



CITY OF MONASH

August 2013

City of Monash

Glen Waverley Activity Centre
Masterplan

Vision for the Future















mgs

Architecture Planning Interior design

Glen Waverley Activity Centre Masterplan Vision:

A smart, prosperous, accessible and diverse city that provides a focus for the community and the regional innovation corridor; where Council has used its land assets to develop the city’s distinct urban garden identity and increase community capacity through well-targeted services, public spaces and avenue streets.

legend:

- | | | | |
|---|-------------------------|---|-----------------------|
|  | Lower scale built form |  | High quality footpath |
|  | Medium scale built form |  | Standard footpath |
|  | Higher built form |  | Shared laneway |
|  | Kingsway |  | Laneway |
|  | Plaza |  | Bus interchange |
|  | Shared street |  | Grass |
| | |  | Street furniture |
| | |  | Trees |



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Version	
2.0	Public consultation
Purpose	
Council and community feedback	
Date of issue	
27/08/13	
Client	
City of Monash	
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introduction and context



1.0 introduction

The City of Monash has engaged McGauran Giannini Soon Architects (MGS) to lead a multidisciplinary team in preparing a masterplan for the Glen Waverley Activity Centre.

Project Brief

The brief for the masterplan calls for a detailed analysis of the Glen Waverley Activity Centre in order to prepare a visionary masterplan for the Centre.

The assessment can only be satisfactorily answered by embarking on a process that resolves the most appropriate long term use for the Glen Waverley Activity Centre, considering factors such as:

- > Financial feasibility and economic benefit
- > Social/community benefit
- > Environmental sustainability
- > Accessibility, parking and traffic
- > Optimal governance arrangements

This document summarises the findings of the masterplanning process to help inform the community and facilitate a discussion on the future potential for the Glen Waverley Activity Centre.

Project Methodology

The overall project consists of five phases of work:

Phase 1: Inception and Background Review

Alongside an inception briefing meeting with the Project Control Group, this phase focuses on desktop reviews of background reports and planning scheme aspirations, the planning context and a review of the existing built and streetscape environment via a project team inspection.

Phase 2: Analysis / Issues and Opportunities

This second stage addresses existing issues and future opportunities, covering built form and scale; streetscape, public spaces; access, traffic and parking; land use and economic assessment; property market assessment.

The project team undertook workshops and further interview discussions across Council, to reach agreement over the project objectives and record the Issues and opportunities within the project sites.

