

*Draft*

# **Newport Structure Plan Summary Document 2018**



## Acknowledgements

Council acknowledges all language groups of the Kulin Nation as the traditional owners of these municipal lands. We recognise the first people's relationship to this land and offer our respect to their elders past and present.

Council acknowledges the legal responsibility to comply with the *Charter of Human Rights and Responsibilities Act 2006* and the *Equal Opportunity Act 2010*. The *Charter of Human Rights and Responsibilities Act 2006* is designed to protect the fundamental rights and freedoms of citizens. The Charter gives legal protection to 20 fundamental human rights under four key values that include freedom, respect, equality and dignity.

For further information, or to receive a copy of this document in an alternate format, contact Council on (03) 9932 1000.



**July 2018**



# DRAFT NEWPORT STRUCTURE PLAN SUMMARY

Over the past few years Council has been developing a structure plan for Newport, a strategic planning document that provides long-term vision and guidance for land use changes, public spaces and buildings.

The ideas raised by community members in the consultations held in 2014 underpin the draft Structure Plan vision, directions, strategies and actions.

We are now seeking your feedback on the draft Structure Plan. For information on how to get involved go to page 15 of this summary document.

## What is the vision for Newport?

Newport is growing towards a vibrant centre with a definite purpose in its underlying urban structure and built form.

The vision for Newport is to ensure the new development reinforces the village scale and heritage, supports economic growth through improved public realm and place making initiatives and improved accessibility.

## Themes of urban renewal in Newport

Five themes have been established through community and stakeholder consultation to guide future urban renewal of Newport:



An outline of each theme is provided below, along with a selection of key issues and actions under each.

Key directions in the draft Structure Plan giving considered effect to current local and state policy, include:

- create defined gateways and entries into the activity centre
- retain and draw on local heritage for new built form, adaptive re-use and redevelopment
- encourage economic activity and strengthen Newport's role as a vibrant activity centre, with an emphasis on culture, food, retail and convenient living
- support development at key sites for future mixed use development
- provide policy direction on zoning, building heights, design responses and activation across the activity centre
- strengthen the role of Paine Reserve as the "green heart" of Newport and improvements to public realm within the centre
- support sustainable modes of travel within and around the centre
- improve linkages between the train station and bus terminal and key surrounding facilities or open spaces

# IDENTITY

Newport has a strong identity derived from its heritage built form, open space network and access to water front. The village feel of Newport was disrupted by the construction of Melbourne Road overpass and Newport's identity subsequently changed.

## Key issues and actions

### Issue:

Inconsistent identity for Newport as a large Neighbourhood Activity Centre.

### Strategy:

Improve the sense of arrival by encouraging gateway development in the Northern and Southern Gateway Precincts and the Hall Street Precinct.

### Issue:

Poor connections between Paine Reserve and bus terminal to the north, recreational facilities to the south (the bowls club, RSL) and Bryan Martyn Oval.

