

1.1 ALTONA-SEAHOLME PRECINCT

OVERVIEW

The Altona-Seaholme precinct has a high proportion of open space per person. Some upgrades will be required to ensure good provision of open space continues in the face of an ageing population and increased density in some parts of the precinct.

PRECINCT FEATURES		
Current population (2017)	13,710	
Forecast population (2036)	15,320	
Amount of open space per person	8.4%	6.1ha per 1000 people
Total precinct area		1,310ha
Passive open space	5.5%, or	71.66ha
Formal open space (e.g. Sports fields)	2.9%, or	38.10ha
Encumbered open space accessible to the public	0.8%, or	10.19ha
Other open space (e.g. Not accessible to the public)	27.7%, or	363.2ha
Strategic or key development sites	Ajax Road redevelopment sites	
Types of open space (Hierarchy classification)	<ul style="list-style-type: none"> » 2 buffer » 8 district » 1 linear » 1 link » 8 local » 6 neighbourhood » 4 regional 	

EXISTING OPEN SPACES	CURRENT/PROPOSED HIERARCHY
Altona Beach Front Reserve	Regional
Altona Boat Ramp Reserve	Regional
Altona Coastal Park	Neighbourhood
Altona Sports Club Reserve	Neighbourhood
Apex Park	District
Burns, P.A. Reserve	District/Regional

EXISTING OPEN SPACES	CURRENT/PROPOSED HIERARCHY
Cherry Lake Reserve	Regional
Cresser, W. G. Reserve	District
Den Dulk, G. Reserve	Local
Doug Grant Reserve	Neighbourhood/ Neighbourhood/District
Emery, F. A. Reserve	Local
Fell Reserve	Local/Neighbourhood
Ford, A. H. Reserve	Local/Neighbourhood
Frazer, R. Reserve	Local
Grant, J. K. Reserve	District
Grieve Parade Median Reserve	Buffer
Kim, H. C. Reserve	Neighbourhood
Lee, H. W. Reserve	Neighbourhood
Logan Reserve	District
McIntosh, S.G. Reserve	Local
Nevitt, G. K. Athletics Ground	District
Norah McIntyre Reserve	Local
Ransom, G. H. Reserve	Neighbourhood/ Neighbourhood/District
Rush, F. Reserve	Local
Simmons Drive Walkway	Link
Slough Road Median Reserve	Buffer
The Pines Scout Camp	District
Truganina Explosives Reserve	District/ Neighbourhood/District
Weaver Reserve	District (with local function)
Kororoit Creek Shared Trail (Part)	Regional with District function

PRECINCT FEATURES

The Altona-Seaholme precinct is a premier regional destination for the west of Melbourne, largely due to its significant open spaces, including; Altona Beach, Cherry Lake Reserve, Altona Dog Beach, Altona Sports Precinct and Altona Safe Boat Harbour. The precinct contains significant conservation areas with a range of natural and cultural heritage values such as Truganina Explosives Reserve, Truganina Swamp and Altona Coastal Park.

Residents and workers in this precinct have the highest amount of open space per capita in Hobsons Bay (6.1ha per 1000 people) and provision is well above the municipal and metropolitan average at 8.4%. Similarly to Altona Meadows, despite the overall high amount of open space, there are some significant gap areas for residents in the west of the precinct and workers in the industrial areas.

Improving connections (particularly the Kororoit Creek Trail and pedestrian crossings on major roads) and standards of development will help reduce these gaps significantly, however new open space will be needed in the future industrial development west of Ajax Road.

CURRENT PROFILE

Altona Seaholme has an older population with a high proportion of retirement age residents. However due to infill development and increased diversity in housing, the neighbourhood has started to attract younger residents.

FUTURE TRENDS

Altona Seaholme is expected to continue to attract visitors to its foreshore and other key open spaces such as Cherry Lake. It will be important to manage impacts on open space as well as protection of biodiversity and important cultural heritage areas from expected visitation pressures (such as dogs off leash).

Population forecasts indicate a continued increase in families and younger children.

Improving the quality and diversity of local and neighbourhood parks to provide for the changing population as well as the long term aging residents will be a priority over creation of more regional attractors.

Priorities in this precinct relate to managing areas of high use. The Coastal Trail provides an important regional connection, however areas where it intersects with popular destinations and dog off leash areas, require solutions involving education and enforcement as well as a built response.