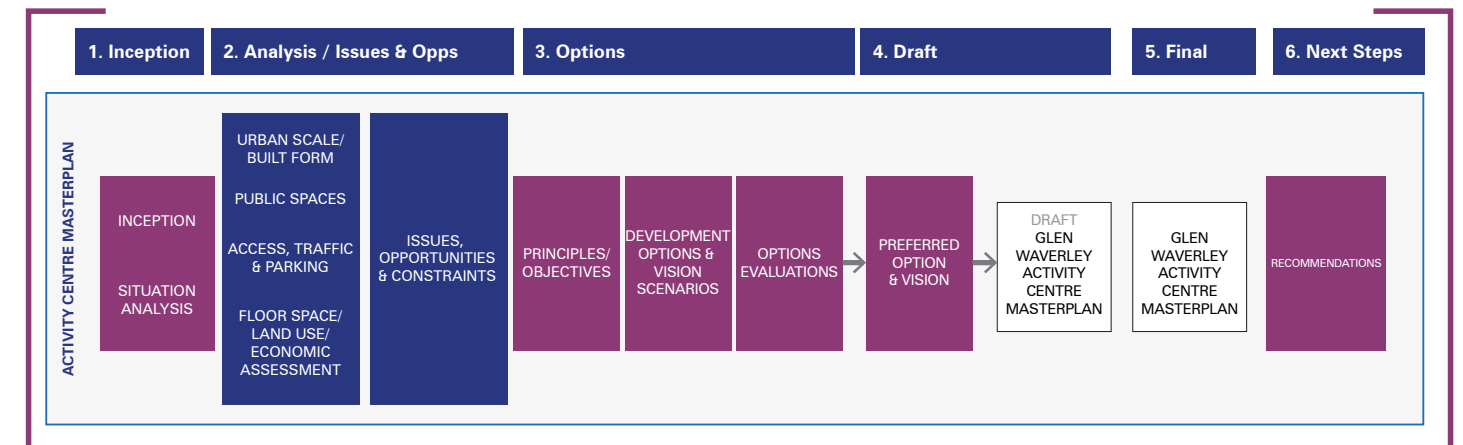


Diagram 1. Project timeline

Phase 3: Options Analysis

This process explores and presents a series of high-level scenarios for land uses and development scale. The project team pursued an economic and market led approach where the community, commercial and residential land use mix is determined by the projected demand for each use linked to the broad development capabilities of sites in the GWAC.

Following detailed evaluation across the project sites, the preferred options were selected by the project team and included the presentation of a project vision, which integrates design and development economics for the Centre.

Phase 4: Draft Reporting

The research and analysis from the earlier stages are consolidated to formal draft reports for presentation review and adoption by the Project Control Group and Steering Committee.

Phase 5: Final Reports

Upon adoption by the PCG and Steering Committee the reports are presented to Council as Final Reports.

project outline 1.1

Meetings and consultation

The consultant team has continuously engaged with stakeholders across all Council departments and selected external groups during the life of the project. The opportunities and directions outlined in this study are strongly influenced by this process.

Council Steering Committee

This committee of local ward Councillors and senior executives, chaired by Councillor Geoff Lake, was responsible for making major decisions at key points during the masterplan development process.

Project Control Group

This committee of Council officer representatives acted as a project control group to guide the project team in making day-to-day decisions on the project.

Individual Consultation Meetings

- Monash City Council:
- > Site Tour
 - > City of Monash CEO
 - > Council Community Services
 - > Urban Design and Strategic Planning
 - > Transport Planning and Engineering

Key external stakeholders

- > VicTrack
- > Major landowners
- > Glen Waverley Secondary College

Council Workshops

In November 2012 there were two design and visioning workshops to establish the existing context in the Activity Centre and the design parameters for envisaging their potential future role.

These workshops focussed on the vision and opportunities for the Glen Waverley Activity Centre, and the role that Council could plan in directly making the vision happen.