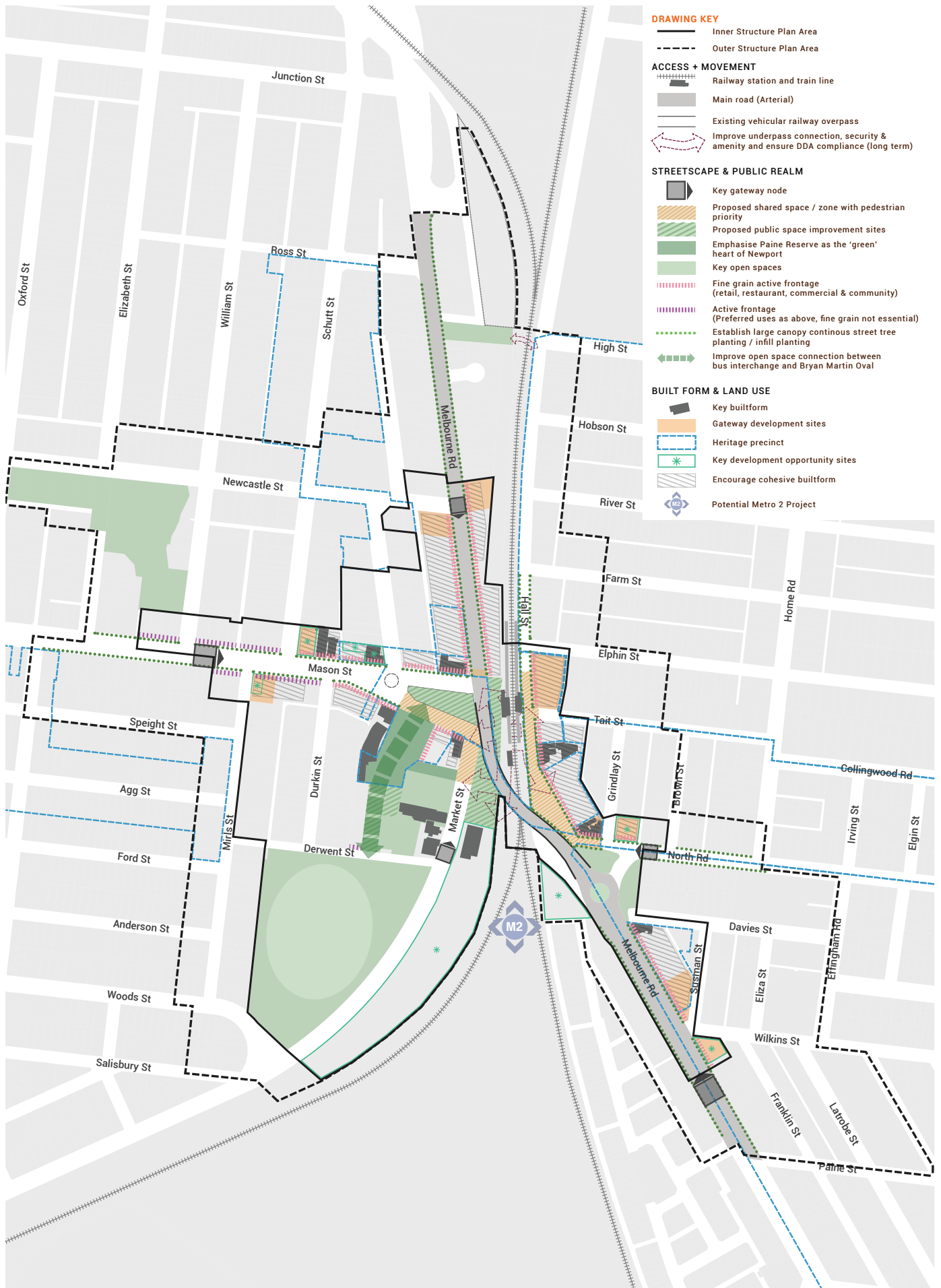
### Strategy:

Strengthening cohesion within the public realm and spatial relationships between key sites within the activity centre through place making initiatives.

For more issues and actions refer to the Draft Newport Structure Plan on page 53.



# Identity



# LAND USE AND ACTIVITY

Land use relates to the types of activity within the Newport Activity Centre. The structure plan can encourage and discourage particular uses within an activity centre. The aim of the structure plan is to capitalise on access to public transport and provide appropriate land use mix to strengthen Newport's role as a vibrant Neighbourhood Activity Centre.

## Key issues and actions

### Issue:

Newport's role as a vibrant Neighbourhood Activity Centre needs to be supported with strong economic activity.

### Strategy:

Encourage increased residential development above ground level, strengthen street level retailing and upper level office uses.