There are opportunities to disperse the impacts of regional visitation by creating a greater diversity of opportunities along the Altona foreshore.

This precinct is one of the lowest lying areas in Melbourne and popular foreshore areas are unprotected and vulnerable to flood, storm damage and recession. Advocating for a Third Pass assessment and shared responsibility for foreshore assets and construction of seawalls and revetments will be a priority.

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

- » Cherry Lake Reserve
- » Cresser, W. G. Reserve
- » Den Dulk, G. Reserve
- » Grant, J. K. Reserve
- » Kim, H. C. Reserve
- » Logan Reserve
- » McIntosh, S.G. Reserve
- » Ransom, G. H. Reserve
- » Rush, F. Reserve
- » Weaver Reserve.

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

Figure 19. Altona-Seaholme Precinct Map



ALTONA-SEAHOLME PRECINCT ACTIONS

PRIORITY	ACTION
Short-term 0-2 years	<p>Advocate for funding to implement priority foreshore protection works, including boat ramp improvements with definition of seasonal and permanent parking areas.</p> <p>Prepare an action plan based on relevant Council studies and strategies for improvements to the Altona Beach Precinct nodal parks (Logan, HW Lee, Weaver and Ransom Reserves including Esplanade and the south end of Pier Street).</p> <p>Advocate for funding to implement Stages 4 and 5 of the Kororoit Creek Trail, including creation of a connection to the industrial area north of Cherry Lake.</p> <p>Construct an off road shared path connection adjacent to Queen Street over Laverton Creek</p> <p>Implement the staged upgrade to the Seaholme Foreshore (Dog Beach/ PA Burns) precinct via a staged capital works upgrade program.</p> <p>Reinforce habitat protection for significant migratory bird populations (Altona Coastal Park, west end of Altona Beach and Apex/Doug Grant Reserves) through changes to dog off lead status, provision of alternatives (i.e. dog beach), habitat fencing, interpretive signage, promotion and education.</p>
Medium-term 2-5 years	<p>Implement priority improvements identified in the Altona Beach Precinct action plan.</p> <p>Undertake assessments and condition audits at Ford Reserve, G. Den Dulk Reserve to determine priorities for upgrade to a Neighbourhood Park to help address gap areas and develop park improvement plans</p> <p>Investigate installation of a pedestrian crossing on Queen Street at Ransom Reserve to help improve connections and help address the gap area</p> <p>Prepare a Conservation Management Plan for Altona Coastal Park</p> <p>Upgrade the ford crossing on Altona Road (Coastal Trail)</p> <p>Investigate the feasibility of creating an off road cycling connection from Fell Reserve to the Altona Boat Ramp</p> <p>Complete the Cherry Lake Development plan and advocate for funding to upgrade the picnic area and playspace, exercise equipment and completed shared trails network</p>

PRIORITY	ACTION
Medium-term 2-5 years	<p>Assess and develop a park improvement plans for S.G. McIntosh Reserve and J. K. Grant Reserve</p> <p>Review the Cresser Reserve master plan including consideration of a new youth space.</p>
Long-term 5-10 years+	<p>Undertake a feasibility study for the construction of a shared trail connection from the Laverton Creek Trail to the future Kororoit Creek trail including connections to Grieve Parade and Cherry Lake</p> <p>Upgrade Norah MacIntyre Reserve to a Neighbourhood Park</p>
Advocacy	<p>Advocate to VicRoads for:</p> <ul style="list-style-type: none"> » The installation of priority pedestrian crossings on Civic Parade, Millers Road and Maidstone Street » The provision of an road cycling link on Maidstone Street <p>Advocate for a new open space to be provided as part of the Ajax Road Development, and for the following features:</p> <ul style="list-style-type: none"> » Locate open space centrally within the development to cater to the new worker population. » Ensure connections to future east-west cycling link are established <p>Advocate and work with Melbourne Water to improve access and connectivity to the Truganina swamp lands</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"> » Indigenous cultural heritage, where appropriate (Kororoit Creek) » Conservation values and waterway health (Kororoit Creek and Altona Coastal Park) » Post-settlement history (Logan Reserve. Altona Coastal Park and Truganina Explosive Reserve)
Other Actions	<p>Explore the potential for a joint service agreement with Altona Primary School</p> <p>Explore the potential for a joint service agreement with Altona P-9 College</p>