

4.6 ALTONA NORTH PRECINCT

OVERVIEW

The Altona North precinct has a low proportion of open space per person. With over a third of residents and workers not having access to open space within walking distance, planning will be required to 'unlock' open spaces and ensure good provision of open space in the future.

PRECINCT FEATURES		
Current population (2017)	12,828	
Forecast population (2036)	20,211	
Amount of open space per person		2.5ha per 1000 people
Total precinct area		816ha
Passive open space	2.6%, or	21.54ha
Formal open space (e.g. Sports fields)	2.7%, or	22.05ha
Encumbered open space accessible to the public	0.2%, or	2.01ha
Other open space (e.g. Not accessible to the public)	10.7%, or	87.2ha
Strategic or key development sites	Precinct 15	
Types of open space (Hierarchy classification)	<ul style="list-style-type: none"> » 1 buffer » 4 district » 6 local » 6 neighbourhood » 1 regional 	

EXISTING OPEN SPACES	CURRENT/PROPOSED HIERARCHY
Altona Lakes Public Golf Course	District
Bond, A. W. Reserve	Neighbourhood
Clement, S. J. Reserve	Local
Cooper, R. J. Reserve	Neighbourhood
Crofts, W. L. J. Reserve	District
Duke Street Reserve	Local
Floyd, W. L. Reserve	Buffer
Ginifer, J. J. Reserve	Local
Harris Reserve	Local
Hearn, V. L. Reserve	Local
Hosken, G. J. Reserve	Neighbourhood
Irwin, W. J. Reserve	Neighbourhood
Langshaw, A. W. Reserve	Neighbourhood
Lynch, P. J. Reserve	District
Maltese Bocce Club	Neighbourhood
McArthurs Road Reserve	Local
Paisley Park	Regional with District function
Paisley Park Soccer Complex	District
Kororoit Creek Shared Trail (Part)	Regional with District function
Precinct 15 (Future open space)	District

PRECINCT OVERVIEW

In an open space context, Altona North is facing a number of challenges. Altona North is currently well below the municipal average in terms of available open space per capita (2.5ha/1000 people). Availability is expected to decline as the area will see significant pressure from strategic redevelopment sites such as Precinct 15 over the coming years.

Over a third of residents and workers do not have access to open space within walking distance. The construction of the Kororoit Creek Trail (Stage 2 and 3) and advocating for an off road connection along Blackshaws Road as part of Precinct 15 discussions could significantly improve connectivity in the precinct and 'unlock' open spaces that are currently inaccessible.

CURRENT PROFILE

Altona North has the highest proportion of people aged over 65 and is highly vulnerable to heat stress. Subsequently, improved access to facilities, walking paths, seating, drinking water and shade are high priorities.

Installation of irrigation in some neighbourhood parks could also be considered in this precinct to reduce heat and improve open space amenity.

Altona North has a diverse community with

more than 40% of residents from a non English speaking background. It has the second lowest SEIFA index score (910), which is well below the Hobsons Bay and Australian SEIFA average of 1002.

It should be noted that Brooklyn residents access this precinct for formal sporting, shopping (Altona Gate) and the like.

With a high proportion of young adults in Brooklyn combined with the expected influx of young families into Altona North, development of a youth space in the northern section of the precinct should be considered.

FUTURE TRENDS

The predicted trend in this precinct is for an increase in families, particularly young families, and 35-49 year-olds.

It will be important to provide locally accessible, diverse, play and recreation opportunities (formal and informal) for these groups.

A key challenge in this precinct will be the creation of a network of accessible local and neighbourhood parks that provide a range of passive open space opportunities. A number of reserves that could provide these opportunities are currently dominated by formal sporting uses or the level of development and condition of assets are barriers to use.

A strategy to address this may be to consider the purchase of the Department of Education land on Blackshaws Road to build more capacity to meet sporting demands in the precinct as well as implementing improvements to existing reserves.

