

MOUNT WAVERLEY ACTIVITY CENTRE STRUCTURE PLAN

BACKGROUND REPORT

Prepared by Tract Consultants for Monash City Council

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MOUNT WAVERLEY ACTIVITY CENTRE STRUCTURE PLAN
 0318-0577 Mt Waverley Structure Plan Urban Design Report - REV02

Revision (see below)
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EXECUTIVE SUMMARY

The Mount Waverley Activity Centre plays an important role in the City of Monash providing a convenient shopping destination supported by a range of community facilities and a centrally located train station. It is a valued Centre, characterised by its low scale and spacious feel, and its green leafy residential streets, different in character and scale to many of the surrounding shopping centres.

The role of the Mt Waverley Structure Plan is to develop a shared vision for the future of the community. Ultimately the Plan will articulate a clear future economic role for the MWAC, identify residential and commercial redevelopment opportunities that respond the identified needs of the community and deliver a cohesive public realm response which will reinforce the distinct 'localness' of the centre and at its heart, will be designed for the community.

This first stage in developing a future Structure Plan for the MWAC involved a series of technical investigations into the existing economic, community infrastructure, traffic and transport access and the public realm and built form conditions.

A number of key issues and opportunities have been identified through these investigations that will inform the response and development of the Structure Plan. The issues and opportunities are summarised below.

ECONOMIC ASSESSMENT

There will be moderate population growth in Mount Waverley Activity Centre over the next 20 -30 years. The local population will be largely older residents and the majority of this growth will be in the 60 years + age group. Households will get smaller, predominantly comprising of lone persons and couples without dependants.

The combined factors of moderate growth and older households can result in household expenditure slowing, (traditionally older households have lower per capita expenditure). However there are greater number of wealthier households within Mount Waverley that have the ability to undertake discretionary retailing and hospitality activities such as frequenting cafés and restaurants within the centre. Additionally there is great opportunity for the future growth and regeneration in Mt Waverley by attracting younger people, particularly families to the area.

MWAC functions well as a local convenience shopping centre. It has low vacancy rate, however if the population growth is to slow, the Centre will need to attract more visitors to remain successful. The key opportunities to reinforce the MWAC's role as a weekly shopping destination and community hub include:

- The opportunity to strengthen the retail offer including additional supermarket floorspace and increased speciality retailers within the Centre,
- Consolidating traditional retailing activity west of Stephensons Road,
- Encouraging a diversity of activities and uses within the Centre, particularly those that will extend activities beyond retail operating hours,
- Encouraging development of Wadham Parade into a people focused civic precinct supporting Library and Community Centre activities,
- Strengthen the commercial uses in the Centre, particularly the precinct located east of Stephensons Road which offers high levels of accessibility and exposure ideal for commercial businesses,
- Providing the opportunity for health care providers to establish their services and purpose-built medical centres within the MWAC, and
- Encouraging residential development of a scale that is sympathetic to village character of the Centre.



SOCIAL & COMMUNITY NEEDS

The MWAC is currently well serviced with a good diversity of both local and higher order community infrastructure, and there will generally be moderate additional demands on existing community infrastructure over the next 20 years.

The majority of infrastructure is located within close proximity to the Centre. A key opportunity is to make these facilities more accessible from the surrounding residential area, and the Centre, by foot and bike.

PUBLIC REALM

The MWAC has good streets, parks and civic spaces. The opportunity is to provide a more cohesive public realm which focuses on the experience of the people, maximises connectivity and provides increased amenity and complementary functions. There are opportunities to encourage development with streetscaping upgrades, as well as:

- Improving the function and efficiency of the internal streets in the Shopping Centre, and creating a more unified and cohesive pedestrian experience
- Creating new public spaces, particularly the expansion of Winbourne Road Plaza to provide more seating, planting and activation from surrounding land uses
- Developing Wadham Parade into an important element of the Civic precinct, providing uses such as cafés and restaurants, as well shop top housing
- Transforming Hamilton Place and the Train Station forecourt into a people focused precinct
- Enhancing the pedestrian and cycling linkages to the local parks, sporting facilities and recreational trails

BUILT FORM

Mount Waverley is characterised by low scale residential and commercial built form and this contributes positively to the character of the Centre. The Village Shopping Centre has a distinctly local feel, and this is in part due to the low scale, fine grain of the retail area. New development should generally

respond to the local scale character of the centre while allowing for some intensification. There is a need to address and manage sensitive interfaces, particularly between the retail core and the surrounding residential areas.