Project team

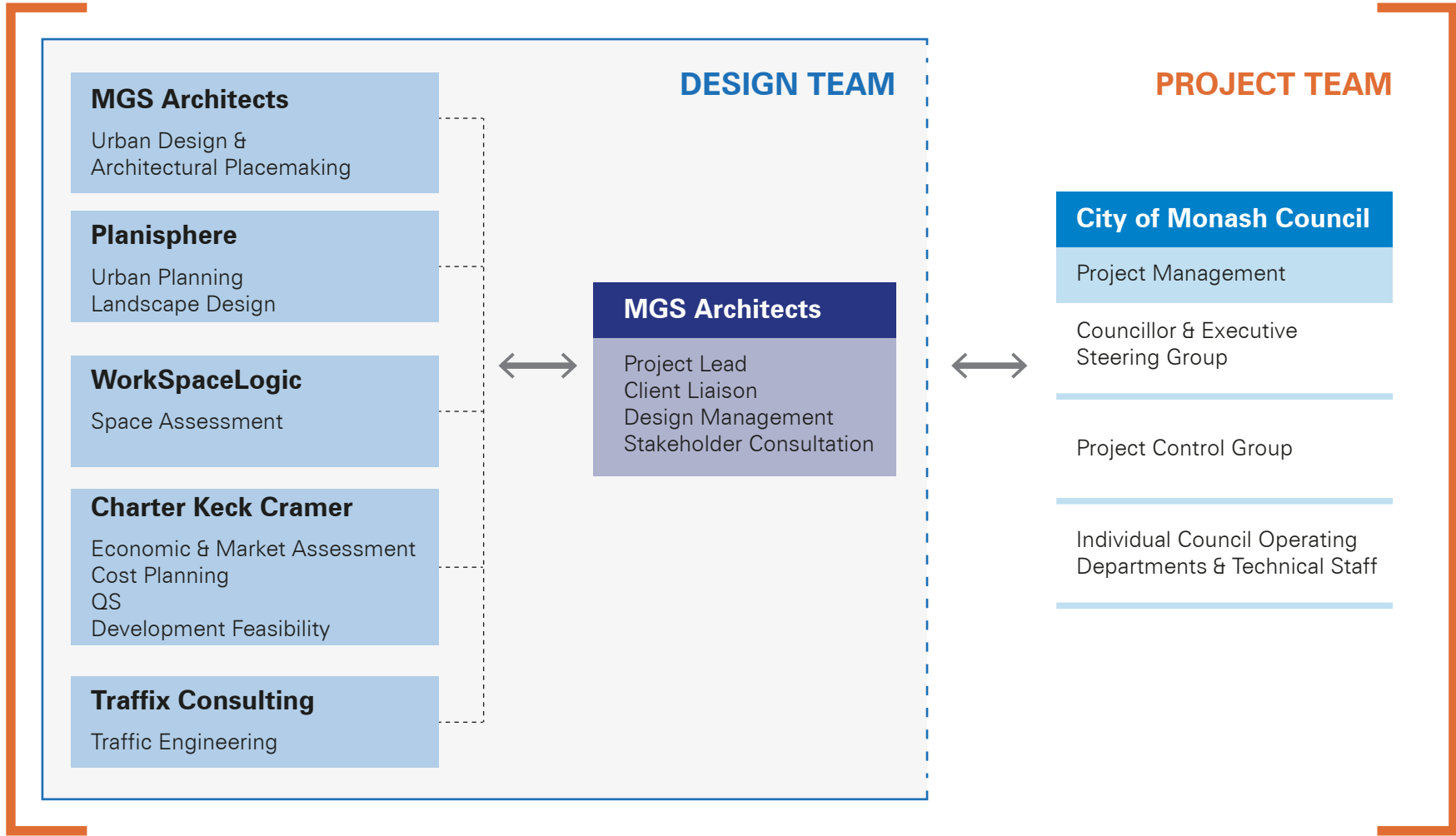


Diagram 2. Project Team

1.1 strategic context

The Glen Waverley Principal Activity Centre (GWAC) is located approximately 19 km south east of Melbourne’s Central Activity District within the City of Monash. The Activity Centre is strategically sited within one of Melbourne’s primary population and employment growth corridors.

The metropolitan scale activity corridors broadly run along the major trunk transport routes radiating from the city, such as the Dandenong rail corridor, the Monash Freeway and further to the north, the Ringwood rail corridor and Maroondah Highway. The major routes that traverse between these corridors such as Warrigal Road, Springvale Road and Eastlink play an important regional interconnection role and support significant levels of activity. Each will only grow in importance and level of activity as Melbourne continues to grow to the southeast.

Glen Waverley is very well positioned to play a regionally significant role for commercial and civic activity. Its location on Springvale Road allows access to both the north and south, and into neighbouring municipalities. There is easy access to and from business and employment hubs to the north such as Tally Ho and Deakin University which have transformed dramatically over the last 10 years.

The Glen Waverley Activity Centre also sits at the terminus of a rail line, providing fast access to the city and inner suburbs. The centre will increasingly be comparable with Box Hill and Ringwood for entertainment, retail, commercial and civic activities.

