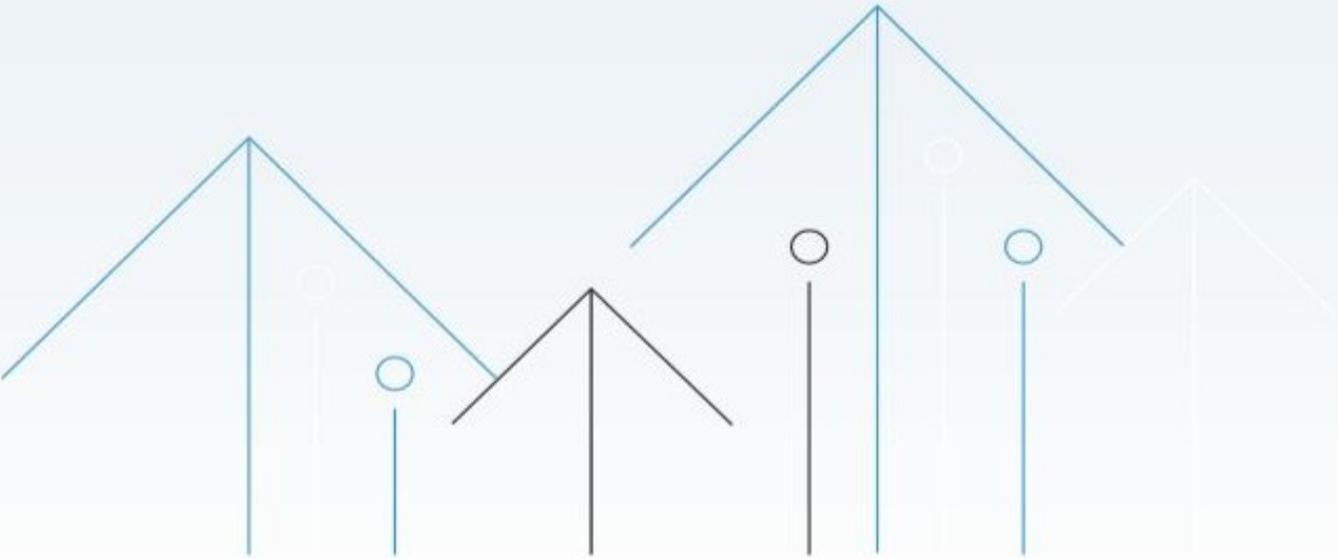


# Hobsons Bay City

population forecast



## Table of Contents

About the forecast areas .....	1
Drivers of population change .....	3
Population summary .....	5
Population and age structure .....	6
Population and age structure map .....	9

# Hobsons Bay City

## About the forecast areas

Hobsons Bay City is located in Melbourne's south west, encompassing a total land area of just over 64 square kilometres. It is bounded in the north by the City of Brimbank and the City of Maribyrnong, in the east by the City of Melbourne and in the west by the City of Wyndham.

