

HOBSONS
BAY CITY
COUNCIL



Newport

STRUCTURE PLAN

OCTOBER 2021





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CONTENTS

PART 1: PROJECT OVERVIEW	4	PART 4: STRUCTURE PLAN FRAMEWORK	36
1 Introduction	5	6 Vision Newport	38
1.1 About the Project	5	6.1 Vision	38
1.2 Purpose	6	6.2 Identity	40
1.3 Project Drivers	6	6.3 Land Use and Activity	44
1.4 Study Area	6	6.4 Built Form and Heritage	52
1.5 Methodology	8	6.5 Public Realm and Open Space	57
1.6 Structure of Document	9	6.6 Access and Movement	62
PART 2: KEY INFLUENCES	10	7 Built Form Guidelines	68
2 Strategic Context	11	7.1 Development generally	68
2.1 State Policy and Infrastructure Context	11	7.2 Development in the Hall Street Precinct	70
2.2 Metropolitan Context	14	7.3 Development in the Mason Street Precinct	72
2.3 Local Context	14	7.4 Development in the Arts and Recreation Precinct	74
2.4 Newport Background	16	7.5 Development in the Northern Gateway Precinct	76
3 Newport's History & Trajectory	18	7.6 Development in the Southern Gateway Precinct	78
3.1 History & Heritage	18	PART 5: IMPLEMENTATION	80
3.2 Newport Today	21	8 Implementation Plan	81
3.3 Core Characteristics	21	9 Appendix	86
3.4 Economics and Demographics	22		
3.6 Precincts	26		
3.7 Community Views	27		
PART 3: DISTILLATION	28		
4 Key Issues	29		
4.1 Centre-wide Issues	29		
4.2 Location Specific Constraints	29		
4.3 Precinct-specific Issues	30		
5 Key Opportunities	32		
5.1 Centre wide Opportunities	32		
5.2 Precinct-specific Opportunities	34		



PART 1

PROJECT OVERVIEW



1

INTRODUCTION

1.1 About the Project

The Newport Activity Centre Structure Plan (the 'Structure Plan') has been prepared as the primary strategy for guiding land use, development, and public realm improvements within the Newport Activity Centre. It sets the long-term vision for the Activity Centre and identifies a series of objectives, strategies and actions for how the vision will be realised over a 15-20 year planning period.

Newport is a highly liveable place located less than 12 kilometres south-west of the Melbourne CBD, between Spotswood and Williamstown. Its industrial heritage, creative spirit, position at the entry into Hobsons Bay, and excellent public transport attract residents and visitors. As a result, Newport has been experiencing steady growth and incremental change, and previous strategies for managing growth and development in the centre are now out of date. This is especially the case within the context of unprecedented growth in the greater Melbourne area that is likely to have a continuing impact on Newport.

Within Newport, the Activity Centre is the location that is most in need of a strategy for dealing with change.

Whilst the activity centre is the obvious location to accommodate growth, it is important to note that a key objective of the structure plan is to retain the current heritage context, and ensure that growth does not overwhelm the character and composition of the activity centre.



1.2 Purpose

The Structure Plan seeks to:

- > Set the vision for the Newport Activity Centre;
- > Refresh the land use and development framework;
- > Define the preferred locations and form of development where change is supported;
- > Define the locations where growth is not supported;
- > Provide for the protection of heritage buildings and places;
- > Identify potential public space improvements;
- > Provide a clear basis for community and stakeholder consultation and a guide for investment.

1.3 Project Drivers

Why is this Structure Plan required?

- > Melbourne is growing rapidly and, on account of its proximity to the CBD, transport access, and historic and industrial charm, Newport is likely to experience growth pressure.
- > Given growth pressure will be felt, planning in advance provides the opportunity to not only respond to the growth pressure, but to positively guide it. It is important to leverage the right opportunities, while also ensuring that inappropriate development does not overwhelm the Activity Centre.
- > The heritage buildings and village character of the Activity Centre should endure, guidance is needed to ensure this will be achieved.
- > With population and economic changes occurring, the commercial performance and point of difference of the Activity Centre can be improved.
- > Built form and spaces in the Centre can be enhanced for the use and enjoyment of residents and visitors.
- > A strategic basis is required to identify key public realm improvements.
- > Accessibility within the Activity Centre needs improvement, particularly in response to the existing east-west separation of Newport.