To the south of GWAC, at the centre of the municipality sits the Monash Technology Precinct, a nationally significant world-class innovation cluster. The precinct is one of the major employment generators outside of the CBD. Education, health, research and development uses saturate the area, benefiting from their proximity to the major anchors: Monash University, CSIRO, the Australian Synchrotron and Monash Medical Centre. The Monash Technology Precinct is a major component of the South East Melbourne Innovation Precinct (SEMIP), a rapidly growing corridor Stretching from Clayton to Dandenong that as a whole accounts for a major proportion of

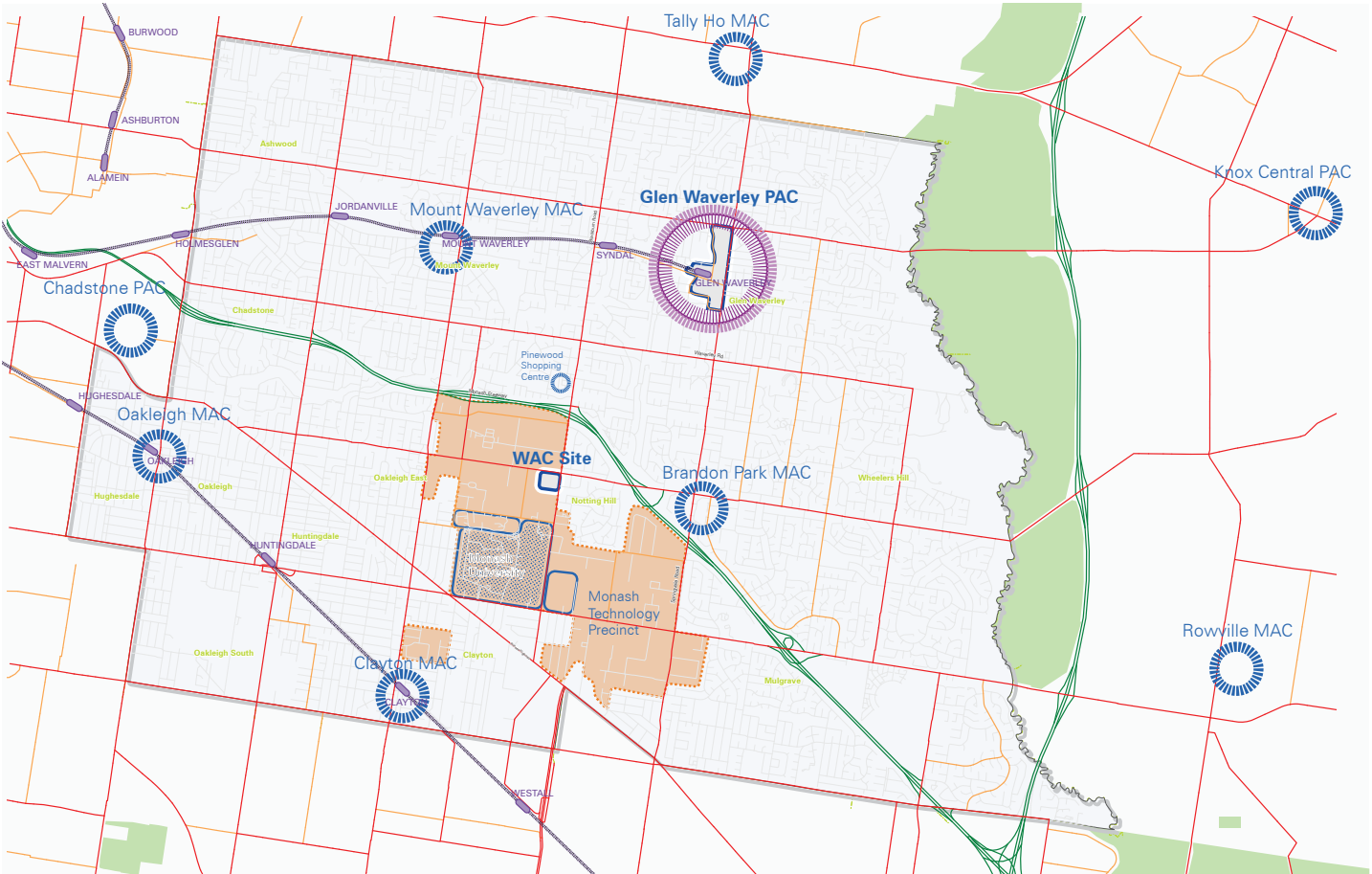


Map 1: Metropolitan Context

Victoria’s economic production and significant amount of potential future growth, particularly in advanced manufacturing and innovative services. SEMIP is home to 40% of Victoria’s manufacturing activities and over 56,000 registered businesses.

The Monash Community

As an established middle ring municipality the population of the City of Monash is fairly stable. Further growth is occurring through redevelopment and renewal rather than large scale greenfield development.



Map 2: City of Monash Municipal Context

The composition of the population has some notable characteristics:

- > high proportion (approximately 40%) of residents living in Monash were born overseas;
- > in the 2011 Census 30% of the total population was over 55 years of age; up from 28% in 2006.
- > the 2009 Council commissioned report on baby boomers has estimated that by 2026 there will be 53,000 baby boomers in the City of Monash, with a high proportion of these from China, Malaysia, Greece, India and Sri Lanka;

- > while population forecasts for 0-4 year olds predict a decrease in this group from 2001 to 2016 in the municipality increases are forecast for several suburbs including Glen Waverley.

Overall, while the population is generally prosperous and healthy, some families in Monash are especially at risk in terms of a range of health and well being factors.

- > some people need to access multiple services, or may ‘enter’ service provision indirectly e.g. a CALD baby boomer with child minding responsibilities may come to understand the broader services/spaces available through using early years services/spaces.

site and planning context1.2

Site Context

