that are not-fit-for-purpose, largely due to inadequate storage.
- State Government-led service reforms are driving a significant increase in service demand on top of population growth, and some families are already facing wait times to access services.
- Many additional expansions and new facilities spread across the municipality will be required to meet expected demand for kindergarten services over the long-term.
- The role of State Government and the private sector in kindergarten and long day care is growing, but Council-owned and run services and community-run services in Council-owned buildings help ensure family needs and preferences can continue to be met.
- Early years hubs that co-locate multiple services can potentially offer improved convenience and benefits for families, but smaller childcare facilities also remain highly valued.

*Kindergarten figures are for 2036; sourced from the Port Phillip KISP

Council's role in responding to future demand

- Six early kindergarten facilities are being upgraded between 2026 and 2030, funded through a Building Blocks Partnership between Council and State Government. In these upgrades, Council should ensure delivery of flexible spaces to allow for expansion within existing premises where possible.
- Council should continue to participate in the State-led Kindergarten Information Service Planning process to allow for continuous monitoring of service needs.
- Council should continue facilitating other providers to deliver new facilities and expand their service capacity to help meet demand.



Image: Children's Week 2025 celebrations at Skinners Adventure Playground

5.2 Young people

Infrastructure needs

Facility/service	Existing infrastructure	Addl. required by 2056
Youth centre	0	+3 to 4
Youth-friendly spaces	1	+26

Insights, feedback and opportunities

- Youth centres are intentionally designed and programmed spaces for young people, and there are currently none in Port Phillip. This reflects Council's current place-based delivery model that activates youth-friendly spaces for programs and activities, which has resulted in strong participation and positive outcomes.
- Youth-friendly spaces can be multipurpose spaces that are inclusive to young people – outdoors (e.g. adventure playgrounds) or indoors, programmed or unprogrammed. Creative spaces and recreation spaces can also serve as important youth-friendly infrastructure.
- As the community grows, Council may look to explore the place-based model and consider whether this approach still meets community need. Should data and trends identify a need for a facility that includes dedicated, purpose-built spaces that host services and programs for young people, Fishermans Bend, which will be home to many of Port Phillip's new families, is likely the best location for such a facility.
- It is especially important that any youth centres and youth-friendly spaces are accessibly by public transport, trauma-informed, and culturally safe.
- Partnerships with external organisations such as Headspace have enabled the delivery of targeted programs that complement and strengthen the local service offering. Council should maintain these partnerships and continue to advocate to other providers to deliver spaces and programs that meet the needs of young people.

Council's role in responding to future demand

- Council should continue to identify and activate youth spaces across the municipality, with a particular focus on where new infrastructure has been delivered
- Council should continue to engage with young people and their families to understand changing needs for service delivery as new families move into the Fishermans Bend development.
- Council should continue to partner with other organisations and local community groups.

5.3 Multipurpose community spaces

Infrastructure needs

Facility/service	Existing infrastructure	Addl. required by 2056
Neighbourhood house services	5	+4 to 5
Multipurpose community centres	10	+0 to 1
Community spaces - small	12	+42
Community spaces - small to medium	18	+9
Community spaces - medium	10	+17
Community spaces - medium to large	2	+25
Community spaces - large	3	+8

Insights, feedback and opportunities

- There are currently no Aboriginal gathering places in Port Phillip. The need for such a space and where it would be best located is something that should be explored with Traditional Owners and state-level cultural institutions.
- Port Phillip's community centres and neighbourhood houses provide vital local spaces for a wide range of social, civic, learning, creative, and recreation activities, but many are ageing, undersized, and no longer fit-for-purpose.
- Larger rooms are in especially high demand and most across Port Phillip are already at capacity, according to bookings data and feedback.
- Accessibility upgrades, extended opening hours, and low hiring fees are needed to remove barriers to access for vulnerable community members, older persons, and not-for-profit support services.
- Feedback from community members and organisations also suggests that multipurpose spaces could be better promoted, so they are easier to find and book.
- Walkable access from residential areas to multipurpose spaces and activation with programs and activities for older persons will be increasingly important as the population ages.

- The Neighbourhood House model is particularly effective at activating multipurpose centres/spaces with programs and activities that are highly impactful and responsive to local needs, without being exclusive to any one demographic group.
- Community spaces can be co-located with libraries, early years facilities, arts and cultural facilities, and sport and recreation facilities to meet demand and create vibrant multipurpose hubs.
- Smart design features such as operable walls that allow for rooms sizes to be scaled up or down as needed (so that one larger space can also be several small spaces) and AV equipment are key to maximising the use of multipurpose spaces.
- Community spaces at private facilities (e.g. churches) complement the public network, and Council should continue to advocate that these be provided and made available to the general public.

Council's role in responding to future demand

- Council should continue to review opportunities to increase the utilisation and fitness for purpose of existing meetings space.
- Council should look for opportunities to co-locate flexible multipurpose spaces with other services in new and refurbished infrastructure.
- Council should continue to work in partnership with other local organisations to improve public access to multipurpose spaces.