TRAFFIC & TRANSPORT

The MWAC has a good range of public transport facilities and some walking and cycling paths. The majority of these are within a 20min walking catchment. Residents can walk to schools, community facilities, major public transport options, retail centre and parks and recreational facilities. To support the walkability and cycling access in and around the MWAC a number of small scale traffic and wayfinding interventions have been identified including:

- Priority footpath upgrade areas and locations for new pedestrian crossings,
- Decision point locations where there is a need to improve the wayfinding and safety,
- Investigate local area traffic measures to improve cycling safety along key routes to the Centre,
- Strengthen the links to the wider cycling network to bring visitors into the Centre, and
- Provide raised threshold treatments at all lanes and car park entries and footpath entries to all car parks to make walking safe and comfortable (particularly older population).

Larger scale traffic measures are also required and these primarily focus on vehicular access with the Activity Centre.

A photograph of a person walking on a paved path. The person is wearing a light blue long-sleeved shirt, dark blue trousers, and white sneakers with red soles. They are carrying a dark blue bag. A metal railing with three horizontal bars is in the foreground. The background is filled with dense green foliage and trees. The top of the page has an orange overlay with white and black text.

PART A BACKGROUND & CONTEXT



1 PURPOSE OF THE PROJECT

Monash City Council recognise the role of a Major Activity Centres, such as Mount Waverley, in providing a focus for community activities and social life, as well as contributing to the economic activity, employment and residential needs of the community.

The future Structure Plan for the Mount Waverley Activity Centre will seek to agree on a long term vision for the Centre by:

- Defining a role and built form identity for the centre that recognises its geography and place in the hierarchy of activity centres in Monash,
- Encouraging a broader mix of uses in the Centre,
- Developing urban design and built form principles to assist in defining the role and character of the Centre,
- Defining a central node for the Centre,
- Improving transport and movement into and within the Centre,
- Improving the sense of place and connectivity to and integration between the uses throughout the Centre, and,
- Reviewing car parking, pedestrian and vehicle movement within the Centre.

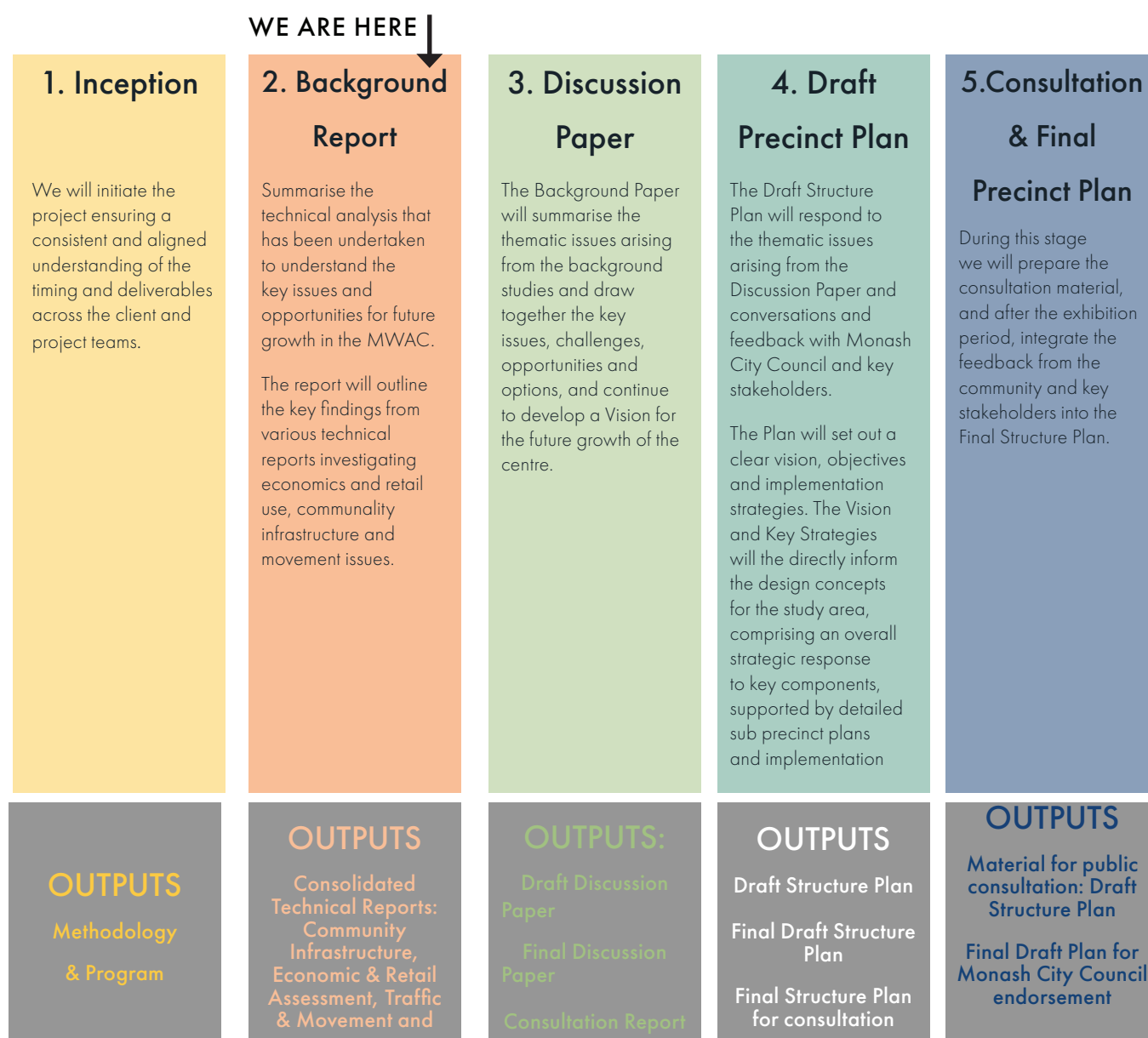
The purpose of the Structure Plan is to set out clear strategic outcomes and expectations for the future use and development of the MWAC. It will consider the local community's aspirations for their future and provide assurance through an understanding of Monash City Council's expectations and intentions.