The area surrounding GWAC is largely residential, dominated by detached housing set in suburban streets. The activity centre is bound to the north by High Street Road and to the east by Springvale Road. These major arterials create a clear break between the commercial / mixed use core and the more residential surrounding areas. To the west and south the activity centre boundary is more weakly defined. Glen Waverley Secondary College sits at the northwestern interface to the centre, with Wesley College further to the west defining a precinct of housing between the two schools and High Street Road that is a residential interface for the activity centre. To the south and west lie major open spaces, Bogong Reserve and Central Reserve further south on Waverley Road, which in turn link to the regional Scotchmans Creek open space network. 5 schools are within proximity to the Activity Centre including Glen Waverley Secondary College on O’Sullivan Road, Glen Waverley Primary School on High Street, and St Leonard’s Primary on Springvale Road and Glenallen School on Allen Street. A campus of Holmesglen TAFE, the Monash Aquatic Recreation Centre and a small pocket of industrial land along Waverley Road are the only notable non-residential uses in the area southwest of the activity centre.



Map 3: Masterplan Study Area

Planning Context

The project team has undertaken a review of all relevant planning document and policies provided to the team by Council, assessing their relevance for the masterplan, identifying information gaps and opportunities to reinforce or challenge the previous findings.

The masterplan will recommend changes to the Planning Scheme necessary to implement the vision and update information relevant to the GWAC site. However the masterplan is only an initial step towards making these changes. Further strategic planning strategies will be required to allow Council to make the necessary changes to the Scheme.

During the development of the masterplan certain major changes to metropolitan planning have been under discussion at State Government level. Most notably, the Metropolitan Planning Strategy is (as of August 2013) still under development and only portions of the strategy have been released for discussion. The Strategy is likely to make changes to the way activity centres are addressed within the planning framework, and is likely to place more influence on employment clusters such as the Monash Technology Precinct as a major focus for future development. The details of how this will be implemented are still unclear.

