

1.1 WILLIAMSTOWN-WILLIAMSTOWN NORTH PRECINCT

OVERVIEW

The Williamstown-Williamstown North precinct has a good proportion of open space per person. There is a lack of open space in the north of the precinct and the condition and accessibility of paths require improvements, particularly with an ageing population to ensure good provision of open space continues.

PRECINCT FEATURES		
Current population (2017)	16,470	
Forecast population (2036)	18,200	
Amount of open space per person	2.9ha per 1000 people	
Total precinct area	739ha	
Passive open space	5.4%, or	40.17ha
Formal open space (e.g. Sports fields)	3.2%, or	23.34ha
Encumbered open space accessible to the public	3.6%, or	26.5ha
Other open space (e.g. Not accessible to the public)	5.5%, or	40.4ha
Strategic or key development sites	Former Port Phillip Woollen Mills Winky Pop Site	
Types of open space (Hierarchy classification)	<ul style="list-style-type: none"> » 6 buffer » 8 district » 2 linear » 9 link » 13 local » 11 neighbourhood » 5 regional 	



Williamstown Botanic Gardens, Williamstown (Image: Hobsons Bay City Council)

EXISTING OPEN SPACES	CURRENT/PROPOSED HIERARCHY
Bates Drive Reserve	Link
Bayview Reserve	Neighbourhood
Burgoyne Court Reserve	Linear
Burgoyne Reserve	District
Caspian Terrace Reserve	Link
Clough Street Reserve	Local
Commonwealth Reserve	District
Crofton Drive Accessway	Local
Crofton Drive Reserve	Local
Cyril Curtain Reserve	District
Dennis Reserve	Local to Neighbourhood
Edina Street Reserve	Local
Farrell Court Reserve	Local
Fearon Reserve	Neighbourhood to District
Gloucester Reserve	Neighbourhood to District
Gray, J. T. Reserve	District
Gray, W.G. Reserve	Local
Hatt Reserve	Neighbourhood to District
Hoffman Terrace Easement	Buffer
Jackson Reserve	Neighbourhood
Jawbone Conservation Reserve	Regional
Jawbone Reserve	Regional
John Morley Reserve	District

EXISTING OPEN SPACES	CURRENT/PROPOSED HIERARCHY
Kingshott Close Reserve	Link
Kokoda Road Reserve	Link
Long, R. V. Reserve	Neighbourhood
MacLean Reserve	Neighbourhood
McGuire Crescent Reserve	Buffer
Merrett Drive Median	Buffer
Nth Williamstown Railway Station Reserve	Local
Parker, L. A. Reserve	District
Proctor Street Reserve	Link
Quarry Reserve	Neighbourhood
Queen Street Reserve	Local
Ralph Willis Reserve	Neighbourhood
Rifle Range Drive Reserve	Buffer
Rifle Range Reserve	Local
Robertson Reserve	Neighbourhood
Rotary Park	Local
Sadler Reserve	District with Regional Destination Function
Sandpiper Place Accessway	Link
Sandpiper Place Easement	Buffer
Sea Breeze Lane Reserve	Link
Smith Avenue Reserve	Link
Teal Court Reserve	Link
Tregutha Road Reserve	Local
White, K. C. Reserve	Neighbourhood

EXISTING OPEN SPACES	CURRENT/PROPOSED HIERARCHY
Williams Bay Grove Reserve	Linear
Williamstown Beach	Regional
Williamstown Botanic Gardens	Regional
Williamstown Cricket & Football Ground	Regional
Williamstown Croquet Club	Local
Williamstown Railway Reserve	Buffer
Williamstown Rotunda Gardens (Sirens)	District



Commonwealth Reserve, Williamstown
(Image: Hobsons Bay City Council)

WILLIAMSTOWN- WILLIAMSTOWN NORTH

Williamstown is Hobsons Bay's most popular tourist destination, characterised by its heritage landscapes, established mature trees and coastal setting. Key open space attractors in this precinct are the Williamstown Botanic Gardens, Commonwealth Reserve, Williamstown Beach, Williamstown Cricket Ground and Point Gellibrand Coastal Park.

Although open space provision is higher than the municipal average at 8.6% population density brings the amount of available open space down below the municipal average to 2.9 hectares per 1000 people.

Most open space is concentrated in the coastal areas, where the local community competes with seasonal and regional visitors.

In the northern parts of this Williamstown and some industrial areas of Williamstown North, there is a lack of open space; particularly space for passive recreation.

The Coastal Trail provides a regional cycling and walking link, however the condition and accessibility of walking paths within reserves and local streets requires significant improvement, particularly as the precinct has a high proportion of residents over 60.

CURRENT PROFILE

Williamstown and Williamstown North comprise of a comparatively high proportion of school aged children and the highest number of secondary school students (12-17 years). The area also has a large cohort of adults aged between 35-69 years and couples with young children. The number of young children and young people under 18 years and those aged 35-69 years increased in numbers over the census period.

Compared to other parts of Hobsons Bay, Williamstown residents have higher than average wages, are well educated and have low unemployment (3.7% is considerably lower than the 5.7% average for Hobsons Bay).

A focus for this precinct is creating quality passive open space with a range of settings and facilities to cater to the diverse local community, particularly older people, people with a disability and school aged children including teenagers.

FUTURE TRENDS

Population forecasts to 2016 anticipate all age ranges will increase, particularly the 50-69 age group.

