

1.1 ALTONA INDUSTRIAL PRECINCT

OVERVIEW

The Altona Industrial precinct does not have a resident population. The precinct contains part of the Kororoit Creek Reserve, as well as a number of reserves with conservation value that are not owned or managed by Council (e.g. the Laverton Grasslands and the Altona Memorial Park).

PRECINCT FEATURES		
Current population (2017)	-	
Forecast population (2036)	-	
Amount of open space per person	N/A	
Total precinct area	1,075 ha	
Passive open space	-	-
Formal open space (e.g. Sports fields)	-	-
Encumbered open space accessible to the public	8.47%	91.07 ha
Other open space (e.g. Not accessible to the public)	4.8%	52.27 ha
Strategic or key development sites	-	
Types of open space (Hierarchy classification)	» 1 local » 1 regional	

EXISTING OPEN SPACES	CURRENT/PROPOSED HIERARCHY
Kororoit Creek Reserve	Regional
The Memorial Park	Local

PRECINCT FEATURES

The Altona Industrial precinct is located in the northern centre of the municipality. The precinct is defined by large industrial businesses that serve a variety of sectors within and beyond Hobsons Bay. The precinct also houses significant biodiversity hot spots, including protected open grasslands that are not publicly accessible.

There is no residential population within the precinct, and there are development density regulations. The regulations are used to protect nearby residential or other sensitive areas from industrial uses that have high noise, dust, or other emissions resulting from the location of petrochemical industries within the precinct. Where an industrial use may impact people's health or amenity, it is designed and sited to mitigate or remove any harmful impact.

Open spaces within the Altona Industrial precinct are largely unused by the public (due to their relatively remote location or because they are physically inaccessible). They include: Kororoit Creek (western side), the Laverton Grasslands, Altona Nature Conservation Reserve, and Cherry Creek drainage reserve.

CURRENT PROFILE

Altona Industrial Precinct does not currently have a residential population.

The precinct does have a significant worker population, with several large employers operating within the area. The precinct is identified as a Core Industrial Area in the Hobsons Bay Industrial Land Use Strategy and is identified as a State-significant industrial precinct in Plan Melbourne 2017.

Among the industrial uses some businesses employ a large number of people, while others may be intensive uses with specialised but few staff.

Current data regarding the number of people working in the precinct is not well collected, however in future it will be important to ensure people working in the area have access to good quality open spaces.

FUTURE TRENDS

As a key part of the local economy, industrial activities occurring within this precinct should be protected. According to the Hobsons Bay Industrial Land Management Strategy (2008):

- » The Altona Industrial Precinct is identified as 'core industrial' land and is a significant economic centre in and major employment area in Melbourne's west.
- » Further employment opportunities are being considered for vacant blocks of land within the precinct.
- » The remaining supply of vacant industrial land could be developed within 11 years based on the estimated annual take up rate.
- » Opportunities exist to better manage, and in some cases remove conflict between industry and other sensitive land uses.
- » A review of 22 industrial precincts suggested that some areas may be suitable for further investigation regarding alternative land uses.

In future, and contingent on protection from any emissions in the area, the Kororoit Creek reserve may present an opportunity for more active recreation within and through the precinct.

A key challenge for the Altona Industrial precinct will be to ensure workers have improved access to high quality open spaces while protecting local industry for the important role it plays in the local economy, and which some businesses play more broadly within the State.