The second major change to the State Planning Policy Framework that is currently underway is the introduction of new planning zones. The range of commercial zones has been simplified while a range of residential and mixed use zones will be created. In the short term this will have only limited influence on the planning of the centre since its full implementation will continue into 2014. In the longer term the new zones will add to the range of strategic planning tools available to Council for implementing this masterplan.

Glen Waverley Activity Centre

Glen Waverley was identified in *Melbourne 2030* as a Principal Activity Centre, unique to the City of Monash. The State and Local Planning Frameworks identify it as a priority for major intensification and a centre for commercial, retail, entertainment and government services.

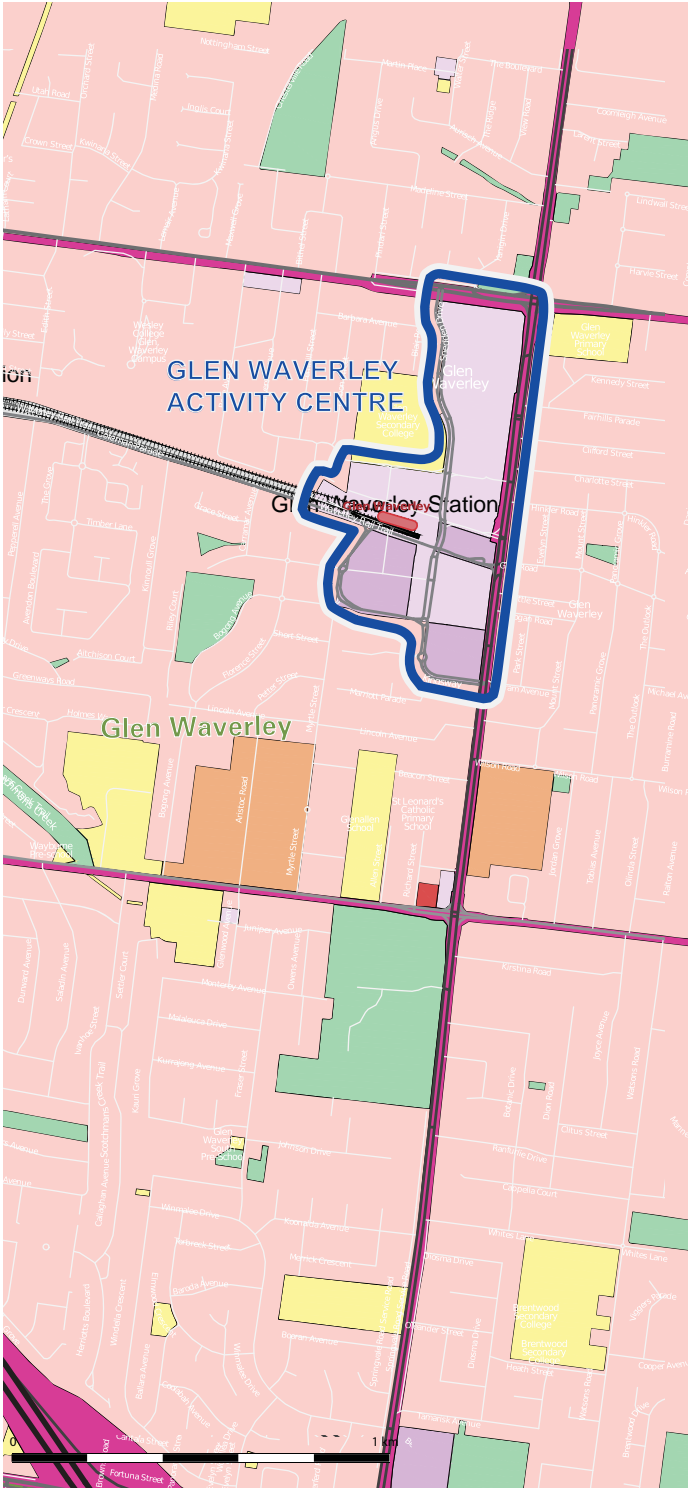
The majority of the centre is covered by DDO1, setting a height limit of 7 metres. While this limit can be varied by permit, the overlay is not consistent with the strategic role for the Activity Centre outlined through the local planning framework.