Population 2020

99,014

forecast.id

Population 2041

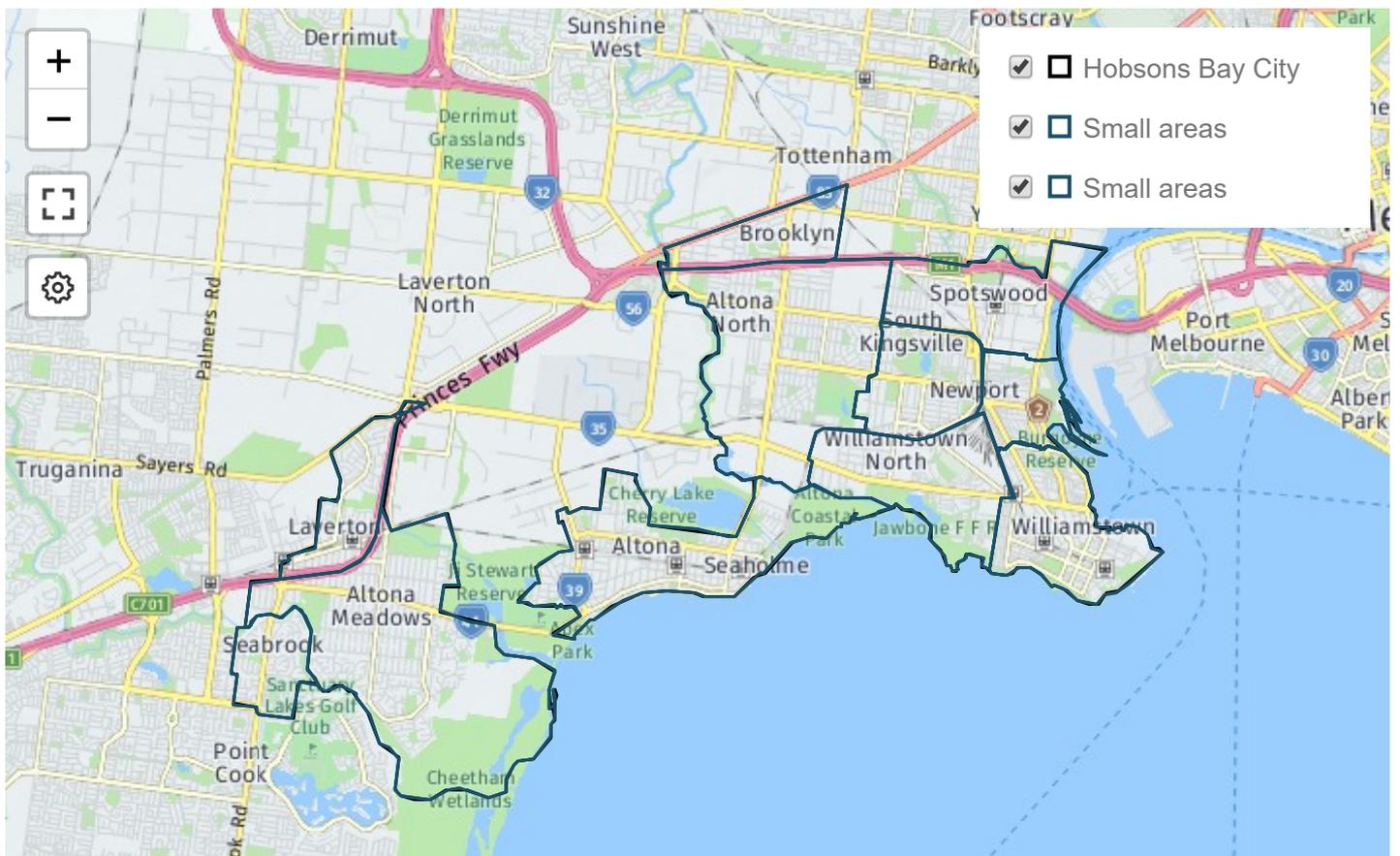
126,177

forecast.id

Change 2020-41

27.43%

forecast.id





Source: Population and household forecasts, 2016 to 2041, prepared by .id, the population experts, February 2020.

# Hobsons Bay City

## Drivers of population change

Hobsons Bay City is an established municipality located in Melbourne's western suburbs. It is characterised by its diversity, encompassing historic suburbs and gentrifying areas in the Williamstown/Newport corridor, and maturing suburbs in the west, typified by Altona Meadows and Seabrook. Hobsons Bay also has a significant manufacturing base, including significant petrochemical plants and refineries in Spotswood and Altona North. However, more recent years have seen an overall decline in manufacturing activity, particularly in the east, which has the effect of freeing up this land for alternative uses. These changes are ongoing and will continue to influence demographic and housing outcomes in the City over the forecast period.

## Development history

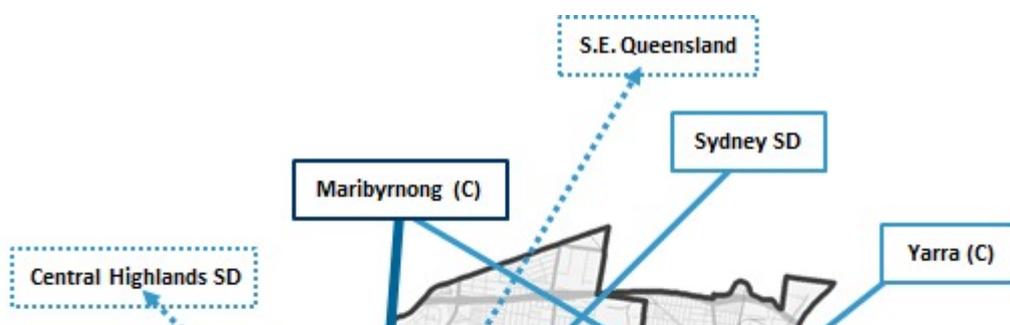
Urban development in the City dates back to 1837, with the establishment of Williamstown as a port. The area became a major maritime centre for Melbourne over the following decades and much of urban development in the eastern part of the City dates from this period and the early twentieth century. In the west, urban development generally dates from the post-war period, with residential development spreading away from the railway lines into Altona North, and most recently around Altona Meadows and Seabrook.

