

OVERALL RECOMMENDATIONS ABBOTSFORD 3067

- The close proximity of this precinct to the Yarra River provides residents with key open space and environmental values in this inner urban area. Improve the links along the Yarra River and access into the trail, particularly at Gipps Street, and by extending the public open space reserve and trail south on the southern side of the Yarra River. Continue to improve the environmental values through revegetation with indigenous species.
- Victoria Park, which has historically been set aside as a restricted sporting reserve, is to be opened as a public open space reserve accessible at all times. This will be a significant change to the patterns of use and accessibility of open space in the northern part of the precinct.
- The network of Small Local open space requires some review, with upgrade of facilities in some of these to meet existing and future residential needs, as this precinct continues to change from industrial to residential use. There are some gaps in the network particularly in the southern parts of Abbotsford, which are to be addressed with future provision of new Small Local open space.
- The industrial precinct around Carlton and United Breweries adjacent to the Yarra is planned to be retained at this stage. If in the longer term residential populations in this southern area increase, additional land for Local open space would be required additional to the linear reserve along the Yarra.
- Residential populations are anticipated to increase in Abbotsford. Where this occurs in sub-precinct 3067A and 3067C it is anticipated new residents will need additional facilities in existing open space. Where residential populations increase in sub-precinct 3067B additional open space will be required.

SUB-PRECINCT 3067A

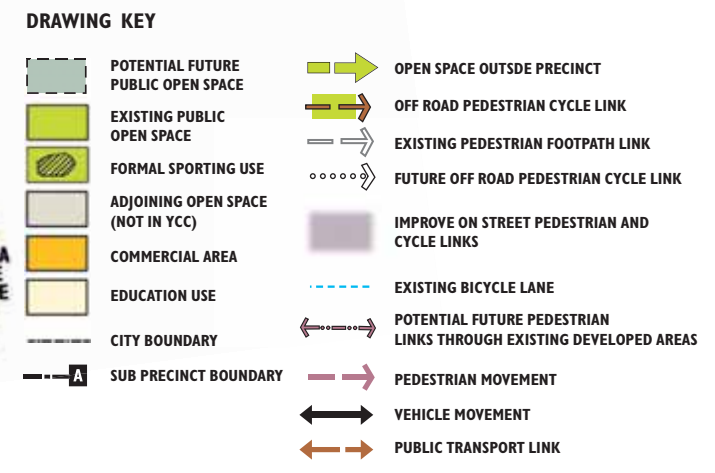
- Victoria Park is to become useable and accessible to the public at all times. It is intended to be reserved for sporting use and to provide for informal and unstructured recreation activities. The Landscape Masterplan (currently in preparation) is to consider opportunities to incorporate improved access to Victoria Park for residents of Collingwood.
- Improve public access points to the Yarra River given the anticipated increase in residential population in the precinct, and increase views of the River from the residential area, where possible.
- Future increase in residential population in this sub-precinct will place demands on facility provision in the existing open space, rather than new.

SUB-PRECINCT 3067B

- Gahan Reserve functions well as a Neighbourhood park and is to be maintained. In the longer term prepare a Conservation Plan for the reserve.
- Collingwood Childrens Farm is a unique feature that is available to residents from all over Melbourne on a fee paying basis. This is to be retained and continued.
- Prepare a Landscape Concept Plan for Browns Reserve in consultation with local residents, to upgrade this Small Local park to make it more accessible and useable.
- Improve access into the Yarra River corridor north of Gipps Street, and in future redevelopment of any large sites adjoining the river, encourage provision of public access paths through them into the linear reserve.
- Lack of Local open space in the south of this sub-precinct to be addressed with investigation to provide a Small Local park, refer to Detail 1 on the plan. Future increase in the residential population in the southern area of this sub-precinct will place additional demands on land area and facility upgrade in open space.
- Improve the riparian corridor values through ongoing revegetation with indigenous species, in consultation with Melbourne Water and Parks Victoria.
- South of Gipps Street footbridge, in future development adjacent to the Yarra, improve public access to the Yarra River and liaise with Parks Victoria to ensure the land is acquired in accordance with the existing Public Acquisition Overlay that extends from Gipps Street Footbridge to Walmer Street Footbridge.

SUB-PRECINCT 3067C

- Existing industrial use adjacent to the Yarra River is anticipated to remain. If future residential development occurs, land contributions to the open space network will be required.
- The small existing residential area will have improved access to open space by upgrading the streetscapes, signage and footpath condition to Flockhart Reserve as highlighted on the plan.
- Upgrade Flockhart Reserve to meet some existing and primarily anticipated future residents open space needs.



3067 QUANTITY OF OPEN SPACE

Total Postcode Area	1,405,701 m ²
Total Open Space Area	112,370 m ²
% of Open Space	8.0%
Total Population (2001)	3,577
Open Space per person	31.4 m ²

**3067 ABBOTSFORD
YARRA OPEN SPACE STRATEGY**

DWG NO: YOSS 12
DEC 2006