Specifically the Precinct Structure Plan will:

- Deliver a cohesive public realm response which focuses on the experience of people, maximising connectivity and providing increased amenity and complementary functions (this will include improvements along Stephenson's Road)
- Identify opportunities to create new public spaces and improve existing incidental public spaces within the core of the Activity Centre. These spaces will complement larger parks that exist at the periphery of the Centre.
- Assess and if required rationalise current car parking supply and configuration
- Improve the interface between the retail core and the surrounding residential areas
- Improve the train station surrounds, possibly developing a station forecourt area in Hamilton Place
- Identify future commercial development opportunities across the centre to intensify land use and provide housing opportunities in the heart of the Centre,
- Access the current supply community and social Infrastructure, and
- Recommend the integration of appropriate sustainability initiatives.

2 PROJECT METHODOLOGY

This document is the Background Report (Stage 2) and its purpose is to provide a summary of the analysis that has been undertaken to understand the key issues and opportunities for future growth in the MWAC. The development of the Precinct Structure Plan will broadly be made up of 5 key stages:



3 THE CITY OF MONASH

Mount Waverley Activity Centre is located in the City of Monash, a municipality which covers an area of approximately 81 square kilometres. As of 2017 the residential population in the City of Monash was 196,856. The population is diverse, representing over thirty different countries of origin, across the 14 suburbs within the Municipal boundary, with 45% of residents were not born in Australia.

The City of Monash is forecast to expect a considerable population in the coming years, with conservative estimates increasing from approximately 196,856 residents in 2017, through to 214,649 by the year 2036¹. Housing this number of residents has led to an increased density of living, with the current average residential density across the municipality over 24 dwellings per hectare.

In addition to residential figures, there are approximately 20,000 local businesses, 93,000 employed residents, and 130,000 local jobs.

Monash City Council recognises the Wurundjeri people and Boon Wurrong clans of the Kulin Nations as the original custodians of the land now known as Monash.



Figure 1. The City of Monash within the Greater Melbourne Context
(Source: Planning Maps Online)