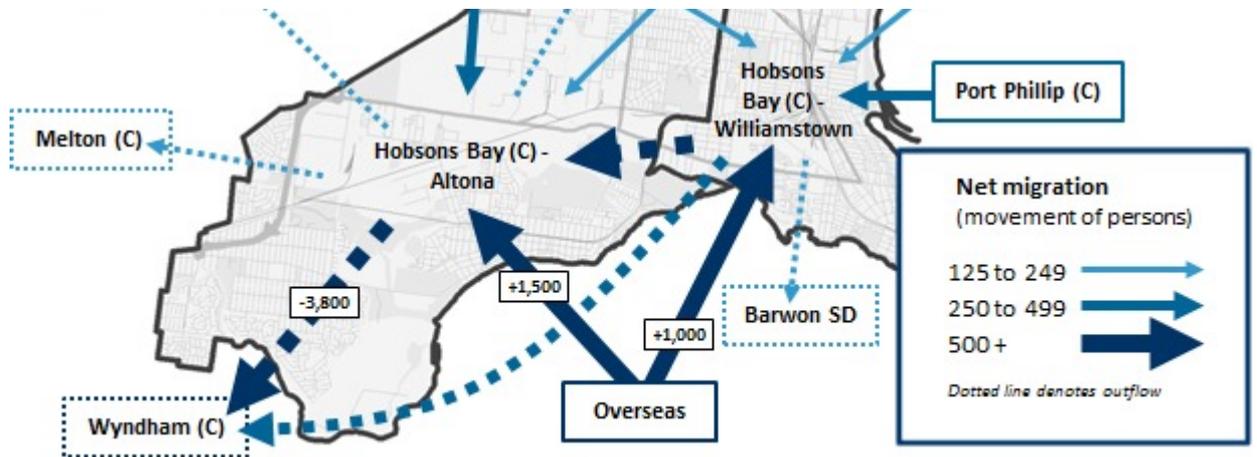
There has been significant economic restructuring over recent decades which has resulted in notable changes to the patterns of land use in Hobsons Bay City. This process is ongoing. Some of the industries in the eastern part of the City have closed or relocated, which has provided opportunities for redevelopment of this land for residential purposes. This pattern is most notable in Williamstown, Newport (East and West) and Spotswood-South Kingsville, where a number of sites have been developed. During the 1990s some conversion of surplus government and utility land to residential purposes occurred, most notably the Williamstown Rifle Range and Williamstown Junction sites. These types of redevelopment opportunities are important as the amount of greenfield land in the municipality has been largely exhausted and significant additions to the dwelling stock can only be realised through redevelopment on brownfield sites. Due to its bayside location and relative proximity to the CBD, there is significant pressure for residential development, although affordability issues and ageing dwelling stock have resulted in the loss of people to the outer west.

## Migration patterns

Overall, in the post war period the primary housing market role that Hobsons Bay City has played was to provide home owning opportunities for families and prospective families from western suburbs of Melbourne. In more recent years, net in-migration from the inner south eastern suburbs has become more important as the eastern part of Hobsons Bay has become part of the wider inner city housing market (from a metropolitan perspective) and is gentrifying. However, Hobsons Bay loses significant population to neighbouring growth area LGAs such as Wyndham and Melton, as well as 'sea-change' and 'tree-change' LGAs to the west, such as Geelong, Surf Coast, Moorabool and Macedon Ranges. This flow consists mainly of young adults leaving the family home or inner city rental accommodation to take advantage of relatively affordable home opportunities in Melbourne's outer west, and also empty nesters looking for a change of lifestyle.