1.4 Study Area

The study area for the project has been defined based on existing land use patterns and influences on the current Activity Centre, as well as the influence the Activity Centre will exert on adjacent areas. The location of open space, education, community facilities, potential redevelopment sites, Major Hazard Facilities, heritage sites and precincts, and residential development patterns have been considered. These factors have been utilised to identify a study area and the structure plan boundary (within which recommendations are made).

Two structure plan boundaries have been nominated having regard to the considerations outlined in Planning Practice Note 58 – Structure Planning for Activity Centres.

An inner structure plan area has been nominated to focus on the area where the maximum amount of change is expected (see Figure 01).

An outer structure plan area is nominated where key change areas interface with the surrounding residential areas (see Figure 01).

The properties contained in the outer area are influenced by the inner structure plan area, and it is important to have regard for the relationship between the two. It is also important to provide a transition, where appropriate, from the inner area to the lower density residential areas surrounding the Activity Centre. The outer structure plan area is intended to perform this function.

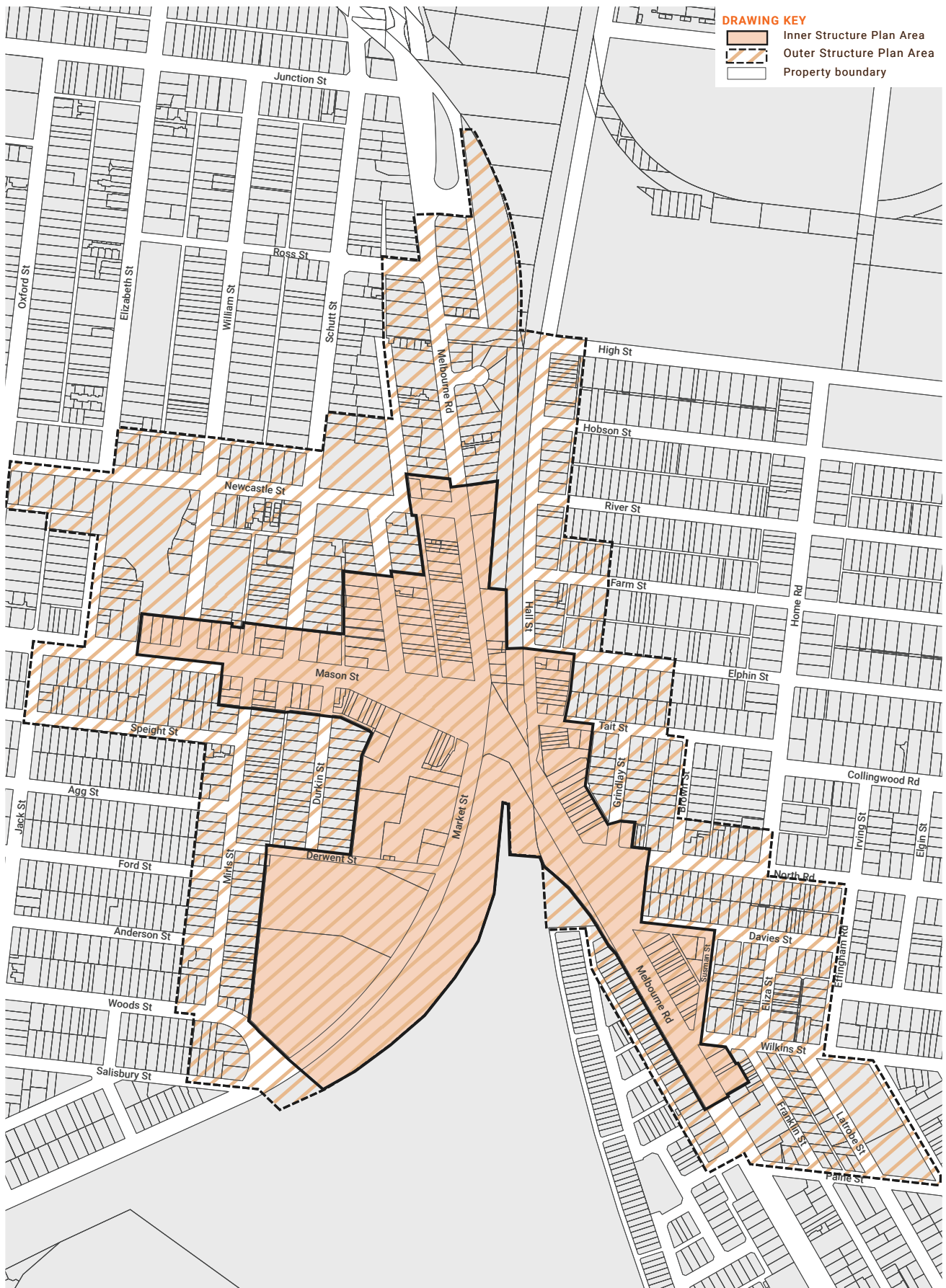


Figure 01 - Newport Structure Plan Study Area + Structure Plan Boundaries

1.5 Methodology

PHASE 1 Background and Context Review

- > A detailed background review of relevant information, policy and analysis of any gaps in the material.
- > Site visits.
- > Gathering of information to commence a plan-based analysis of the centre.

PHASE 2 Opportunities & Constraints Plan and Character Analysis

- > Preparation of a plan that builds on all information gathered in Phase 1.
- > Detailed review of the character of Newport.
- > Liaison with Council.

PHASE 3 Newport Framework Plan Preparation

- > Preparation of a Newport Framework Plan for discussion and development of Structure Plan concepts.

PHASE 4 Draft Newport Structure Plan

- > Preparation of draft Newport Structure Plan for review by Council.
- > Presentation to Council prior to public exhibition.