### Issue:

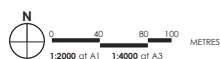
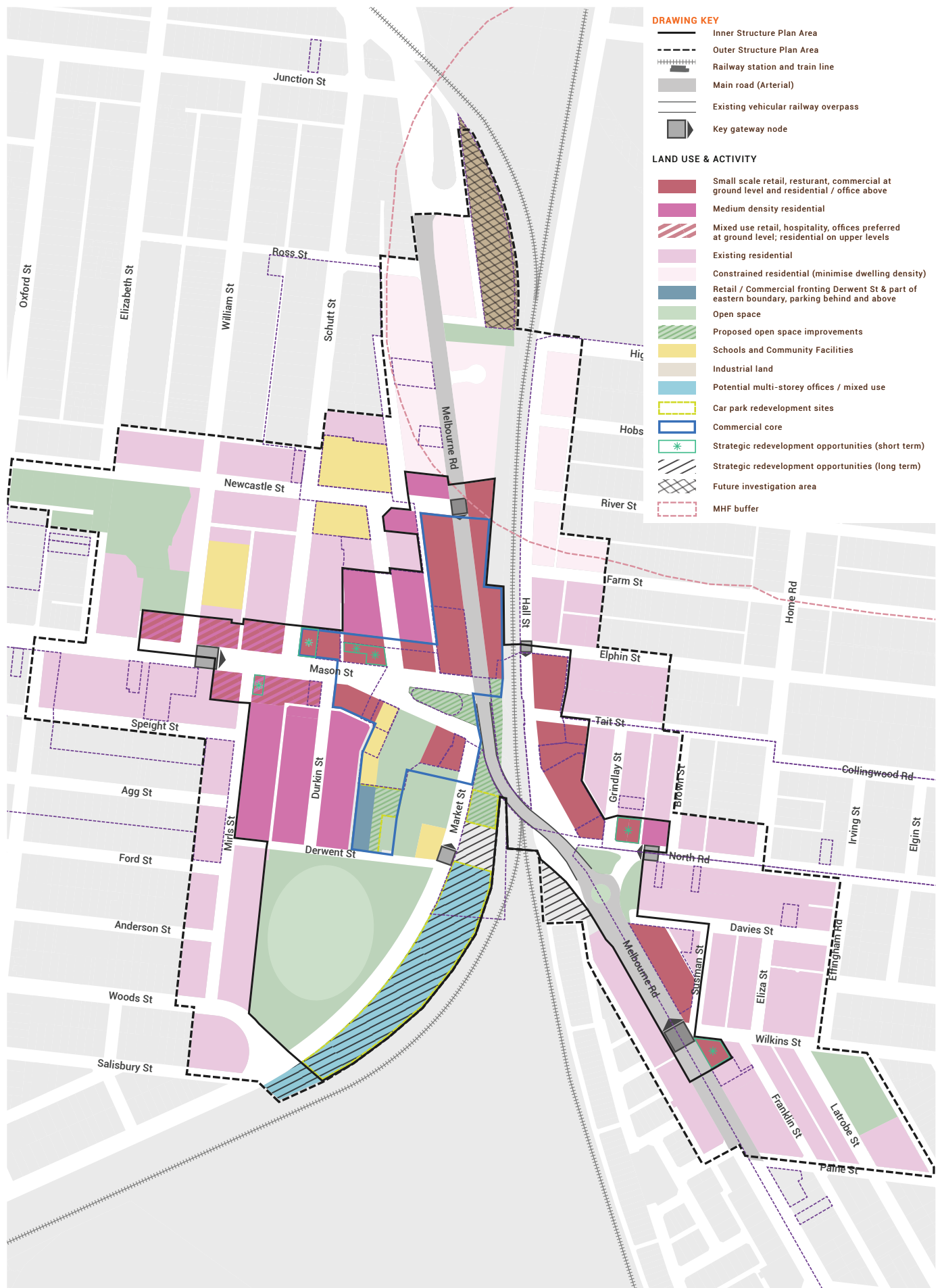
There are many underutilised sites within the centre.

### Strategy:

Investigate redevelopment of underused sites such as the car parking area north of The Substation for a potential forecourt.

For more issues and actions refer to the Draft Newport Structure Plan on page 53–55.  
The map to the right includes proposed heights for future development in Newport.

# Land use and activity



# BUILT FORM AND HERITAGE

Built form addresses characteristics of existing and future buildings, including height, setbacks and architectural style. Built form and heritage are intrinsically linked in Newport and future development should acknowledge and respond to this.