## Historical migration flows, Hobsons Bay City, 2011-2016





Population and household forecasts, 2016 to 2041, prepared by .id the population experts, February 2020.



**Note:** The migration flows depicted above are historical and do not represent future or forecast migration flows or subsequent council boundary changes. The arrows represent migration flows to the area as a whole and do not indicate an origin or destination for any specific localities within the area. Overseas flow shows overseas arrivals based on answers to the census question "where did the person usually live 5-years ago" and .id estimates of international out-migration.

## Housing role and function

The housing market in Hobsons Bay is diverse, reflecting the residential development of the City over several decades and the range of land uses. This difference in function and role of the small areas in Hobsons Bay City means that population outcomes differ significantly across the municipality. The eastern part of the City (Williamstown, Newport East and Spotswood - South Kingsville) has a migration profile typical of Melbourne's inner suburbs, with large gains of young adults who are attracted to the inner city lifestyle and proximity to the CBD. Typically, these young adults will move out of the area once they start a family as the housing stock is not suitable for larger households. Other parts of Hobsons Bay have maturing households and are beginning to show signs of suburban regeneration, whereby older households are gradually replaced by younger households, resulting in a new wave of population growth and change. This process is well advanced in suburbs such as Altona Meadows and Seabrook which were primarily developed in the 1990s. The young families that moved there are now ageing and the children are leaving home, creating smaller households and resulting in some population loss.

## Housing supply

There are also significant differences in the supply of residential property within the City which will also have a major influence in structuring different population and household futures over the forecast period. Surplus industrial land will create significant opportunities for additional housing, particularly in Altona North, Williamstown and Spotswood-South Kingsville. Precinct 15 in Altona North is one of the largest brownfield sites in western Melbourne, with approximately 3,000 new dwellings forecast in the period to 2040. Infill development will also continue to create new dwelling stock throughout the City, primarily in Altona-Seaholme, Altona North and Newport West, due to the ageing dwelling stock and larger lot sizes. Overall, the City is forecast to record modest population growth over the forecast period to reach a population of 126,000 at 2041.

# Hobsons Bay City

## Population summary

This table summarises the population for Hobsons Bay City and each of its small areas. This enables you to see how population change is affecting different parts of the LGA in different ways. Some small areas may be rapidly growing whilst others are stable or even declining in population.

Continue to the forecast results section to see detailed forecasts of population, households, and dwellings for each of the small areas.

Please note that population numbers in forecast.id for the 2016 base year are derived from Estimated Resident Population from the Australian Bureau of Statistics. These differ from (and are usually higher than) Census counts as they factor in population missed by the Census and population overseas on Census night. They are generally considered a more accurate measure of population size than Census counts.

## Population summary

Hobsons Bay City	Forecast year						Change between 2016 and 2041	
Area	2016	2021	2026	2031	2036	2041	Total change	Avg. annual % change
<b>Hobsons Bay City</b>	<b>93,445</b>	<b>100,359</b>	<b>108,570</b>	<b>116,021</b>	<b>121,526</b>	<b>126,177</b>	<b>+32,732</b>	<b>+1.21</b>
Altona - Seaholme	13,206	14,703	15,841	16,625	17,323	18,065	+4,859	+1.26
Altona Meadows	20,106	20,547	20,669	20,858	21,103	21,399	+1,293	+0.25
Altona North	12,974	14,509	17,486	21,642	24,505	25,728	+12,754	+2.78
Brooklyn	1,953	2,206	2,407	2,567	2,676	2,780	+827	+1.42
Laverton	5,026	5,832	6,652	7,185	7,752	8,323	+3,297	+2.04
Newport East	4,612	4,683	4,683	4,700	4,758	4,831	+219	+0.19
Newport West	8,840	9,573	9,989	10,217	10,485	10,744	+1,904	+0.78
Seabrook	5,408	5,299	5,238	5,236	5,261	5,322	-86	-0.06
Spotswood - South Kingsville	4,800	5,197	6,518	7,782	8,460	9,712	+4,912	+2.86
Williamstown	11,903	13,060	13,831	13,747	13,739	13,796	+1,893	+0.59
Williamstown North	4,617	4,751	5,254	5,462	5,463	5,477	+860	+0.69
Newport	13,453	14,256	14,672	14,917	15,243	15,575	+2,122	+0.59

Population and household forecasts, 2016 to 2041, prepared by [.id](#), the population experts, February 2020.