5.4 Libraries

Infrastructure needs

Facility/service	Existing infrastructure	Addl. required by 2056
Library (sqm)	4,720	+3,260 (equal to 1 to 2 contemporary libraries)

Insights, feedback and opportunities

- Libraries today are much more than places to borrow books – they are increasingly functioning as hubs for families, older persons, young people, and even businesses and workers.
- Inclusion of multipurpose community spaces and extended opening hours are especially important in enabling the hub model for libraries.
- Existing libraries in Port Phillip widely vary in their size and offering; some will require redevelopment (and potentially relocation) to achieve modernisation and to meet increasing demand and community expectations.

Council's role in responding to future demand

- Council should explore the need and feasibility of extended services or hours for libraries across the network.

5.5 Arts and culture

Infrastructure needs

Facility/service	Existing infrastructure	Addl. required by 2056
Arts and cultural facility (all types)	4	+3
Arts and culture hub	1	+1 to 2
Experience & exhibition spaces	3	+2 to 3
Arts creation space	3	+7 to 8

Insights, feedback and opportunities

- Port Phillip is home to highly active performing, visual, and digital arts communities, with emerging artforms and a mix of government- and community-led venues and organisations.
- Our community has emphasised the need for additional spaces for arts and cultural pursuits – both creation spaces and performance/exhibition spaces, and especially studios for artist tenancies.
- Repurposing under-used or vacant industrial, civic, or commercial spaces is a key opportunity for creating affordable and unique arts and cultural facilities.
- Multipurpose community spaces that are outfitted with storage, sinks, and washable floors can also function as community arts spaces.

Council's role in responding to future demand

- Council plays a key role in arts programming, including of outdoor spaces, and partnerships with other providers will continue to be important.
- Council should continue to leverage the expertise and experience of local artist communities in developing arts and culture service programming.
- Supporting heritage societies to preserve local knowledge systems and celebrate local history, and exploring opportunities to showcase this at existing and future community facilities.

5.6 Community health

Infrastructure needs

Facility/service	Existing infrastructure	Addl. required by 2056
Community health centre	5	+2

Insights, feedback and opportunities

- The not-for-profit sector and State Government lead provision of community health services rather than Council, but Council-owned/managed spaces can also host these services.
- Council's role as partner and advocate is an important one for this infrastructure type, helping to ensure the quantity and distribution of services (particularly where there is socio-economic disadvantage) is appropriate, and that services remain responsive to local health and wellbeing needs identified through research and engagement.
- Community members and health organisations have expressed the need for more inclusive, wrap around health and wellbeing hubs with complementary services that provide holistic support and cater to vulnerable groups (e.g., people experiencing homelessness, older adults, people with mental health needs).
- That said, co-location with multipurpose community spaces and other types of services is also a beneficial model in different ways – helping to reduce stigma and foster connections, acting as health-supporting spaces where people can gather and seek support where needed.

Council's role in responding to future demand

- Council should continue to advocate for underrepresented members of the community in the provision of health and social support services.
- Council should continue to facilitate opportunities to increase health services within the municipality, including potential co-location opportunities.

6. Needs and opportunities by local area

In each local area of Port Phillip, there are both short-term needs that should be prioritised for addressing within the next five years and longer-term opportunities that will require further investigations, engagement, and funding options.



Image: St Kilda Adventure Playground

6.1 South Melbourne

Forecast population

2026	2056	Additional residents
13,116	21,350	+ 8,234

South Melbourne is one of the fastest-growing areas outside of Fishermans Bend, with a large and growing concentration of young people and young professionals.

Current infrastructure & identified needs



South Melbourne includes a mix of civic and community infrastructure:

- South Melbourne Community Centre
- Sol Green Community Centre
- Emerald Hill Library and Heritage Centre
- Multiple kindergarten and long day care services
- South Melbourne Town Hall (under redevelopment)
- Port Phillip Men's Shed
- Headspace and Better Health Network services

However, there are gaps that will continue to widen as the population grows:

- Playgroups
- Neighbourhood House service
- Arts and culture facilities
- Multipurpose community spaces, including youth-friendly spaces

Short-term priorities	Longer-term opportunities
• Complete the refurbishment of South Melbourne Town Hall to provide a secure, long-term home for the Australian National Academy of Music (ANAM) and major cultural venue for the community. • Deliver planned upgrades to the Clarendon Children's Centre Co-op and the Lilian Cannam Kindergarten. • Refurbish the MCH rooms at the Clarendon Children's Centre Co-op to improve functionality and enable continued operation. • Refurbish or relocate the toy library (currently at Koolin-ngal Family Centre) to improve functionality and enable its continued operation. • Engage with families to create new local playgroups and identify approriate spaces from which they can operate.	• Enhance arts and cultural programming at the South Melbourne Town Hall site and in the Emerald Hill creative precinct in partnership with ANAM and other organisations. • Deliver a new community hub at one of the existing community centres or hall sites with more multipurpose capacity, including a Neighbourhood House service, MCH rooms, playgroups, and youth programs. • Explore potential community/ arts and cultural activations for the vacated police station.