Negotiations as part of the Precinct 15 development can potentially achieve positive open space outcomes for existing gap areas west of the site if a new Neighbourhood Park is secured to the western edge of the development.

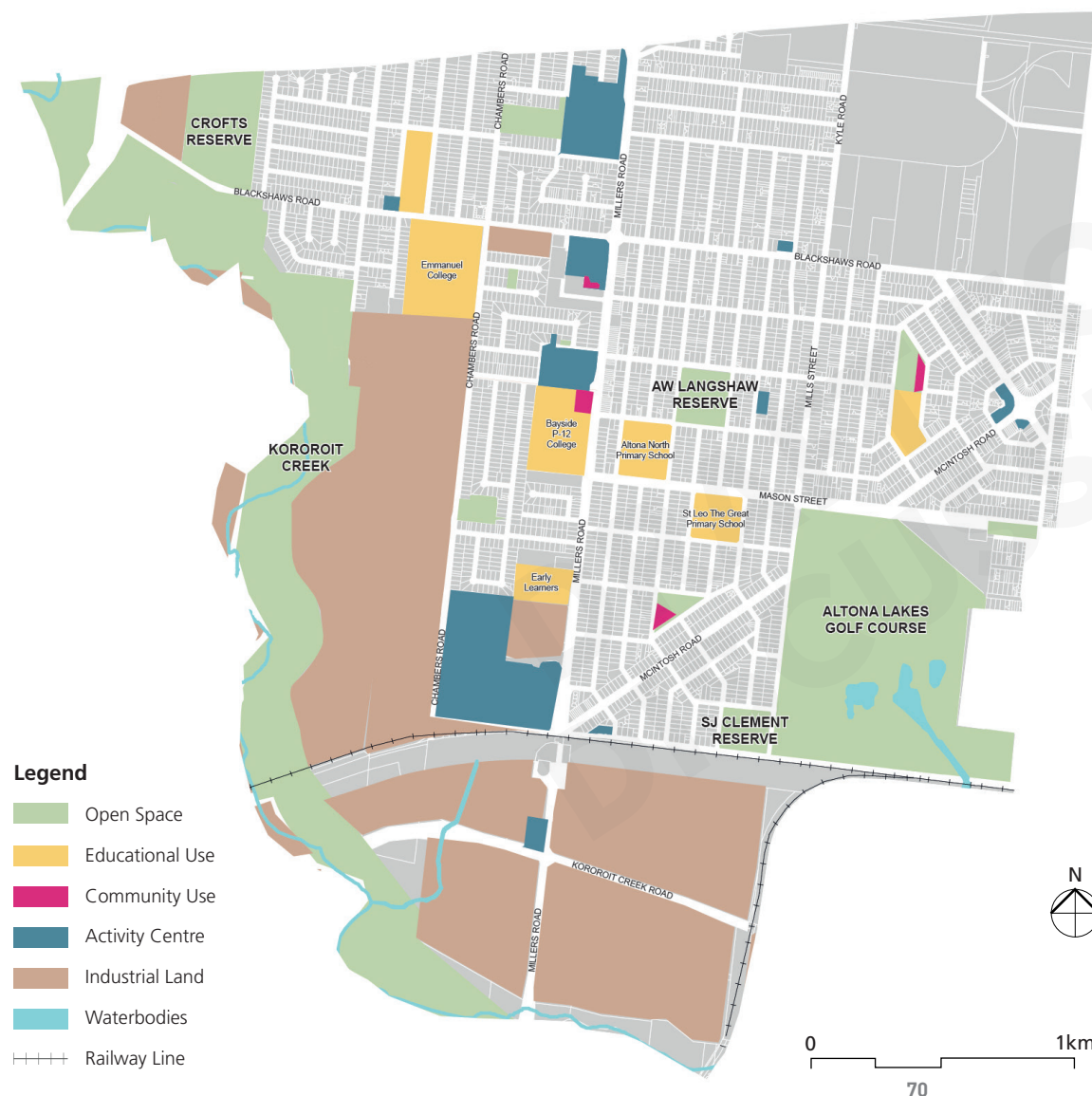
In future, a focus on providing more pedestrian crossings could also help overcome the many road barriers in the precinct.