- > Refinements based on Council comments.

PHASE 5 Exhibition

- > Community consultation + invitation for submissions.
- > Review of feedback received.

PHASE 5.1 Review of the Draft Newport Structure Plan

- > Review of the draft Newport Structure Plan following:
 - outcomes of the Inner Newport Heritage Gaps Study which identified 156 properties for inclusion in Heritage Overlay Schedule 22, Heritage Overlay Schedule 23 and a new Heritage Overlay Schedule 32.
 - introduction of Planning Practice Notes 90 & 91 which provided new information and guidance for the planning of housing growth, protection neighbourhood character and application of residential zones.
 - preparation of revised urban design guidelines.
- > Preparation of a revised draft Newport Structure Plan

PHASE 6 Finalisation of Newport Structure Plan

- > Finalisation of the Newport Structure Plan based on comments received.
- > Presentation to Council for adoption.

1.6 Structure of Document

This document is structured to be read either from cover to cover, or for readers to be able to navigate directly to their areas of interest. Content is organised in the following manner:

PART 1

Project Overview

- > Sets the scene for why the document has been prepared and identifies the key guiding issues to be considered during development of the document.

PART 2

Key Influences

- > Establishes the State, Metropolitan and Local context.

PART 3

Distillation

- > Preparation of a draft Framework Plan for discussion with Council. Feedback from Council used to develop Structure Plan Concepts.

PART 4

Structure Plan Framework

Sets a vision for Newport's future, establishes foundational principles to be applied throughout the Activity Centre, and outlines objectives, strategies and actions to be implemented to realise the vision.

- > Sets core strategic directions based on the elements of identity, land use and activity, built form and heritage, public realm and open space, and access and movement.
- > Provides guidelines for ensuring new development and re-development occur in a deliberate manner.

PART 5

Implementation

- > Consolidates all strategic directions, identifies relevant stakeholders responsible for specific strategies and actions, and provides indicative timing details.