

1.1 NEWPORT WEST PRECINCT

OVERVIEW

The Newport West precinct has a good proportion of open space per person. Upgrades throughout the precinct will improve walkability, connectivity and ensure good provision of open space continues as the precinct experience high growth.

PRECINCT FEATURES		
Current population (2017)	8,478	
Forecast population (2036)	9,287	
Amount of open space per person	2.5h per 1000 people	
Total precinct area	275ha	
Passive open space	7.3%, or	20.14ha
Formal open space (e.g. Sports fields)	3.0%, or	8.22ha
Encumbered open space accessible to the public	0.4%, or	1.03ha
Other open space (e.g. Not accessible to the public)	7.0%, or	19.3ha
Strategic or key development sites		
Types of open space (Hierarchy classification)	» 2 link » 5 local » 4 neighbourhood » 1 regional	

EXISTING OPEN SPACES	CURRENT/PROPOSED HIERARCHY
Bryan Martyn Oval	Neighbourhood
Ducrow Reserve	Local
Fowler Crescent Reserve	Local
Jack Madigan Reserve	Local
Knight, A. W. Reserve (Newport)	Local
Kohry Reserve	Link

EXISTING OPEN SPACES	CURRENT/PROPOSED HIERARCHY
Leo Hoffman Reserve	Neighbourhood
Loft Reserve	Neighbourhood
Market Street Reserve	Link
Newport Lakes	Regional
Paine Reserve	Neighbourhood to Neighbourhood/District
Ross Street Reserve	Local
Blenheim Road (Future open space)	Local to Regional



Fowler Crescent Reserve, Newport West (Image: Planisphere)

PRECINCT OVERVIEW

There is much more open space in Newport West (10.3%) than other precincts in Hobsons Bay, however the population density brings the amount of open space per capita in line with the metropolitan average (2.5 hectares per 1000 people).

A range of passive and sporting reserves are relatively well distributed throughout the neighbourhood. Newport Lakes is one of the most popular open spaces in Hobsons Bay offering a unique natural landscape setting and escape from the urban environment.

CURRENT PROFILE

This precinct is experiencing high growth due to medium density development (which is forecast to continue).

Gentrification is also occurring at a rapid rate due to Newport West's location to services, infrastructure and public transport. The precinct has the highest population of pre-school aged children (0-4 years) in Hobsons Bay and increasing numbers of young people aged 12-24 years.

Improvements to the diversity of play and recreation experiences, particularly for very young children and young adults will be of particular benefit to this community.

Other priority improvements include: creation of greater diversity between landscape settings and activities in local and neighbourhood spaces in the north-eastern and south-western sections of the precinct and improved accessibility of spaces and facilities.

FUTURE TRENDS

Growth of young families is expected to steady in coming years with increasing numbers of 18-34 year-olds and those aged 70-84.

Walkability and its connectivity to the railway station, Newport East, Williamstown and the beach are key challenges for Newport West. It is recommended that a key focus be placed on providing safer walking routes and pedestrian crossings to overcome the barriers within the precinct.

The area has some on road and off road cycling connections, however there are missing links between Champion Road and Maddox Road and north-south through Newport Lakes.

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

- » Bryan Martyn Oval
- » Ducrow Reserve
- » Fowler Crescent Reserve
- » AW Knight Reserve (Newport)
- » Kohry Reserve
- » Loft Reserve
- » Newport Lakes
- » Paine Reserve.

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

Figure 26. Newport West Precinct Map



Newport Lakes, Newport West (Image: Wikimedia Commons)

NEWPORT WEST PRECINCT ACTIONS

PRIORITY	ACTION
Short-term 0-2 years	<p>Undertake assessments and condition audits to determine and implement priority neighbourhood park improvements, for example; Loft Reserve or Leo Hoffman Reserve.</p> <p>Construct the remaining off road shared path link from Newport Station to Maddox Road (Market to Railway Parade)</p> <p>In consultation with the community prepare a park design for Blenheim Road Park and implement a staged 2 year development</p> <p>Implement priority improvements, including a shared path connection on the north boundary that can link the Kohry Reserve rail underpass to High Street and through to the Bay Trail Network (Newport East and beyond).</p>
Medium-term 2-5 years	<p>Review the master plan for Paine Reserve and include AW Knight Reserve. Include improved play opportunities, accessibility and connections to Bryan Martyn Oval, The Substation, Newport Train Station and bus interchange. Consider interpretation of heritage value and commemorative function.</p> <p>Implement these upgrades in the context of the Newport Structure Plan and identify opportunities for revitalisation of the public realm.</p> <p>Explore opportunities to implement upgrades at Jack Madigan Reserve and Market Street Reserve to respond to existing and future demand.</p>
Long-term 5-10 years+	<p>Review the Newport Lakes Master Plan with a focus on improved car parking, access and path connection, interfaces with adjacent residents, perceptions of safety, interpretation and protection of conservation values and development of a regional play space. Implementation of identified priority works.</p> <p>Explore opportunities to improve Fowler Crescent Reserve for social gathering in consultation with the local community</p> <p>Continue to implement priority improvements to Newport Lakes</p> <p>Explore opportunities to improve Ducrow Reserve and create a point of difference to surrounding spaces in consultation with the local community, particularly in light of increased densities; Precinct 16 development</p> <p>Investigate options for shared use agreements and upgrade to sports ground and facilities; Bayside College (Paisley Park Campus)</p> <p>Investigate potential dog off lead/dog park space in Newport West Area</p>

PRIORITY	ACTION
Long-term 5-10 years+	<p>Investigate opportunity to improve amenities at North Williamstown Rail Reserve (Newport West)</p> <p>Implement lighting works and upgrades at Bryan Martin oval as outlined in sports 10-year capital expenditure plan</p> <p>Investigate redevelopment on north oval of Loft Reserve and creation of accessible path network for whole reserve. Construct the car park and develop a better sense of place and interface from Mason Street, Loft Reserve Road (off Maddox) and Carmen Street.</p>
Advocacy	<p>Advocate to VicRoads for the installation of priority pedestrian crossings at Mason Street and Blackshaws Road.</p> <p>Work with VicTrack to deliver improvements to the condition of Kohry Reserve and lighting/amenity improvements to the underpass.</p>
Special Areas	<p>Where appropriate, provide way-finding signage and celebrate special areas through creative interpretive information linking visitors to:</p> <ul style="list-style-type: none"> » Conservation values of Newport Lakes » Post settlement history of Jack Madigan Reserve
Other Actions	<p>Investigate opportunity for a joint service agreement with Newport Gardens Primary School</p>