6.2 Port Melbourne

Forecast population

2026	2056	Additional residents
17,048	21,705	+ 4,657

Positioned between Fishermans Bend and the established suburbs of South Melbourne, Port Melbourne is and will continue to be home to a mix of both families and older persons.

Current infrastructure & identified needs



Port Melbourne has a diverse infrastructure network including:

- South Port Community Centre
- Liardet Community Centre
- Port Melbourne Town Hall precinct, including Library, City Collection and auditorium
- Seven early years facilities

Some facilities and services may require additional provision to meet population needs:

- Community health services
- Arts and culture facilities
- Kindergarten places
- Multipurpose community spaces, including youth-friendly spaces

Planned investment in nearby Fishermans Bend may address some of these gaps – particularly for arts and culture.

Short-term priorities	Longer-term opportunities
• Investigate upgrades to Port Melbourne Library to render the library and toy library services more fit-for-purpose and accessible, with additional capacity for family and community programming. • Engage with the Port Phillip Community Group (currently operating out of the Library) and the South Port Community Centre (a nearby Neighbourhood House-style service) to coordinate and promote available programs and services and make best use of local multipurpose community spaces.	• Identify an appropriate site for the delivery of a new community hub with more multipurpose capacity, including a Neighbourhood House service, community health and support services, youth programs, and activities for older persons. • Review requirements within the Port Melbourne library service to complement the new arts and cultural hub with a library in Fishermans Bend. • Identify appropriate sites to expand kindergarten and long day care service capacity.

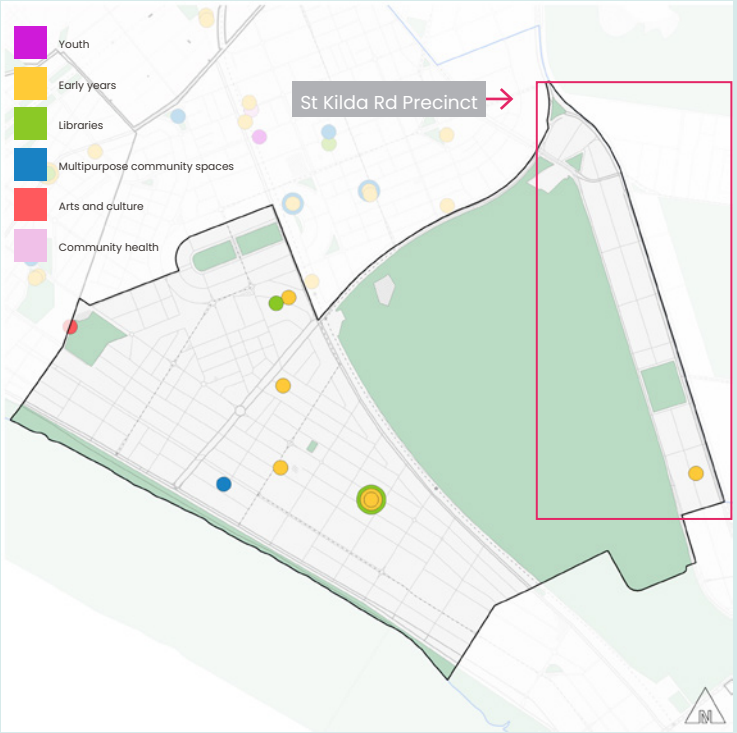
6.3 Albert Park

Forecast population

2026	2056	Additional residents
17,039	22,828	+5,788

An established suburb, Albert Park's population is forecast to grow at a slower rate than the LGA overall. This local area is expected to age, however will also continue to attract a growing cohort of young workers. This growth will likely be concentrated in the St Kilda Road precinct which is separated from the rest of the precinct and will see a different growth profile with likely younger residents and families.

Current infrastructure & identified needs



Albert Park is home to local facilities as well as major venues that service a larger population beyond its residents, including:

- Gasworks Creative Precinct with theaters, workshop rooms, gallery spaces and outdoor areas
- Melbourne Sports and Aquatic Centre (MSAC) and Lakeside Stadium
- Middle Park Community Centre with toy library, MCH, library, and multipurpose spaces
- Mary Kehoe Community Centre, home to U3A Port Phillip
- Albert Park Library

Infrastructure in the Cities of Melbourne and Stonnington to the east likely also service some demand, especially for the St Kilda Road precinct which only has one early years facility.