## Key issues and actions

### Issue:

New development within the centre is limited due to heritage significant places.

### Strategy:

Ensure new development and redevelopment responds to architectural elements of heritage buildings.

### Issue:

Insufficient policy direction regarding building heights, design responses and activation across the activity centre.

### Strategy:

Based on the findings of the Newport Structure Plan, prepare planning policies which provide direction for development in Newport.

\*See map on page 9 for heights

### Issue:

New development does not always reflect sustainable and innovative design encouraged in Hobsons Bay.

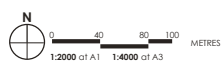
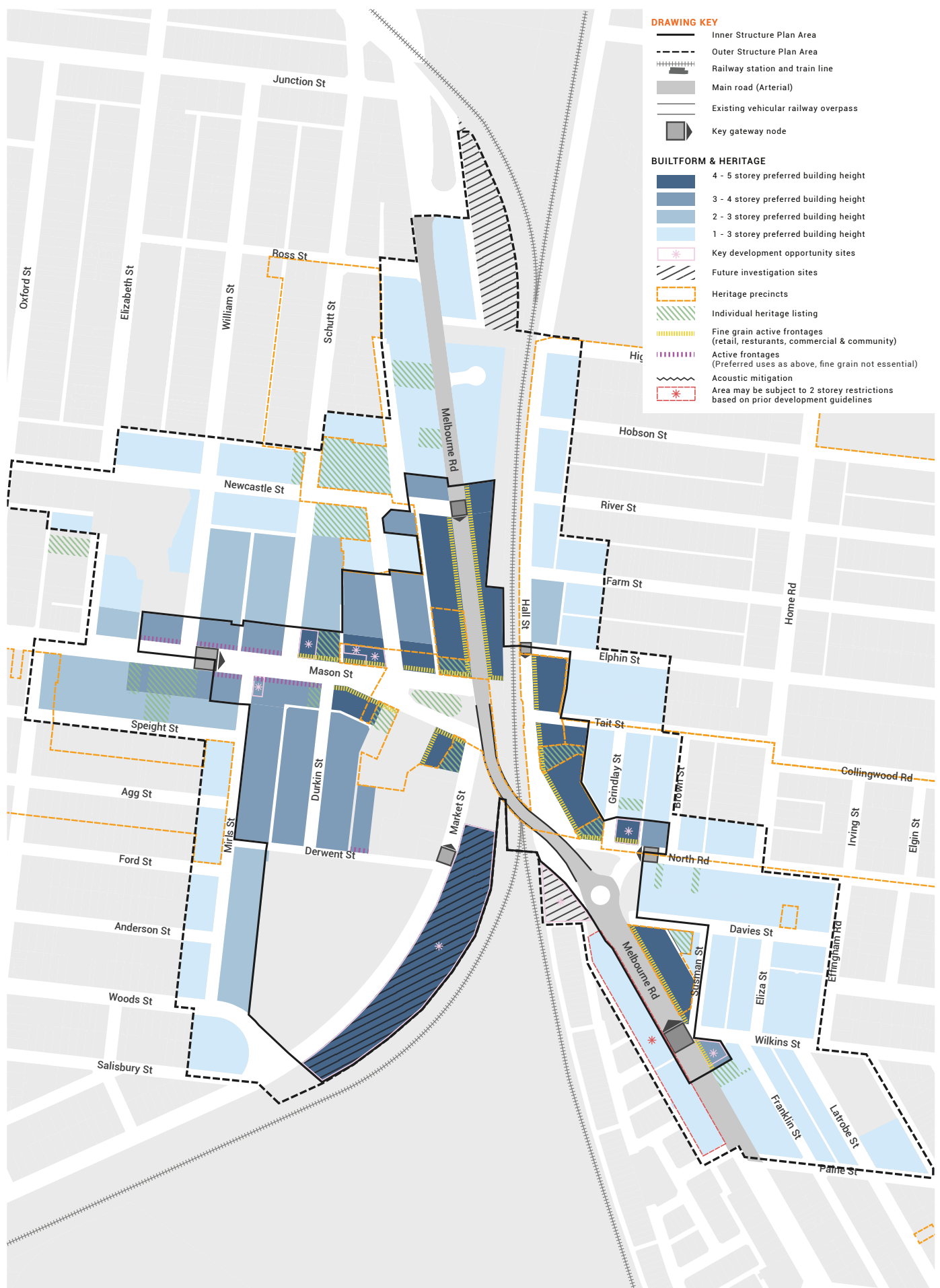
### Strategy:

Encourage improved environmental building performance for all new development within the activity centre.