Council and consultants have undertaken extensive planning strategies for this area over 20 years. Some relevant reference documents include:

- *Neighbourhood Character Guide, 1997.*
- *Image Enhancement of Main Roads, 1992.*
- *Hub Precinct, Concept Plan, Glen Waverley District Centre, 1992.*
- *Civic, Administrative and Cultural Precinct, Concept Plan, Glen Waverley District Centre, 1995.*
- *Structure Plan, Glen Waverley District Centre, 1988.*
- *Office and Community Precinct, Concept Plan, Glen Waverley District Centre, 1994.*
- *Parking Precinct Plan, Glen Waverley Principal Activity Centre, 2008*

Many of the planning initiatives have been developed on a fragmented, precinct-by-precinct basis. Few cover the entire centre, and all are now ready for re-assessment through a cohesive structure planning process. This masterplan does not replace a structure plan but will strongly inform the process. This masterplan and a future structure plan should consider:

- > Reviewing the housing capacity of the centre, given the importance of the GWAC to the municipality as a preferred location for higher density housing
- > Addressing the nature and extent of change in immediately surrounding areas, if the future of the centre is to be addressed in a holistic manner. The current project brief does not extend to these areas.
- > Consider how Monash’s Garden City Character theme applies in the context of the GWAC.
- > Planning Scheme amendment recommendations should acknowledge the role of GWAC in providing community services in publicly accessible locations.