### Historical Estimated Resident Population

# Hobsons Bay City

## Population and age structure

Knowledge of how the age structure of the population is changing is essential for planning age-based facilities and services, such as child care, recreation and aged care.

The forecast age groups of Hobsons Bay City is a function of the current age of the population (people aging each year, being born and dying) as well as the age of people migrating into and out of the area. This in turn is driven by location (fringe, city centre, regional or rural) the existing housing stock (separate dwellings, medium or high density), the amount and type of new residential development (same as existing stock, or diversifying) and where the area is in a cycle of change. We call this the area's residential role and function. You can learn more about this in the section [household and suburb life cycles](#).

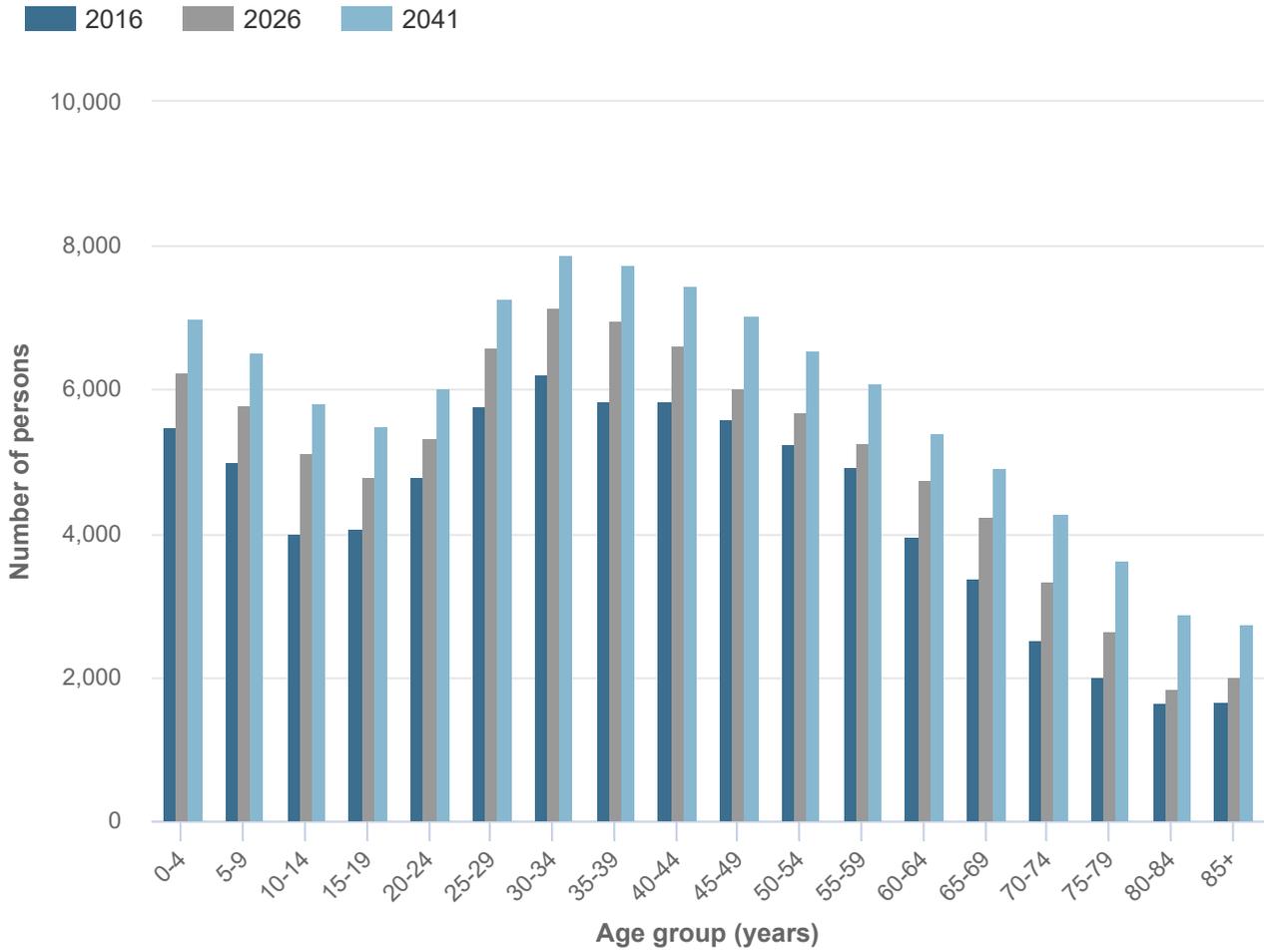
### Forecast age structure - 5 year age groups