Still, there are gaps in provision that will be exacerbated as the population grows:

- Playgroups
- Long day care and kindergarten places
- Multipurpose community spaces

Short-term priorities	Longer-term opportunities
• Review use of the Middle Park Community Centre/Civic Kindergarten site to understand potential for redevelopment as either an early years hub (as it currently is with kindergarten, MCH, and toy library) or expand to include multipurpose community hub. • Engage with families to create new local playgroups and identify approriate spaces from which they can operate.	• Support U3A Port Phillip to expand their membership and offering to meet growing demand from older persons in this local area; this may require upgrades to Mary Kehoe Community Centre, relocation, or expansion into other available multipurpose spaces. • Depending on outcomes at Mary Kehoe and the Middle Park Community Centre/Civic Kindergarten site, consider providing a new community hub with more multipurpose capacity and a replacement library service. This should consider site options in the St Kilda Road Precinct to service the growing community there. • Identify appropriate sites to expand kindergarten and long day care service capacity. • Explore partnership opportunities with future developers along St Kilda Road to identify interim or permanent community infrastructure spaces to active street frontage.

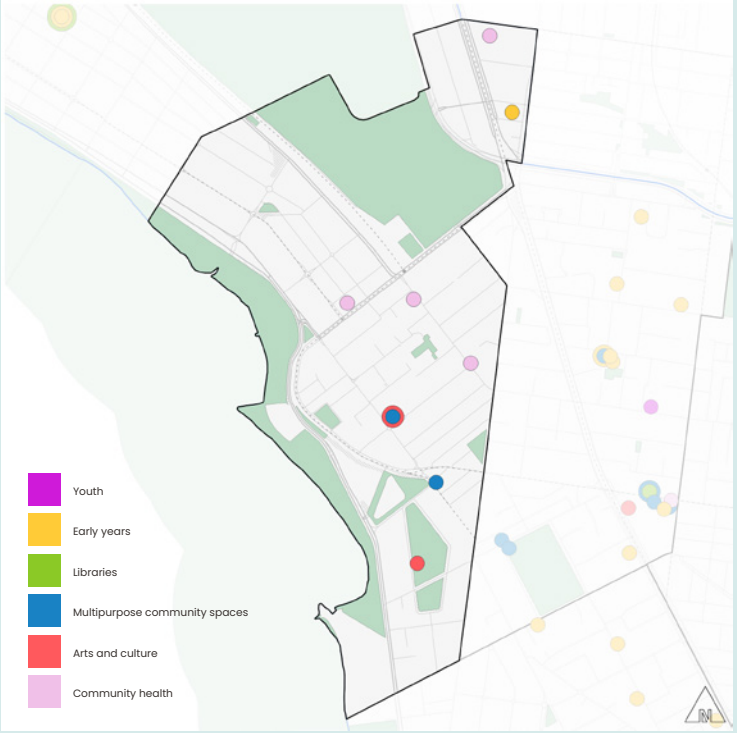
6.4 St Kilda West

Forecast population

2026	2056	Additional residents
15,267	21,408	+6,141

St Kilda West is an attractive and well-connected centre for arts, culture and nightlight activities in Port Phillip. There is a high concentration of young people of working age, and trend this is expected to remain the case over the long-term.

Current infrastructure & identified needs



St Kilda West has targeted services for some communities, though there is less variety across the local area. Existing infrastructure includes:

- Several community health services including Better Health Network, Access Health, Alfred Health and Sacred Heart Mission
- Shakespeare Grove Artist Studios
- Linden Art Gallery and studio spaces

However, there is a lack of early years services and family-friendly spaces as well as other gaps that will continue to widen as the population grows:

- Multipurpose community centre and multipurpose spaces
- Neighbourhood House service

These gaps are due in part to the strong presence of community infrastructure in the nearby St Kilda Central.

Short-term priorities	Longer-term opportunities
• Investigate the potential to upgrade and expand the Shakespeare Grove Artist Studios to accommodate additional studios and multipurpose spaces that can be used for community arts and cultural activities.	• Consider delivery of a new community and wellbeing hub with multipurpose community rooms, consulting rooms for MCH and community health services, and potentially a Neighbourhood House service. This would require consultation with existing service providers and identification of an appropriate site. • Identify appropriate sites to expand kindergarten and long day care service capacity.

6.5 St Kilda Central

Forecast population

2026	2056	Additional residents
13,308	21,271	+7,936

St Kilda Central is nestled between western and eastern St Kilda and so shares many of the same characteristic as its neighbours. This local area is forecast to have the largest growth in residents after South Melbourne and Fishermans Bend, and will continue to have a dominant cohort of young adults.

Current infrastructure & identified needs



St Kilda Central acts as a civic and community hub for the municipality, with:

- St Kilda Library – the largest in the municipality
- The Carlisle Street Art Space Council programmed gallery situated at the St Kilda Town hall.
- Port Phillip Community Group (Neighbourhood House)
- Multiple community centres
- Seven early years facilities

There is a need for the following to service current and future populations:

- Toy library
- Multipurpose community spaces

Following the closure of the PCYC, there is also a lack of youth-friendly spaces and services.

Short-term priorities	Longer-term opportunities
• Investigate options for the refurbishment and upgrade of St Kilda Library to increase service capacity and deliver more multipurpose community spaces, a new toy library, and digital makerspaces. • Deliver planned upgrades to the North St Kilda Children's Centre and Eildon Rd Child Care Centre.	• Review the need for multiple community centre/ Neighbourhood House sites and consider reconfiguration, depending on outcomes at the St Kilda Library.

