

# 1.1 SEABROOK PRECINCT

## OVERVIEW

The Seabrook precinct has a low proportion of open space per person. The condition of existing infrastructure and facilities is below average and requires significant upgrades. The diversity of passive opportunities and landscape settings would greatly improve open space provision within the precinct.

PRECINCT FEATURES		
Current population (2017)	4,927	
Forecast population (2036)	4,652	
Amount of open space per person		1.2ha per 1000 people
Total precinct area		162ha
Passive open space	5.3%, or	8.53ha
Formal open space (e.g. Sports fields)	0.0%, or	0ha
Encumbered open space accessible to the public	1.1%, or	1.78ha
Other open space (e.g. Not accessible to the public)	0.1%, or	0.2ha
Strategic or key development sites	-	
Types of open space (Hierarchy classification)	» 1 buffer » 3 linear » 3 link » 4 local » 2 neighbourhood	

EXISTING OPEN SPACES	CURRENT/PROPOSED HIERARCHY
Barry Jones Park	Local
Dunnings Road Drainage Reserve	Buffer
Homestead Run Reserve	Neighbourhood
John Lecky Reserve	Local
Point Cook Rd to Shane Rd Reserve	Neighbourhood

EXISTING OPEN SPACES	CURRENT/PROPOSED HIERARCHY
Sandstone Point Reserve	Local
Seabrook Bvd to Bowood Ct Reserve	Linear
Seabrook Bvd to Gowrie Ct Reserve	Linear
Seabrook Bvd to Point Cook Rd Reserve	Linear
Shane Avenue Reserve	Link
St Anthony Court Reserve	Local
St Anthony Court Reserve (East)	Link
St Anthony Court Reserve (West)	Link



Barry Jones Park, Seabrook (Image: Planisphere)

## PRECINCT OVERVIEW

Seabrook is the most densely populated suburb in Hobsons Bay and has the least amount of open space available per capita with 1.2 ha per 1000 people however the population is predicted to decline slightly in the next 20 years.

Although well distributed, the amount of open space is below the municipal average at 5.3%. With enhanced walking and cycling connections, people living and working in Seabrook will have good access to nearby facilities at Bruce Comben Reserve, Carinza Drive Reserve, Point Cook and Sanctuary Lakes.

Seabrook is above the SEIFA average for Hobsons Bay in terms of disadvantage and with high employment rates.

The area is vulnerable to heat stress with few or immature street trees and pipeline infrastructure that presents a challenge to tree planting for shade along key routes.

## CURRENT PROFILE

Seabrook has the highest number of families with children under 15 in Hobsons Bay. The provision of at least one neighbourhood park and play space is a high priority.

## FUTURE TRENDS

The population profile has changed since the last census period with more seniors and pre-retirees moving into the area and families moving out. Therefore investment in accessible connections and reducing heat stress should be a priority for the current and future community.

Traffic on Point Cook Road presents a significant barrier to connectivity in the precinct, so improved pedestrian crossings are a priority.

The area could have good access to the Skeleton Creek Trail, however the condition of existing off road paths is generally below average and there are a number of missing links.

The condition of facilities and diversity of passive opportunities and landscape settings requires improvement in this precinct.

The natural and indigenous cultural heritage values of Skeleton Creek should be celebrated and enhanced through conservation activities and interpretation.

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

- » Homestead Run Reserve
- » Skeleton Creek Trail.

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

Figure 27. Seabrook Precinct Map



Carinza Reserve, Seabrook (Image: Planisphere)

## SEABROOK PRECINCT ACTIONS

PRIORITY	ACTIONS
<b>Short-term</b> <b>0-2 years</b>	<p>Complete pathway links in reserves on priority routes including connections to the Skeleton Creek Trail and Wyndham. Include tree planting, pedestrian ramps and crossings on local roads and wayfinding treatments</p> <p>Upgrade the Skeleton Creek Trail from Lan Avenue Bridge to Point Cook Road (south side)</p> <p>Investigate and implement priority improvements to a neighbourhood parks Prepare concept plans</p> <p>Implement park upgrades and improvements to the following parks:</p> <ul style="list-style-type: none"> <li>» Barry Jones Park</li> <li>» Carinza Reserve</li> <li>» John Lecky Reserve</li> <li>» Point Cook Reserve to Shane Road Reserve (Upgrade from Local)</li> <li>» Sandstone Point Reserve</li> <li>» Seabrook Bvd to Bowood Ct Reserve</li> <li>» Seabrook Bvd to Gowrie Ct Reserve</li> <li>» Seabrook Bvd to Point Cook Reserve</li> <li>» St Anthony Ct Reserve East &amp; West</li> <li>» Tatman Reserve</li> </ul>
<b>Medium-term</b> <b>2-5 years</b>	<p>Continue to implement priority improvements to local and neighbourhood parks including Homestead Run Reserve, to cater for existing and future demand.</p>

PRIORITY	ACTIONS
<b>Long-term</b> <b>5-10 years+</b>	<p>Improve the environmental function of the Dunnings Road Drainage Reserve</p> <p>Investigate potential and appropriate locations for a designated dog park space - bearing in mind the high population and lack of park provision</p> <p>Implement the recommendations of the sports 10 year capital program</p>
<b>Advocacy</b>	<p>Advocate to VicRoads for the installation of priority pedestrian crossings and the continuation of an on road cycling link on Point Cook Road</p>
<b>Special Areas</b>	<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"> <li>» Indigenous cultural heritage (Skeleton Creek)</li> <li>» Conservation values and waterway health (Skeleton Creek)</li> </ul>