

1.1 LAVERTON PRECINCT

OVERVIEW

The Laverton precinct has a below average proportion of open space per person. Laverton should advocate for the continuation of an off road shared trail and upgrade smaller parks that currently lack diversity to ensure the good provision of open space.

PRECINCT FEATURES		
Current population (2017)	5,024	
Forecast population (2036)	5,823	
Amount of open space per person	2ha per 1000 people	
Total precinct area	213ha	
Passive open space	6.1%, or	13.07ha
Formal open space (e.g. Sports fields)	0.0%, or	0ha
Encumbered open space accessible to the public	1.7%, or	3.59ha
Other open space (e.g. Not accessible to the public)	0.0%, or	0ha
Strategic or key development sites	-	
Types of open space (Hierarchy classification)	» 1 buffer » 9 local » 3 neighbourhood	

EXISTING OPEN SPACES	CURRENT/PROPOSED HIERARCHY
Alma Avenue Reserve (Laverton)	Buffer
Beverley Anton Reserve	Local
Bladin Street Reserve	Local
Bruce Street Reserve	Local
Cropley Reserve	Local
Dick Murdoch Reserve	Local
Frank Gibson Reserve	Neighbourhood

EXISTING OPEN SPACES	CURRENT/PROPOSED HIERARCHY
Henderson Street Reserve	Local
Jamison Street Reserve	Buffer
Laverton Netball Courts	Local
Lohse Street Reserve	Neighbourhood
McCormack Park	Neighbourhood
Whittaker Avenue Reserve	Local
Woods Street Reserve (Laverton)	Local

PRECINCT OVERVIEW

Laverton has a good distribution of open spaces compared to other precincts with the recent purchase of the former Laverton School site on Epsom Street completing provision in the gap area south of the railway line.

Overall the amount of open space in this precinct is marginally below average for Hobsons Bay at 6.1%, however the current and future population will continue to place pressure on available open space with only 2 hectares of open space per 1000 people.

Although somewhat segregated by the freeway and railway line, the suburb has good public transport connections with two train stations and the Laverton Creek Trail under the freeway providing access to nearby sporting facilities and open space in Altona Meadows.

CURRENT PROFILE

Laverton also has the lowest rate of English proficiency with the highest population of people born overseas in Hobsons Bay.

A combination of socio-economic disadvantage and a lack of established trees in the area contribute to a higher level of vulnerability to heat stress in this precinct.

FUTURE TRENDS

The number of young children in Laverton is currently similar to the average in other areas in Hobsons Bay. However in future, these numbers are expected to grow, primarily due to the (current) high proportion of young couples without children in the area.

Creating diversity in play experiences for a range of age groups should be explored in this precinct over the coming period.

Key opportunities to enhance connectivity in this precinct are through advocacy for the continuation of an off road shared trail connection along Laverton Creek via the RAAF base in adjacent Wyndham City Council and the future grade separation of the level crossing at Aviation Road.

Recent upgrades have improved the quality of some key spaces (Lohse Street Reserve and McCormack Park), however many of the smaller parks lack diversity in facilities and landscape settings.

Landscape values to celebrate and enhance in this precinct are the natural landscape character and indigenous cultural heritage of the Laverton Creek. References to post-war settlement and aviation history could also be included in way-finding signage and design interpretations in future.

Tree planting and other cooling initiatives along key walking routes and within open space should be explored as a priority.

The following spaces have been highlighted as particular opportunities for upgrades:

- » Dick Murdoch Reserve
- » Laverton Netball Courts
- » Lohse Street Reserve
- » McCormack Park
- » Laverton Creek Trail.

Refer to the actions table over the following pages for more detail and in Appendix E and G.

Figure 24. Laverton Precinct Map

Legend

- Open Space
- Educational Use
- Community Use
- Activity Centre
- Industrial Land
- Waterbodies
- Railway Line
- Railway Station

0 400m



Bladin Street Reserve, Laverton (Image: Planisphere)



Henderson Street Reserve, Laverton (Image: Planisphere)

LAVERTON PRECINCT ACTIONS

PRIORITY	ACTION
Short-term	Continue to implement priority improvements to local and neighbourhood parks:
0-2 years	<ul style="list-style-type: none"> » Alma Avenue Reserve (Laverton) (Local/buffer) » Beverley Anton Reserve » Bladin Street Reserve (Local/micro) » Bruce Street Reserve » Cropley Reserve » Dick Murdoch Reserve » Frank Gibson Reserve » Henderson Street Reserve » Laverton Netball Courts » McCormack Park » Whittaker Avenue Reserve » Woods Street Reserve (Laverton).
	Implement findings of the Aquatic Strategy in regards to the future of the Laverton Swim Centre, continue to implement new pathway connections as identified in the master plan, and shared trail alignment requirements
	Continue development of the Epsom Street Masterplan (former Laverton Primary School site), including construction of a new public open space (Neighbourhood designation) after community consultation and design finalisation (community consultation planned for Feb-April 2018)
	Over the short- to medium-term, undertake upgrade works to address existing demand for open spaces and facilities at the following Neighbourhood spaces:
	<ul style="list-style-type: none"> » Jamison Street Reserve » Laverton Netball Courts » Lohse Street Reserve.

PRIORITY	ACTION
Medium-term	Review local spaces in the precinct and prepare improvement plans that create a diverse range of play and other passive activities. Implement priority improvements at two reserves
2-5 years	<p>Following on from a comprehensive community consultation process, implement the staged construction for a new neighbourhood park at Epsom Street.</p> <p>Undertake upgrade works along the Laverton Creek Trail to cater for existing and future populations.</p>
Long-term	Upgrade the Werribee Rail Linear Reserve, including the out door netball court.
5-10 years+	<p>Work with Vic Track to improve the amenity of Road Reserve in Maher Road</p> <p>Explore potential to expand the Laverton Community Garden function to the Laverton Community Hub - outdoor garden space.</p>
Advocacy	<p>Advocate for key off road connections and gateway improvements to be undertaken as part of the grade separation at Aircraft Station</p> <p>Work with Wyndham City Council to gain in principle approval from RAAF for a shared path connection via Laverton Creek and the RAAF base to Lawrie Emmins Reserve and the Federation Trail.</p> <p>Investigate potential for shared use of sports fields, courts and facilities at the Laverton RAAF Base.</p>