Hobsons Bay City - Total persons	2016		2026		2041		Change between 2016 and 2041
Age group (years)	Number	%	Number	%	Number	%	Number
0 to 4	6,564	7.0	7,503	6.9	8,408	6.7	+1,845
5 to 9	5,988	6.4	6,942	6.4	7,859	6.2	+1,871
10 to 14	4,803	5.1	6,143	5.7	7,011	5.6	+2,208
15 to 19	4,874	5.2	5,760	5.3	6,616	5.2	+1,742
20 to 24	5,737	6.1	6,386	5.9	7,268	5.8	+1,531
25 to 29	6,922	7.4	7,928	7.3	8,743	6.9	+1,821
30 to 34	7,458	8.0	8,590	7.9	9,510	7.5	+2,052
35 to 39	7,022	7.5	8,354	7.7	9,341	7.4	+2,319
40 to 44	7,018	7.5	7,939	7.3	8,968	7.1	+1,949
45 to 49	6,704	7.2	7,236	6.7	8,479	6.7	+1,774
50 to 54	6,300	6.7	6,830	6.3	7,900	6.3	+1,600
55 to 59	5,894	6.3	6,327	5.8	7,330	5.8	+1,436
60 to 64	4,727	5.1	5,712	5.3	6,510	5.2	+1,783
65 to 69	4,054	4.3	5,105	4.7	5,917	4.7	+1,863
70 to 74	3,023	3.2	4,011	3.7	5,148	4.1	+2,124
75 to 79	2,409	2.6	3,191	2.9	4,389	3.5	+1,980
80 to 84	1,958	2.1	2,211	2.0	3,475	2.8	+1,517
85 and over	1,990	2.1	2,400	2.2	3,304	2.6	+1,314
Total persons	93,445	100.0	108,570	100.0	126,177	100.0	+32,732

Population and household forecasts, 2016 to 2041, prepared by [.id](#), the population experts, February 2020.