Map 4: Planning Scheme Zones

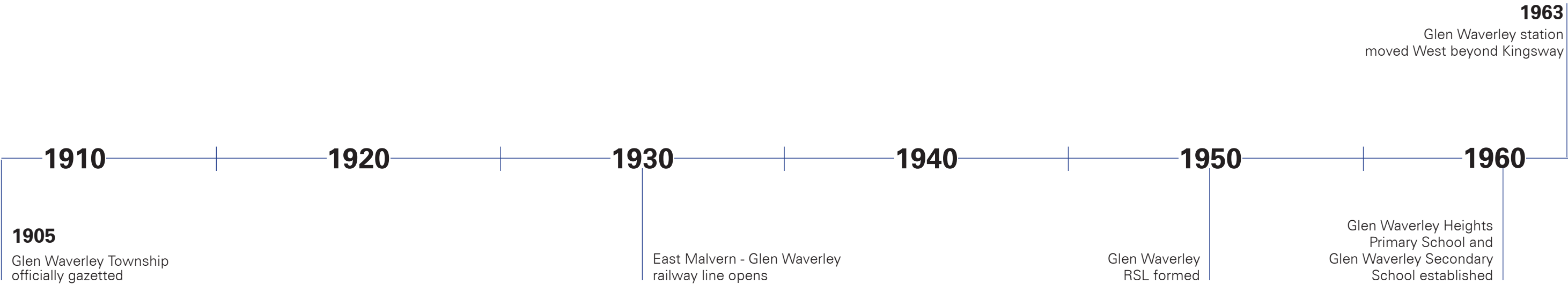
1.3 historical context



Aerial photograph - 1945



Glen Waverley Activity Centre - 1972



Monash City Council, Harry Seidler & Associates, 1984



Structure Plan, Glen Waverley District Centre, 1988



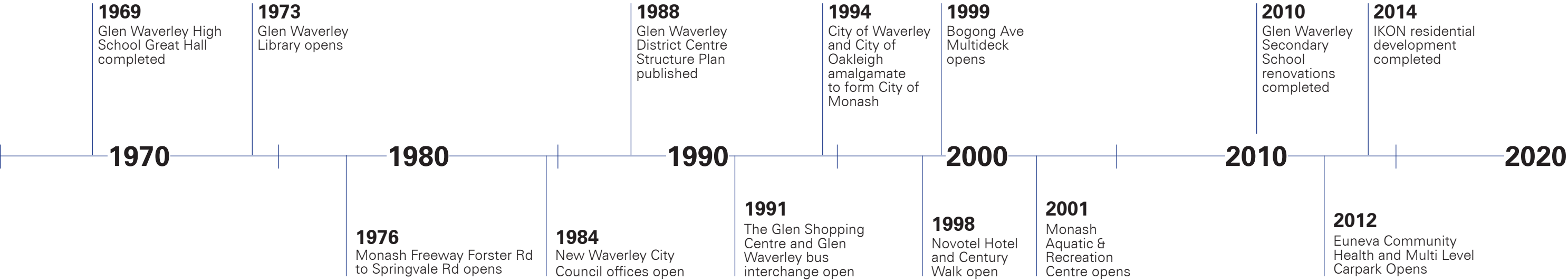
Glen Waverley Activity Centre - 2009



Euneva Community Health and Multi Level Carpark, 2012



IKON, 2014



1.3 historical context



1951



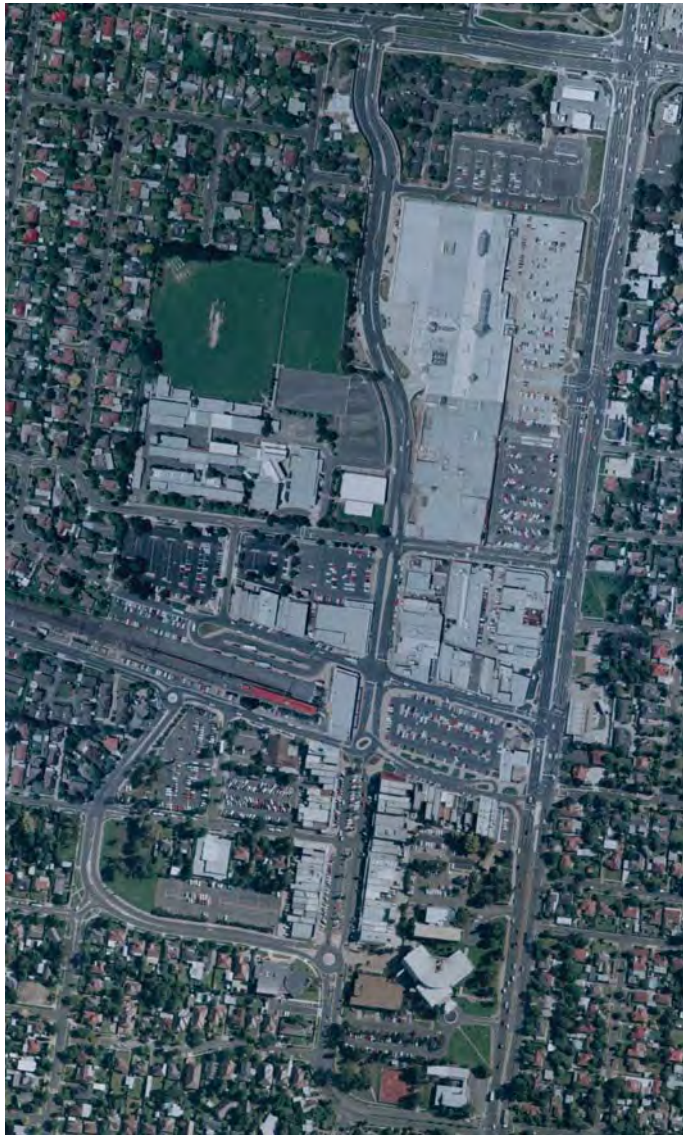
1963



1972



1982



1992



1999



2004



2009



CLOTHES
SHOES
HANDBAGS
SOFT TOYS

GLENDALE ST

Lawford