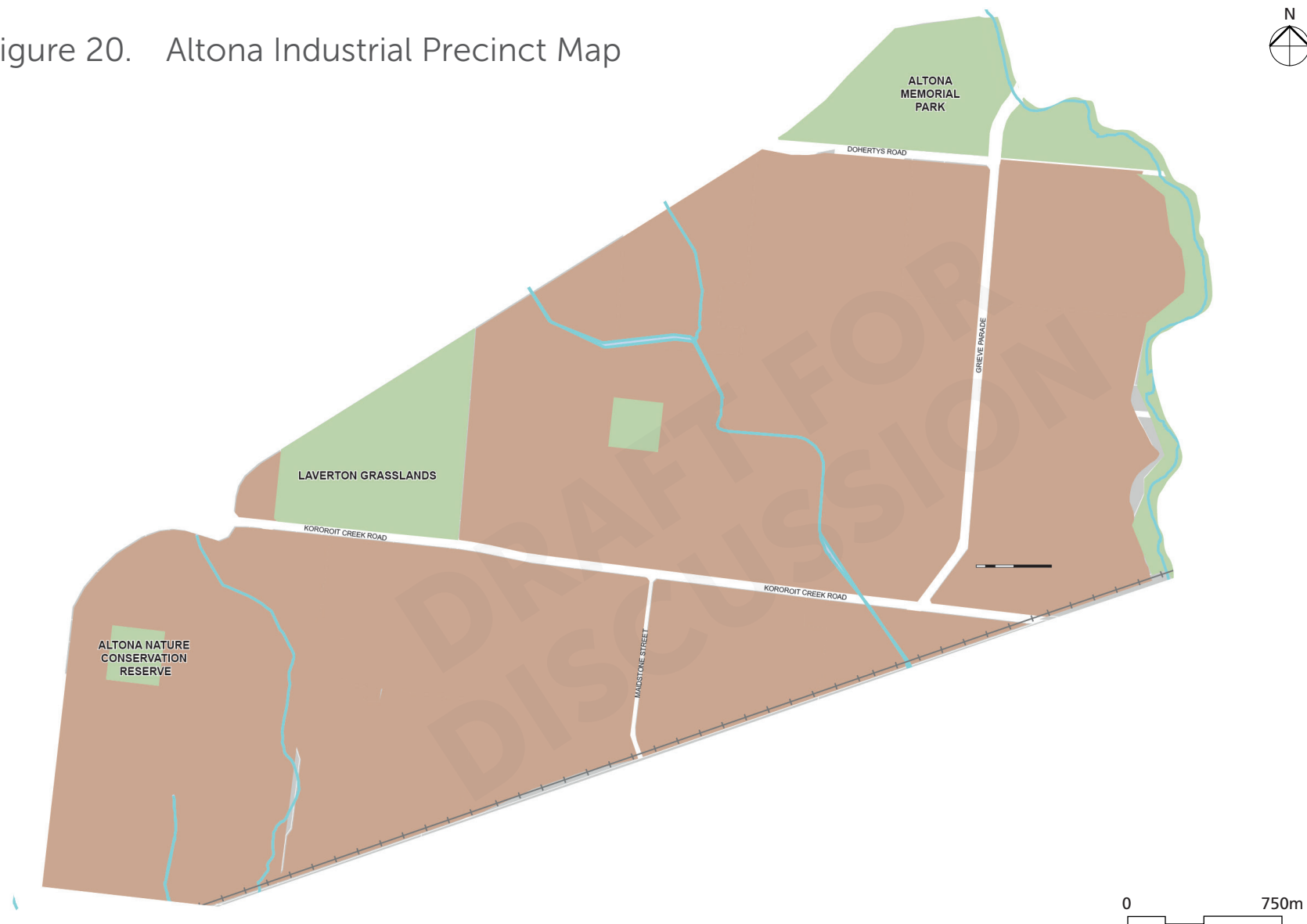
The biodiversity qualities of protected reserves within the precinct should also be protected, while seeking opportunities to link hot spots with a broader network where they are disconnected from linear reserves such as the Kororoit Creek.

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

- » Kororoit Creek Shared Trail (Across multiple precincts).

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

Figure 20. Altona Industrial Precinct Map



ALTONA INDUSTRIAL PRECINCT ACTIONS

PRIORITY	ACTION
Short-term 0-2 years	Review the Industrial Development Guidelines (2008) to strengthen opportunity for improved street and landscape interfaces, habitat corridors and better private open space design for workers and visitors in the Altona Industrial Precinct. Reinforce the conservation actions from Council's Biodiversity Strategy.
Special Areas	Where appropriate, provide way-finding signage and celebrate special areas through creative interpretive information linking visitors to the special values of: <ul style="list-style-type: none"> » North Laverton Grasslands Reserve » Kayes Drain » Cherry Creek.
Other Actions	Improve connectivity via walking and cycling between the industrial precinct and surrounding areas of open space. Improve access to shared trail network development (Kororoit Creek) as opportunities arise.



Laverton Grasslands Reserve

Image credit: Colleen Miller, Victorian Flora: URL <www.victorianflora.com>