6.6 St Kilda East

Forecast population

2026	2056	Additional residents
16,616	19,866	+3,250

As the easternmost local area of Port Phillip, St Kilda East has a more suburban and residential feel than its counterparts. Relatively modest population growth is forecast, and the demographic makeup is expected to remain largely unchanged.

Current infrastructure & identified needs



St Kilda East is home to community infrastructure that is limited to:

- Alma Road Community House – a Neighbourhood House that includes multipurpose rooms and portal to Port Phillip Community Group
- Four early years facilities

This leaves gaps across most infrastructure categories. However, some infrastructure in the City of Stonnington to the east likely service also demand from this community – including the Stonnington Children's Centre and the Grattan Gardens Community Centre.

Residents are likely accessing some facilities and services in St Kilda Central as well as in the neighbouring Cities of Stonnington and Glen Eira to meet their needs.

Short-term priorities	Longer-term opportunities
• Deliver planned upgrades to the St Kilda & Balaclava Kindergarten and The Avenue Children's Centre and Kindergarten.	• In partnership with the Port Phillip Community Group, explore the refurbishment/upgrade of Alma Road Community House to improve functionality and enable its continued operation as a multipurpose centre capable of hosting a wide range of community programs and activities.

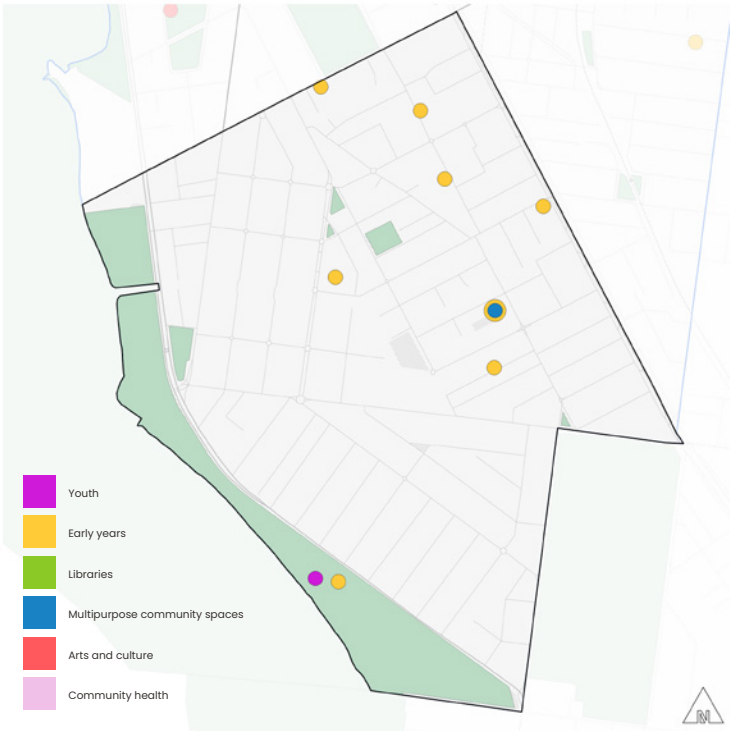
6.7 Elwood

Forecast population

2026	2056	Additional residents
15,717	19,646	+3,929

The beachside suburb of Elwood is forecast to experience relatively modest population growth. Elderly population cohorts will increase most significantly, though there will also continue to be a concentration of older working professionals and retirees.

Current infrastructure & identified needs



Reflecting its more residential character, Elwood community infrastructure exhibits similar patterns to that in St Kilda East, with:

- One community centre/ Neighbourhood House – the Elwood and St Kilda Neighbourhood Learning Centre
- Elwood Sea Scouts (a specialised youth facility)
- Six early years facilities

Some facilities and services may require additional provision to meet local population needs:

- Long day care and kindergarten places
- Multipurpose community spaces

Short-term priorities	Longer-term opportunities
• Explore multi-purpose accommodation options for the Elwood Toy Library (currently operating from the Elwood and St Kilda Neighbourhood Learning Centre) that support ongoing service operation while balancing other community needs and priorities. • Refurbish or relocate the Elwood Playgroup to improve functionality and enable its continued operation. • Deliver planned upgrades to the Elwood Children's Centre.	• Identify appropriate sites to expand kindergarten and long day care service capacity. • In partnership with the Elwood and St Kilda Neighbourhood Learning Centre, explore the refurbishment/upgrade of this facility to improve functionality, accessibility, and enable its continued operation as a multipurpose centre capable of hosting a wide range of community programs and activities.

6.8 Fishermans Bend – Wirraway

Forecast population

2026	2056	Additional residents
257	17,529	+17,271

Wirraway is the westernmost precinct of Fishermans Bend, immediately south of an employment precinct that falls within the City of Melbourne. Wirraway will be a predominantly residential area, but at lower densities than elsewhere, resulting in a smaller population than in Sandridge or Montague. As consistent with other Fishermans Bend precincts, there will be a low proportion of older people in Wirraway, with a high share of working age people and their children.