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

- » W. L. J. Crofts Reserve
- » Duke Street Reserve
- » J. J. Ginifer Reserve
- » W. J. Irwin Reserve
- » A. W. Langshaw Reserve
- » P. J. Lynch Reserve
- » Paisley Park and Paisley Park Soccer Complex
- » 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 21. Altona North Precinct Map



Paisley Park, Altona North (Image: Planisphere)

ALTONA NORTH PRECINCT ACTIONS

PRIORITY	ACTION
Short-term 0-2 years	<p>Investigate options for additional open space within this precinct including within Precinct 15 and Education Department adjacent to RJ Cooper Reserve to increase provision, address nearby gap areas and accommodate expansion and relocation of sporting uses</p> <p>Advocate for funding to implement Stages 4 and 5 of the Kororoit Creek Trail including way-finding and interpretive treatments and resting places</p> <p>Formalise and better articulate links to KC shared trail from McArthurs Road and Marsh Street</p> <p>Improve the interface of AW Bond Reserve at Beuron Road and Chambers Road</p> <p>Upgrade playspace and passive amenity at AW Langshaw Reserve</p> <p>Complete improvements from Paisley Park Masterplan and upgrade soccer field and community park infrastructure at S. J. Clements Reserve</p> <p>Investigate formalising pedestrian/cycle link on un-constructed section of Rose Road (from Miles Sheer to Blenheim Road, Newport West)</p>
Medium-term 2-5 years	<p>Undertake planning for improvements and activation of Harris Reserve to address safety concerns in consultation with the local community</p> <p>Complete upgrade to WJ Irwin Reserve to Neighbourhood Park status</p> <p>Complete improvements in the GJ Hosken Reserve Development Plan</p> <p>Upgrade the play space at VL Hearn Reserve to create a point of difference to nearby reserves</p> <p>Prepare a master plan for WJ Croft Reserve that considers connections to the residential area and Hosken Reserve, improves landscape amenity, rationalises roads and car parking, upgrade to play space, and further supports and addresses the requirements of sporting clubs and sporting needs in the Brooklyn and Altona North area.</p> <p>Undertake renewal works at W. L. Floyd Reserve</p>

PRIORITY	ACTION
Long-term 5-10 years+	<p>Further improvements to JJ Ginifer Reserve and RJ Cooper Reserve such as BBQs, shelters and drinking water to encourage longer stays</p> <p>JJ Ginifer Reserve - assess and program for remaining park improvements</p> <p>Undertake upgrade works to Duke Street, WJ Irwin and P. J. Lynch Reserves</p>
Advocacy	<p>Advocate for a large neighbourhood park to be provided on the western edge of the Altona North Strategic Site (Precinct 15) development</p> <p>Ensure Precinct 15 contains a network of local spaces including one that can accommodate a dog off leash area to cater to a 2 kilometre catchment (enabling off leash areas to be removed from Edwards Reserve) and adequate open space for sporting uses.</p> <p>Advocate to VicRoads to:</p> <ul style="list-style-type: none"> » Provide an off road shared path on Blackshaws Road » Install a new pedestrian crossings at identified locations on Blackshaws Road.
Other Actions	<p>Investigate the potential for a joint service agreement between Hobsons Bay City Council and Emmanuel College - St Paul's Campus.</p> <p>Investigate potential for additional soccer pitch development; the Altona Italian Social Club</p> <p>Investigate opportunity to provide open space within future development</p> <p>Improve access to the Kororoit Creek corridor from this area.</p> <p>Investigate implementation of new tennis courts at A. W. Bond reserve, as recommended in the <i>Sports Needs Facility Assessment</i> (InsideEdge, 2017).</p>