## Forecast age structure - 5 year age groups

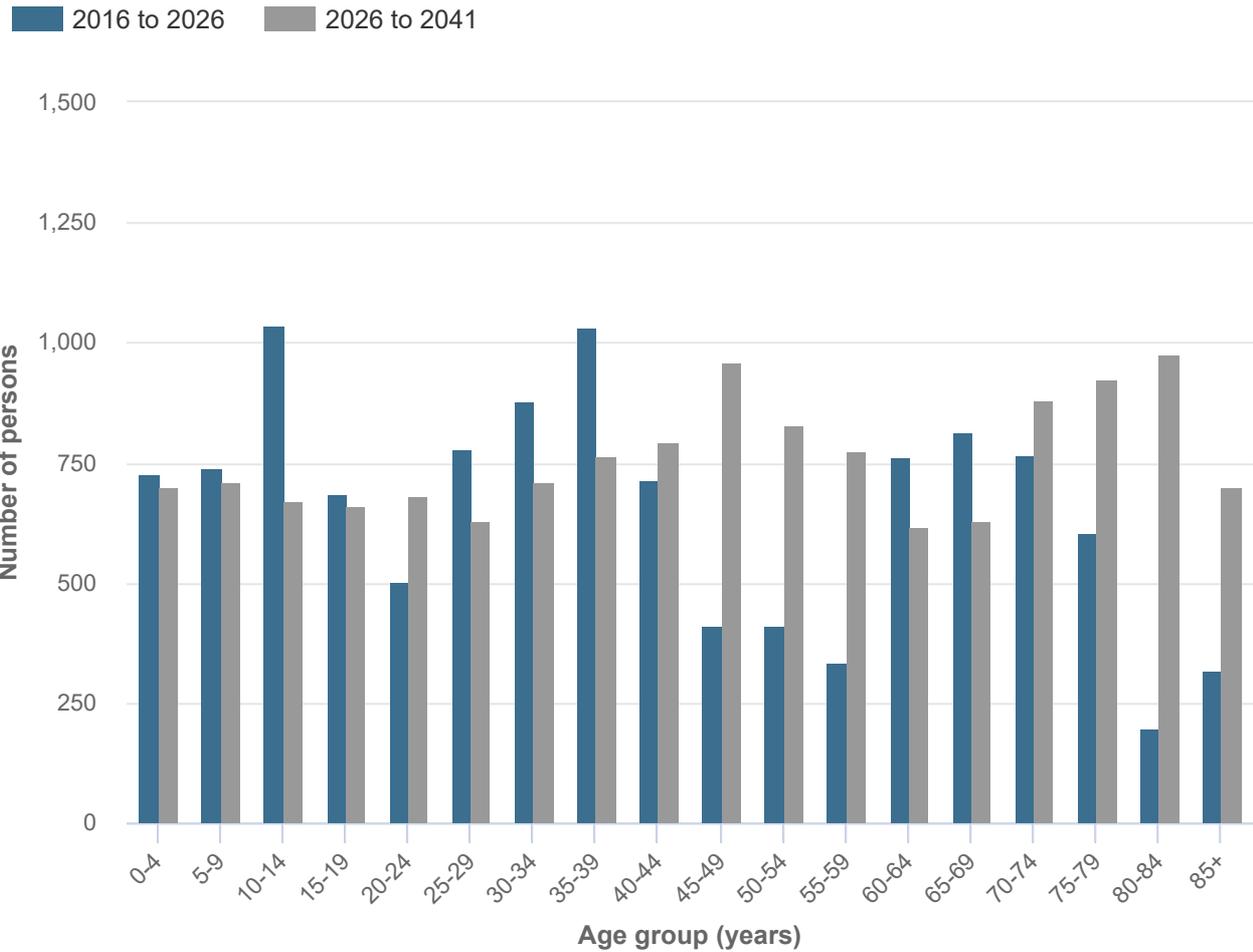
Hobsons Bay City - Total persons



Population and household forecasts, 2016 to 2041, prepared by .id the population experts, February 2020.

# Forecast change in age structure - 5 year age groups

Hobsons Bay City - Total persons



Population and household forecasts, 2016 to 2041, prepared by .id the population experts, February 2020.

## Key findings

In 2016, the dominant age structure for persons in Hobsons Bay City was ages 30 to 34, which accounted for 8.0% of the total persons.