Infrastructure needs

The CINA identifies needs across all infrastructure categories for Wirraway:

- 650x long day care places
- 880x kindergarten places (across all of Fishermans Bend)
- 1-2x maternal and child health rooms
- 1x toy library
- 5x playgroups
- 1x multipurpose community centre
- 1x neighbourhood house service
- 1x partial library service (e.g. a kiosk)
- 2-3x medium to large/large community spaces
- 2-4x small/ small to medium/ medium community spaces (incl. youth-friendly, consulting-style spaces for community health and support services, and arts creation spaces)

Infrastructure needs continued

Some kindergarten and long day care capacity is expected to be delivered at new school sites, including the new Narrarrang Primary School. School sites have potential to provide spaces for early years services including maternal and child health consulting rooms, playgroup space, and other facilities for family and children's programs.

Other facilities envisaged in previous strategic planning for the precinct have not progressed. State Government strategic documents, including the Fishermans Bend Framework (2018) and the Fishermans Bend Community Infrastructure Plan (2017), proposed a regional Health and Wellbeing Hub, an Education and Community Hub, and an Arts and Cultural Hub in the Wirraway Precinct. These hubs were intended to support a wide range of community services and activities.

However, more recent State funding and delivery arrangements indicate an evolving approach. The State's Draft Fishermans Bend Urban Renewal Area Development Contributions Plan does not include a local hub in Wirraway, recent school funding has provided only limited community facilities, and expectations for community hospital delivery in foreseeable timeframes have been adjusted.

Further work is required to align local service needs with infrastructure provision and to clarify the scope and delivery pathways for community hubs, to resolve inconsistencies between what has been planned, what is needed, and what is funded.

Infrastructure recommendations

- Given the hubs planned for Sandridge and the somewhat smaller population forecast for this precinct, a local-level hub is likely sufficient for Wirraway.
- Further provision of early years services may be required (beyond just what is delivered by State Government at school sites), which could be delivered as additional local hub or with the other services/spaces as a larger hub.
- There are two existing community centre sites (Sandridge Community Centre and Fishermans Bend community Centre) just over the boundary in Port Melbourne, and a district hub with similar components is recommended there.
- Planning for facilities in Port Melbourne and Sandridge should consider how they complement the need for a future local hub in Wirraway, including matters of capacity, access, and service distribution across the precinct.

Planning and advocacy recommendations

- Confirm the scope of the State Government's final Fishermans Bend Urban Renewal Area Development Contributions Plan and next steps for community infrastructure planning, including the path for remaining community infrastructure needs in Wirraway Precinct.
- Partner with State Government to develop more detailed planning documents for Wirraway that include provision of a local community hub.
- Identify an appropriate location for the new community hub. Consider minimum land area, accessibility, and opportunities to co-locate with other community infrastructure (e.g. schools, recreation facilities).
- Advocate for additional funding to be allocated to cover the land and building costs of this hub.
- Review the timing for community infrastructure delivery in Wirraway against projected demand updates in coming years. Recent State Government public transport announcements under the Fishermans Bend Integrated Transport Plan 2025 have delayed train and tram delivery which may change and lengthen the demand profile in the area.
- Support the establishment of new playgroups and toy library services through engagement and capacity-building with local families.
- Engage with neighbourhood house and community health and support service providers who may operate from the future community hub.
- Identify appropriate sites to deliver additional kindergarten, long day care, and MCH service capacity. Where these are co-located with schools, partner with State Government to co-design the building and governance model to avoid access and operational challenges.
- Consult with the Narrarrang Primary School and Port Melbourne Secondary College (Education and Community Hubs) to maximise use of community facilities delivered.

6.9 Fishermans Bend – Montague

Forecast population

2026	2056	Additional residents
3,181	23,106	+19,925

Montague is the easternmost precinct of Fishermans Bend and is envisioned as a mixed-use precinct. Located next to the established South Melbourne neighbourhood, there are currently some early years facilities available. Residents may access facilities in South Melbourne during the development period.

Infrastructure needs

The CINA identifies needs across all infrastructure categories for Montague:

- 690x long day care places
- 880x kindergarten places (across all of Fishermans Bend)
- 1 maternal and child health rooms
- 1x toy library
- 7x playgroups
- 1x multipurpose community centre
- 2-3x medium to large/large community spaces
- 3-6x small/ small to medium/ medium community spaces (incl. youth-friendly, consulting-style spaces for community health, and support services, and arts creation spaces)
- 1x neighbourhood house service

Infrastructure needs continued

Currently in Montague, the South Melbourne Primary School site includes a kindergarten and long day care service and maternal and child health rooms. Outside of this, there is another early years site providing kindergarten and long day care, as well as the Montague Continuing Education Centre, which provides education to students with mild intellectual disabilities aged 15 to 18. Other facilities envisaged in previous strategic planning for the precinct have not progressed.