For more issues and actions refer to the Draft Newport Structure Plan on page 59–60.



# Built form and heritage



# PUBLIC REALM AND OPEN SPACE

Public realm includes street spaces and plazas, local parks and communal open spaces. Good public realm provides high quality public spaces which include street furniture, trees and planting, wayfinding and signs, lighting and small public buildings. The treatment of the public realm in Newport is inconsistent and the existing open space network is poorly connected with the Activity Centre.

## Key issues and actions

### Issue:

Newport lacks sense of place for residents and visitors.

### Strategy:

Create sense of arrival through landscaping and other streetscape improvements. Enhance Newport Activity Centre gateways.

### Issue:

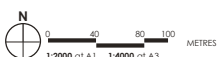
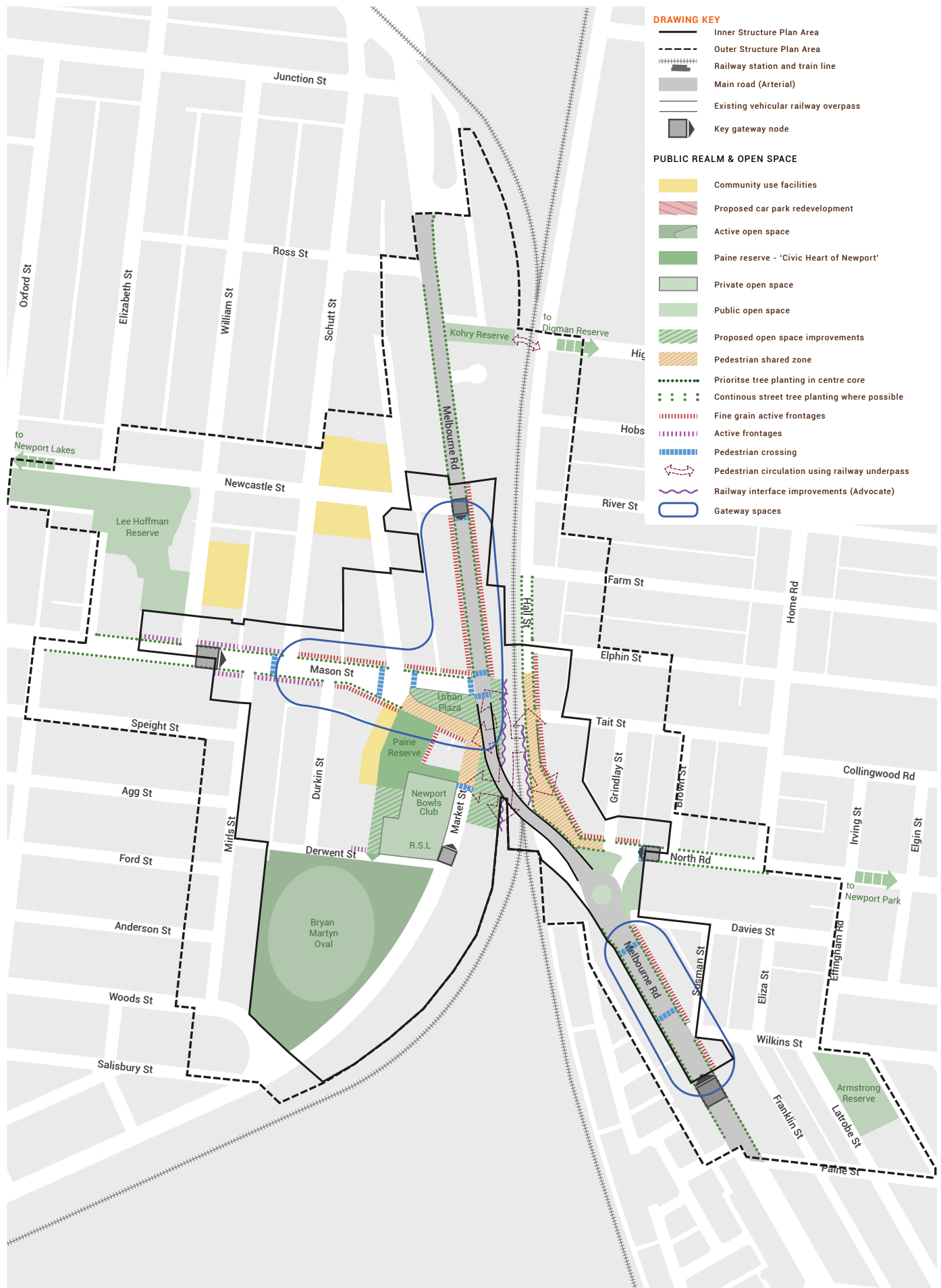
Poor connections between open spaces and public realm areas.