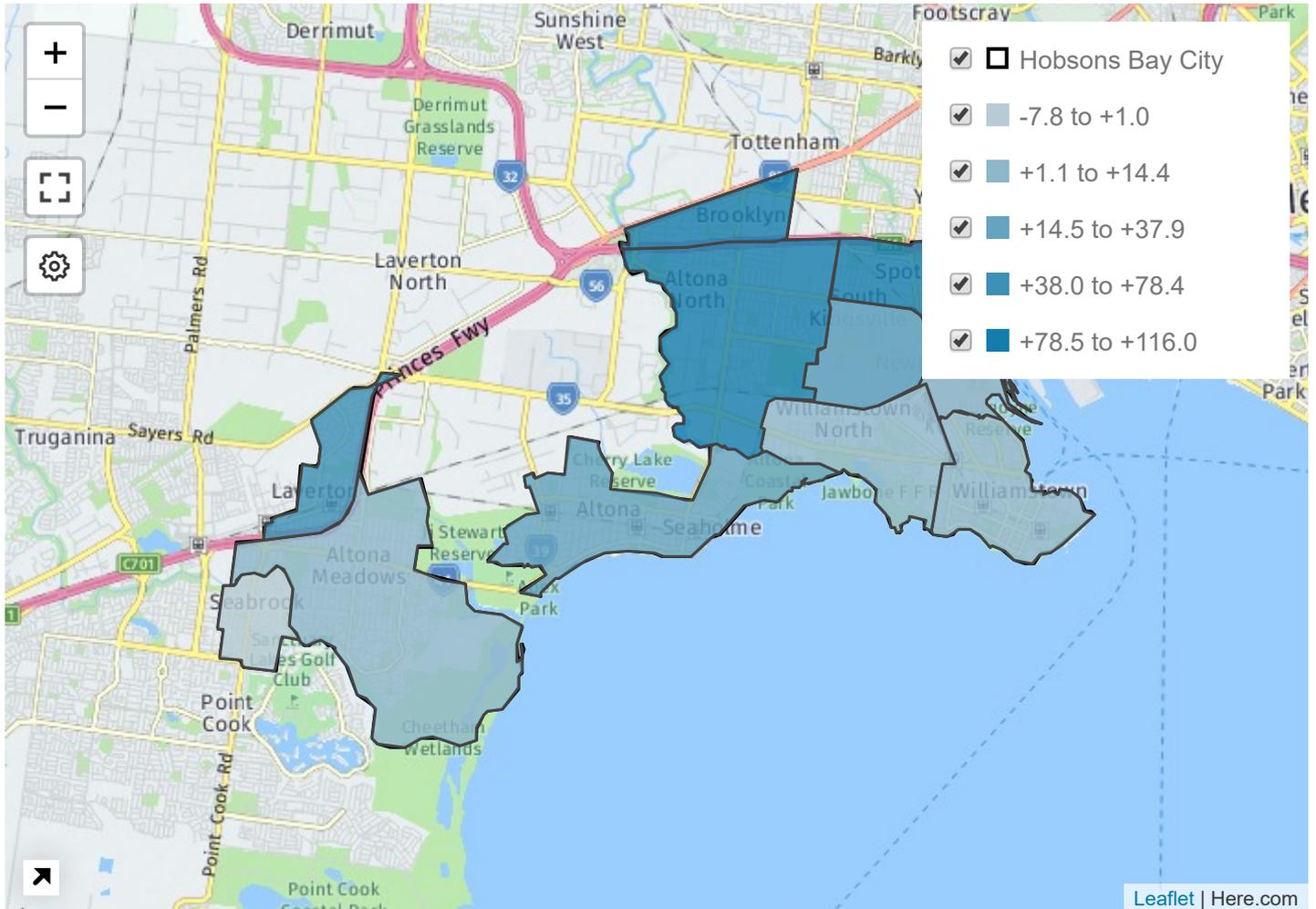
The largest increase in persons between 2016 and 2026 is forecast to be in ages 10 to 14, which is expected to increase by 1,340 and account for 5.7% of the total persons.

The largest 5 year age group in 2026 is 30 to 34 years, with a total of 8,590 persons.

# Hobsons Bay City

## Population and age structure map

Knowing when and where to deliver age-based services is an essential part of local government planning. Mapping the distribution of selected age groups across Hobsons Bay City provides the evidence-base for efficiently targeting and delivering these services. You can learn more about how places move through cycles of change which affect their age by visiting [population and age structure](#).



Source: Population and household forecasts, 2016 to 2041, prepared by .id, the population experts, February 2020.

## Population and age structure - persons aged 0 to 16 years

Hobsons Bay City	2016		2041		Change between 2016 and 2041	
Area	Number	%	Number	%	Number	%
<b>Hobsons Bay City</b>	<b>19,232</b>	<b>20.6</b>	<b>25,929</b>	<b>20.5</b>	<b>+6,697</b>	<b>+34.8</b>
Altona - Seaholme	2,463	18.7	3,396	18.8	+933	+37.9
Altona Meadows	3,821	19.0	3,962	18.5	+141	+3.7
Altona North	2,708	20.9	5,849	22.7	+3,142	+116.0
Brooklyn	297	15.2	611	22.0	+314	+105.8
Laverton	908	18.1	1,620	19.5	+712	+78.4
Newport East	1,088	23.6	1,037	21.5	-51	-4.7
Newport West	2,031	23.0	2,348	21.9	+317	+15.6
Seabrook	1,358	25.1	1,252	23.5	-106	-7.8
Spotswood - South Kingsville	966	20.1	1,963	20.2	+997	+103.2
Williamstown	2,642	22.2	2,804	20.3	+162	+6.1
Williamstown North	950	20.6	1,087	19.8	+137	+14.4
Newport	3,119	23.2	3,385	21.7	+266	+8.5

Population and household forecasts, 2016 to 2041, prepared by [.id](#), the population experts, February 2020.