State Government strategic documents, including the Fishermans Bend Framework (2018) and the Fishermans Bend Community Infrastructure Plan (2017), proposed an Arts and Cultural Hub in the Montague Precinct.

While some local needs have been addressed through the South Melbourne Primary School site and the proposed Sandridge Arts and Cultural Community Hub, Sports and Recreation Community Hub and Education and Community Hub, there remains a shortfall in accessible community spaces in Montague.

Further work is required to better align local service needs with provision, and to clarify the scope and delivery pathways for future community hub facilities in Montague.

Infrastructure recommendations

- Given the regional hub planned for neighbouring Sandridge and the smaller geographical footprint for this precinct, a local-level hub is likely sufficient for Montague.
- Further provision of early years services may be required (beyond just what is delivered by State Government at school sites), which could be delivered as additional local hub or with the other services/spaces as a larger hub.
- There is no existing community/civic site available to serve as this hub, and little to no vacant land remaining in the precinct. Given this, innovative delivery models should be considered, e.g. the potential to adapt government land or lease a commercial space.
- Planning for facilities in South Melbourne, Port Melbourne and Sandridge Precinct should consider how they complement the need for a future local hub in Montague, including matters of capacity, access, and service distribution across the precinct.

Planning and advocacy recommendations

- Confirm the scope of the State Government's final Fishermans Bend Urban Renewal Area Development Contributions Plan and next steps for community infrastructure planning, including the path for remaining community infrastructure needs in Montague Precinct.
- Based on population growth projections and demand identified in the CINA, Montague Precinct is expecting the highest growth upfront in Fishermans Bend and should be a focus for initial community hub planning and delivery in the urban renewal area.
- Partner with State Government to develop more detailed planning documents for Montague that include provision of a local community hub.
- Identify an appropriate location for the new community hub. Consider minimum land area, accessibility, and opportunities to co-locate with other community infrastructure (e.g. schools, recreation facilities) and the potential for innovative delivery models that do not require land acquisition.
- Advocate for additional funding to be allocated to cover the building costs (and land costs, if applicable) of this hub.
- Support the establishment of new playgroups and toy library services through engagement and capacity-building with local families.
- Engage with neighbourhood house and community health and support service providers who may operate from the future community hub.
- Identify appropriate sites to deliver additional kindergarten, long day care, and MCH service capacity. Where these are co-located with schools, partner with State Government to co-design the building and governance model to avoid access and operational challenges.

6.10 Fishermans Bend – Sandridge

Forecast population

2026	2056	Additional residents
629	27,090	+26,460

Sandridge, central to Fishermans Bend, is expected to have the largest increase in population and commercial activity of any precinct. Currently, there is only one sports oval (not included in the report) in the area. Significant community infrastructure to meet future need is planned for the precinct.

Infrastructure needs

The CINA identifies needs across all infrastructure categories for Sandridge:

- 1,000x long day care places
- 880x kindergarten places (across all of Fishermans Bend)
- 3 maternal and child health rooms
- 1x toy library
- 8x playgroups
- 1x multipurpose community centre
- 4-5x medium to large/large community spaces
- 13-14x small/ small to medium/ medium community spaces (incl. youth-friendly, consulting-style spaces for community health, and arts creation spaces)
- 1x neighbourhood house service

A regional-level community hub comprising library, performing arts spaces, youth services and flexible community spaces is planned and funded for Sandridge Precinct through the State's Draft Fishermans Bend Urban Renewal Area Development Contributions Plan. A future State primary school is also planned in the precinct.

Infrastructure recommendations

- Provision of a regional-level hub with a mix of spaces and services in this precinct will be essential to meeting community needs for this precinct, and potentially also some of the needs of other precincts.

Planning and advocacy recommendations

- Confirm the scope of the State Government's final Fishermans Bend Urban Renewal Area Development Contributions Plan and next steps for community infrastructure planning.
- Identify an appropriate location for the new community hub. This hub should be located so it is not only convenient to the local residents of Sandridge but also highly accessible via all transport modes to users traveling from other areas.
- Support the establishment of new playgroups and toy library services through engagement and capacity-building with local families.
- Engage with service providers who may operate from the future community hub and consider who is best positioned to lead its operation. Given the scale and potential components of this hub, establishing a governance model early and gaining input from the various services to the facility's design will be critical to ensuring it is fit-for-purpose for all and can operate smoothly.
- Identify appropriate sites to expand kindergarten, long day care, and MCH service capacity. Where these are co-located with schools, partner with State Government to co-design the building and governance model to avoid access and operational challenges.
- Engage with City of Melbourne to coordinate the timing of delivery of this hub and the planned hub in the Lorimer precinct to ensure facilities and services are complementary.
- Council to work with State Government to develop requirements for inclusion of community facilities, to inform the future delivery of the Sandridge Education and Community Hub, Art and Cultural Community Hub and Sport and Recreation Community Hub, for delivery in partnership with State Government.