Small scale infill development is predicted to continue in this precinct (i.e.: less than 3 lot subdivisions) with few sites identified for larger scale development.

A likely by-product of increased small-scale development, is an incremental loss of private open space and an increase in the demand for locally accessible open space.

A priority in this precinct is also managing areas of high use, particularly on the shared trail near dog off leash areas and distributing open space uses to minimise impacts e.g.: Williamstown Botanic Gardens and Williamstown Beach.

This precinct has significant conservation areas and heritage values that should be interpreted, protected and celebrated as part of open space improvements and activities.

Numerous upgrades are proposed in this precinct. The following spaces have been highlighted as particular opportunities for upgrades that will cater to existing demand:

- » Clough Street Reserve
- » Long, R. V. Reserve
- » Parker, L. A. Reserve
- » Proctor Street Reserve
- » Quarry Reserve
- » White, K. C. Reserve.

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



Figure 29. Williamstown-Williamstown North Precinct Map



WILLIAMSTOWN-WILLIAMSTOWN NORTH PRECINCT ACTIONS

PRIORITY	ACTION
Short-term	Complete a master plan for Dennis Reserve that considers the passive and active recreation needs of the local community.
0-2 years	
Medium-term	Prepare a master plan for the Williamstown Beach Precinct (Gloucester Reserve, Sadler Reserve, Williamstown Beach and Hatt Reserve) with a focus on improving immediate asset renewal priorities (e.g. the historic seawall), creating a comfortable and attractive environment, distribution of use through the creation of diverse facilities and improved access. Implement priority improvements.
2-5 years	Investigate and implement priority improvements at local and neighbourhood reserves:
	<ul style="list-style-type: none"> » Bates Drive Reserve » Bayview Reserve » Burgoyne Court Reserve » Caspian Terrace Reserve » Clough Street Reserve » Crofton Drive Accessway » Crofton Drive Reserve » Dennis Reserve » Edina Street Reserve » Farrell Court Reserve » Gray, W. G. Reserve » Jackson Reserve » Long, R. V. Reserve » MacLean Reserve » Nth Williamstown Railway Station Reserve » Quarry Reserve » Ralph Willis Reserve » Rifle Range Reserve » Robertson Reserve » Rotary Park » White, K. C. Reserve » Williamstown Croquet Club
	Undertake assessments and condition audits at RV Long Reserve and the Rifle Range Reserve and implement priority improvements.
	Review the master plan for the Strand Foreshore Reserves (Burgoyne Reserve and Charles Hatt Reserve) including review of 4 existing play spaces to create diversity and improve access and amenity. Implement priority improvements.

PRIORITY	ACTION
Long-term	Investigate options to activate Commonwealth Reserve at night with decorative lighting and other treatments/activities.
5-10 years+	Investigate the feasibility of purchasing new open space in the area north of Ferguson Street
	Adopt and implement the Williamstown Botanic Garden Master Plan and fund a rolling capital works program to deliver on all actions listed for upgrades.
	Complete sports capital improvements at Fearon Reserve, KC White Reserve and Hatt Reserve.
	Implement the recommended oval reconstruction works at Williamstown Cricket Ground
	Work with Williamstown Seagulls Football Club to potentially activate the rear of the pavilion to Cyril Curtain Reserve.
	Implement the recommended infrastructure upgrade actions from the Foreshore Improvements Plan as they relate to the open space network along the Esplanade and Strand.
	Continue to work with Bayside College to achieve shared use outcomes for sport.
	Continue to implement public space improvements as per the Nelson Place action plan
	Review and amend fees charged for weddings in Botanic Gardens and surrounding parklands.
	Implement the conservation actions from the Biodiversity Strategy including weed and pest control, habitat fencing, interpretive signage, decommissioning of informal tracks and re iteration of resting places/viewing locations.
	Continue to upgrade the Bay Trail network and develop a suite of way finding signage at key locations
	Review of lead zones and strengthen responsible dog management through the amendment of the local law.

PRIORITY	ACTION
Long-term 5-10 years+	<p>Investigate and implement priority improvements at local and neighbourhood reserves (and consider elevation to medium-term actions as relevant):</p> <ul style="list-style-type: none"> » Gloucester Reserve » JT Gray Reserve » Hatt Reserve » Hoffman Terrace Easement » Jackson Reserve » Jawbone Conservation Reserve » Jawbone Reserve » John Morley Reserve » Kingshott Close Reserve » Kokoda Road Reserve » LA Parker Reserve » Proctor Street Reserve » Sandpiper Place Accessway » Sandpiper Place Easement » Smith Avenue Reserve » Teal Court Reserve » Tregutha Road Reserve
Advocacy	<p>Advocate to Level Crossings Removal Authority (LXRA) as part of the grade separation at Williamstown North Station for improved pedestrian and cycling connections; no loss of open space; no negative impacts on the amenity of open space; and new ancillary open space west of the station.</p> <p>Work with Parks Victoria and DELWP to clarify foreshore management responsibilities and gain improved management and outcomes for Marine Park, Point Gellibrand Coastal Heritage Park and Jawbone Reserve.</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 at Jawbone Reserve and Point Gellibrand Coastal Park » Heritage values in open spaces with a Heritage Overlay (HO)
Other Actions	<p>Improve access and connectivity across Kororoit Creek Road to open space to the south and east.</p> <p>Provide open space in this area as part of any future development of this site.</p>