### Strategy:

Enhance visual and physical connections, improve spatial configuration and natural wayfinding.

For more issues and actions refer to the Draft Newport Structure Plan on page 63–64.

# Public realm and open space



# ACCESS AND MOVEMENT

Access and movement considers walking, cycling, using public transport and cars within Newport Structure Plan area. Newport is well serviced by public transport however, access to the train station and bus transit area is challenging. Melbourne Road overpass significantly impacts pedestrian and cyclist networks and connections in Newport.

## Key issues and actions

### Issue:

Connections between the bus transit area and the train station.

### Strategy:

As far as practicable, improve the connections between the bus transit area and the train station and plan for future improvements as part of the potential Metro 2 project.

### Issue:

Integration of public transport and related public realm spaces.

### Strategy:

Create shared spaces on Mason Street between the bus transit area and Paine Reserve and Hall Street. Advocate for better use of car parking to the north of The Substation by creating a public forecourt.

### Issue:

Pedestrian and cyclist connections within key commercial and civic areas.

### Strategy:

Address the break in cycling links within the centre. Investigate new pedestrian crossing on Melbourne Road and potential upgrade of Melbourne Road and Mason Street intersection into a multi-directional crossing.

### Issue:

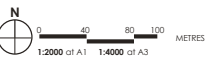
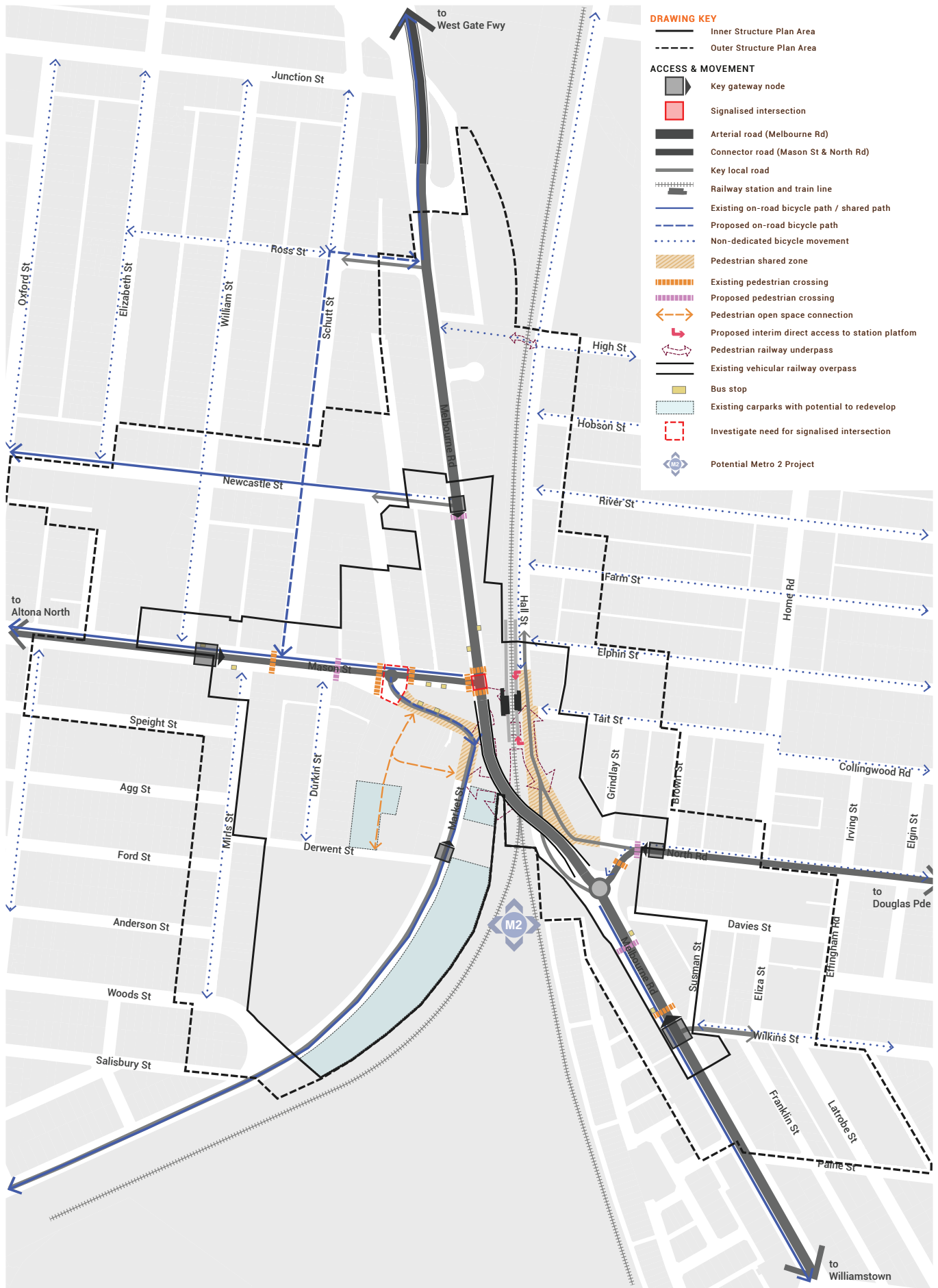
Provision of at grade parking and inefficient land use within the commercial area.

### Strategy:

Prepare a car parking strategy taking into consideration redevelopment recommendations proposed in the structure plan.

For more issues and actions refer to the Draft Newport Structure Plan on page 69–71.

Access and movement





# PRIORITY PROJECTS

The draft Structure Plan identifies nine priority projects to be implemented in the short to medium term as outlined below.