7. Monitoring and evaluation

Community infrastructure planning is not a set-and-forget process. It requires ongoing monitoring and evaluation under a whole-of-Council approach for effective project and resource management.

Council's annual budget and capital works programs will consider the needs and opportunities identified by the CIP, investing where required.

The CIP will be updated in five years and a report will be prepared that provides an update on the status of short-term priorities, detailing next steps for any that remain outstanding.

Alongside this, Council will monitor the following to measure the success of the CIP and inform responses to newly emerging issues and opportunities:

- Customer satisfaction with community facilities and services
- Ongoing feedback from user groups, including through the Neighbourhood Engagement Program
- Utilisation of bookable spaces
- Library membership rates
- Waitlists for early years services

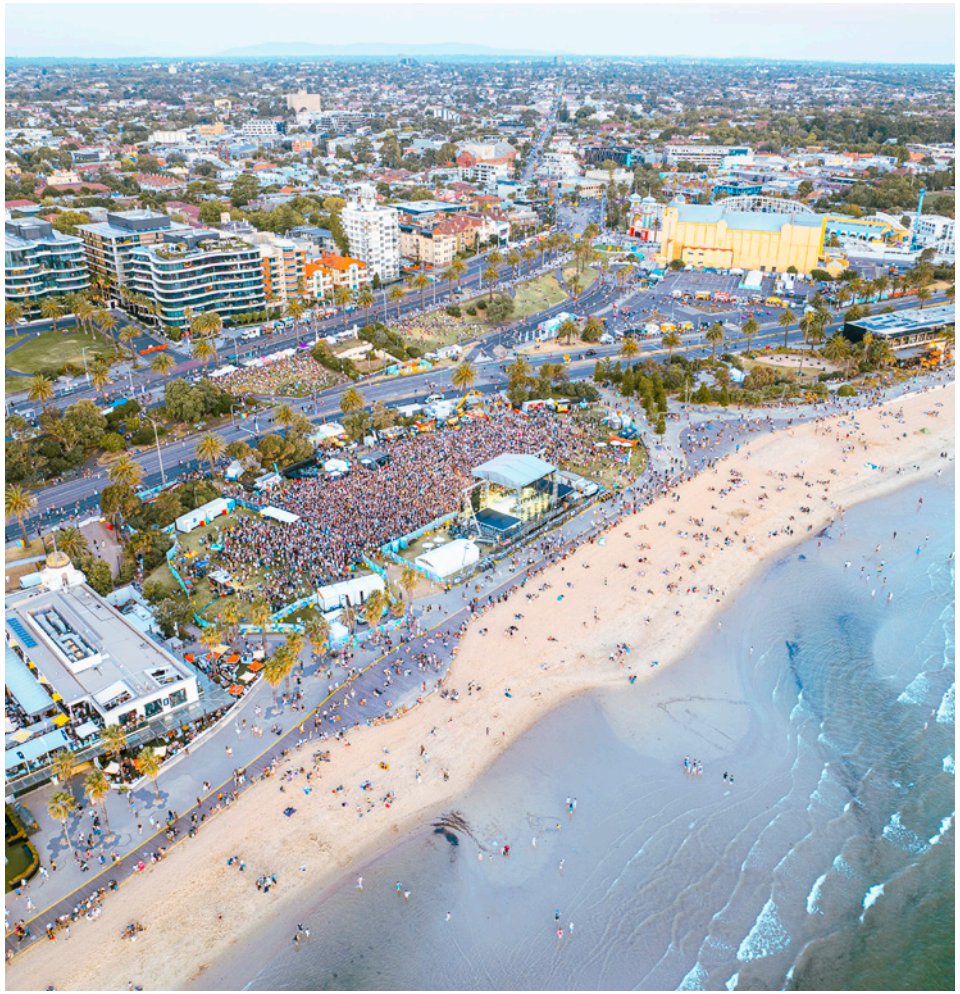


Image: St Kilda Festival at South Beach Reserve, St Kilda

Appendix A: Relevant legislation and policy

The following legislation, policies, strategies and plans have informed the Community Infrastructure Plan.

National

- National Competition Policy
- Disability Discrimination Act 1992

State-level

- Local Government Act 2020
- Planning and Environment Act 1987
- Public Health and Wellbeing Act 2008
- Plan for Victoria
- Fishermans Bend Framework
- Fishermans Bend Urban Renewal Area Development Contributions Plan (Draft)

Municipal-level

- Plan for Port Phillip 2025-35 (includes the Community Vision)
- City of Port Phillip Creative and Prosperous City Strategy 2023-26
- Every Child, Our Future: Children's Services Policy 2020
- Port Phillip Library Action Plan 2021-2031
- Asset Management Policy 2021
- Community Facility Access and Allocation Policy 2024
- Property Policy
- Gender Equality Act 2020
- Child Safe Policy 2024
- Accessibility Action Plan 2023 to 2025
- Kindergarten Infrastructure and Services Plan (2025)

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