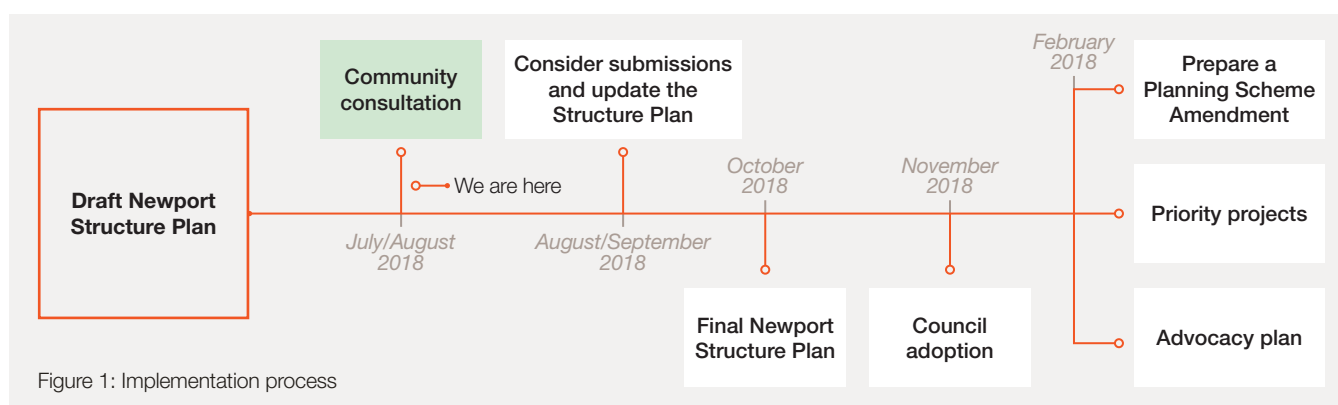
Item(s)	Priority
Prepare a masterplan to upgrade the Market/Mason Street transit plaza and carry out the recommendations in the masterplan	High
Design and carry out a shared zone in Market Street	High
Undertake streetscape works such as lighting, tree planting, street furniture improvement within commercial centre core	High
On Hall Street design a shared zone and develop concepts for direct access onto Platform 2	Medium-high
Street tree planting and any associated measures to spatially and visually connect Newport activity centre with the Yarra River, Newport Lakes and other public spaces and networks	Medium
Undertake appropriate land use policy changes to realise the structure plan	High

# ADVOCACY PLAN

Some actions identified in the Newport Structure Plan can not be directly implemented by Council and will require ongoing advocacy to ensure the best outcomes are achieved. Hobsons Bay City Council continuously advocates to State Government and other key stakeholders for improved land use development and accessibility to public transport in Newport.

# IMPLEMENTATION

A staged approach to implementation of the structure plan is required to ensure that project funding and resources are properly managed. Feedback on the draft Structure Plan is being sought prior to Council adopting the final document. Implementation of the Newport Structure Plan will include a planning scheme amendment, a number of projects and continuous advocacy.



## Where are we now?

Council is seeking community feedback. Once the consultation period is complete and the feedback has been considered the Newport Structure Plan will be presented to Council for adoption.

## How can I have my say?

There are many opportunities for you to get involved and have your say on the draft Structure Plan.

You can view the full draft Structure Plan online and complete an online survey available on Council's Participate website [participate.hobsonsbay.vic.gov.au/projects/draft-newport-structure-plan](https://participate.hobsonsbay.vic.gov.au/projects/draft-newport-structure-plan) There is also a short survey on Council's participate website.

Or you can make a written submission to Hobsons Bay City Council, PO Box 21, Altona, VIC, 3018 before 5pm Friday 24 August 2018.

Attend one of our drop-in sessions detailed on the right.

## Drop-in sessions

Join the conversation by attending a drop-in session and discuss the draft Newport Structure Plan and/or provide feedback.

### Drop-in session 1:

Newport Community Hub,  
13–15 Mason Street, Newport on  
Thursday, 19 July 2018  
from 4pm to 7pm

### Drop-in session 2:

Newport Community Hub,  
13–15 Mason Street, Newport on  
Saturday, 28 July  
from 10am to 1pm

## HOBSONS BAY CITY COUNCIL

115 Civic Parade, Altona  
PO Box 21, Altona 3018  
Phone (03) 9932 1000  
Fax (03) 9932 1090  
NRS phone 133 677 and quote 03 9932 1000  
Email [customerservice@hobsonsbay.vic.gov.au](mailto:customerservice@hobsonsbay.vic.gov.au)



[www.twitter.com/HobsonsBayCC](https://www.twitter.com/HobsonsBayCC)



[www.facebook.com/HobsonsBayCityCouncil](https://www.facebook.com/HobsonsBayCityCouncil)



[www.hobsonsbay.vic.gov.au](http://www.hobsonsbay.vic.gov.au)



**HOBSONS BAY  
LANGUAGE LINE**

**9932 1212**

INTERPRETER SERVICE FOR ALL LANGUAGES

**Your Council in your language**

Recorded Council information in:

English	العربية	Ελληνικά
Italiano	ကဵုနဵု	Tiếng Việt
粵語	Македонски	普通话