¹ Forecast ID

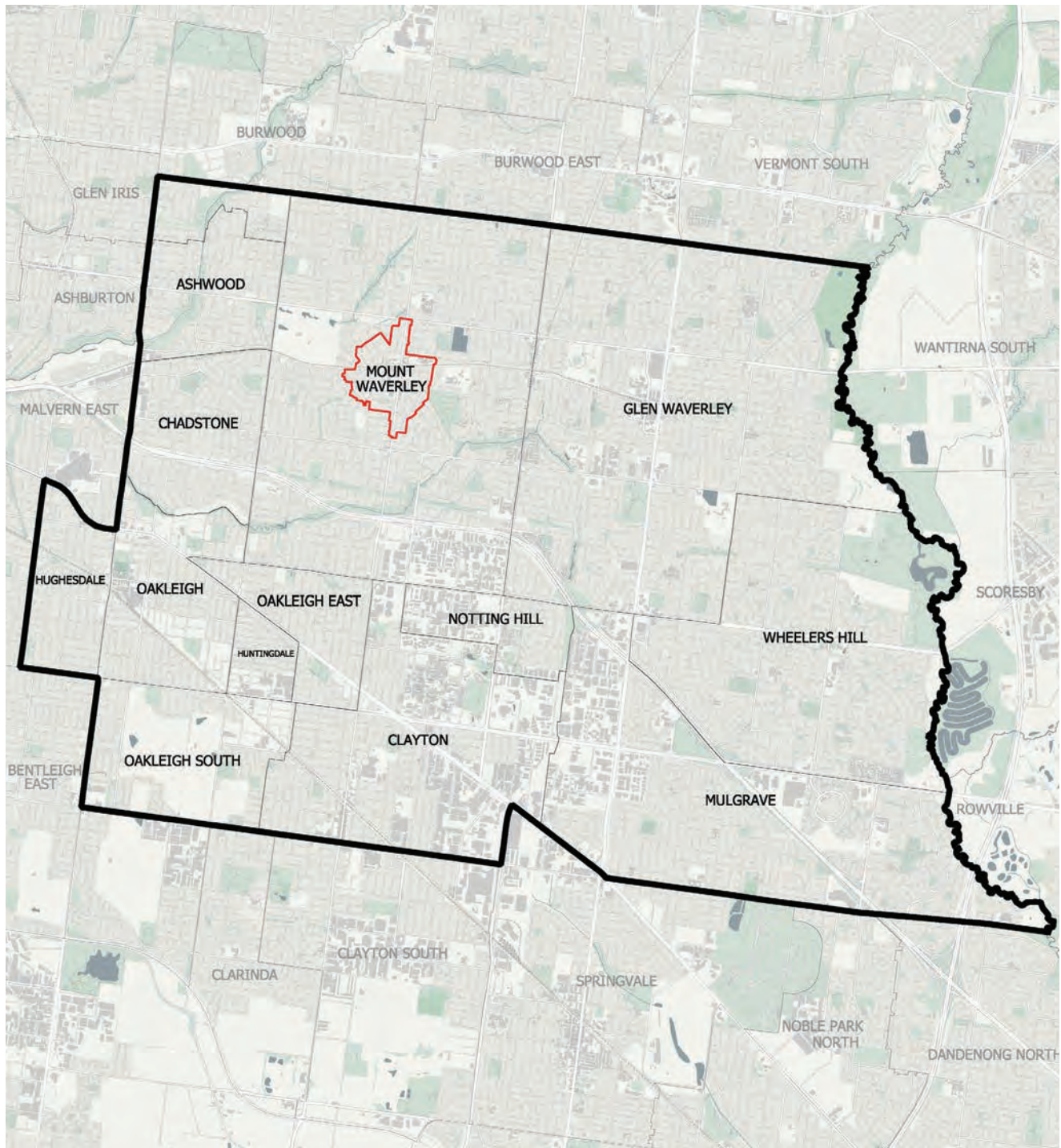





Figure 2. The City of Monash

City of Monash 
 Suburb boundaries 
 Investigation Area 

4 THE MOUNT WAVERLEY ACTIVITY CENTRE

The Mount Waverley Activity Centre (MWAC) is centrally located within the suburb of Mount Waverley. It is strategically positioned on Stephenson's Road, a major north-south arterial in the City of Monash, adjacent to the Mount Waverley Railway Station.

Mount Waverley is identified as a Major Activity Centre in Plan Melbourne. The Shopping Centre is made up of a mix of retailers and services including Woolworths and Ritchies Supermarket, a wide range of fresh food retailers as well as the four major banks. The Village Shopping Centre's role as a convenient, weekly shopping destination is supported by ample at-grade car parking and easy access to the Mount Waverley Railway Station.

Complementing the retail offer is the diverse mix of businesses located along Stephenson's Road. These businesses benefit from high levels of exposure and accessibility. Located to the north/west of the train line is a small retail strip adjacent to the railway station in Wadham Parade also provides opportunities for peripheral retailers and service providers.

Supporting the Village Shopping Centre are some key community facilities; the Mount Waverley Library, Community Centre and a Mental Health Centre. These services reinforce the role of the MWAC as a place of local significance within the City of Monash.

The Centre is complemented by the availability of easily accessible at-grade car parking which supports its competitiveness as a destination for weekly food and grocery shopping, and a range of personal, business and other services.

It is recognised that the MWAC is a popular meeting and shopping destination for the local community. This early analysis seeks to identify and understand the key elements valued by the community so the Activity Centre continues to be a focus for community activity and social life for the community for years to come.

The surrounding residential areas are mostly comprised of single and double storey detached dwellings. The residential area is characterised by wide streets with large canopy trees and established gardens.

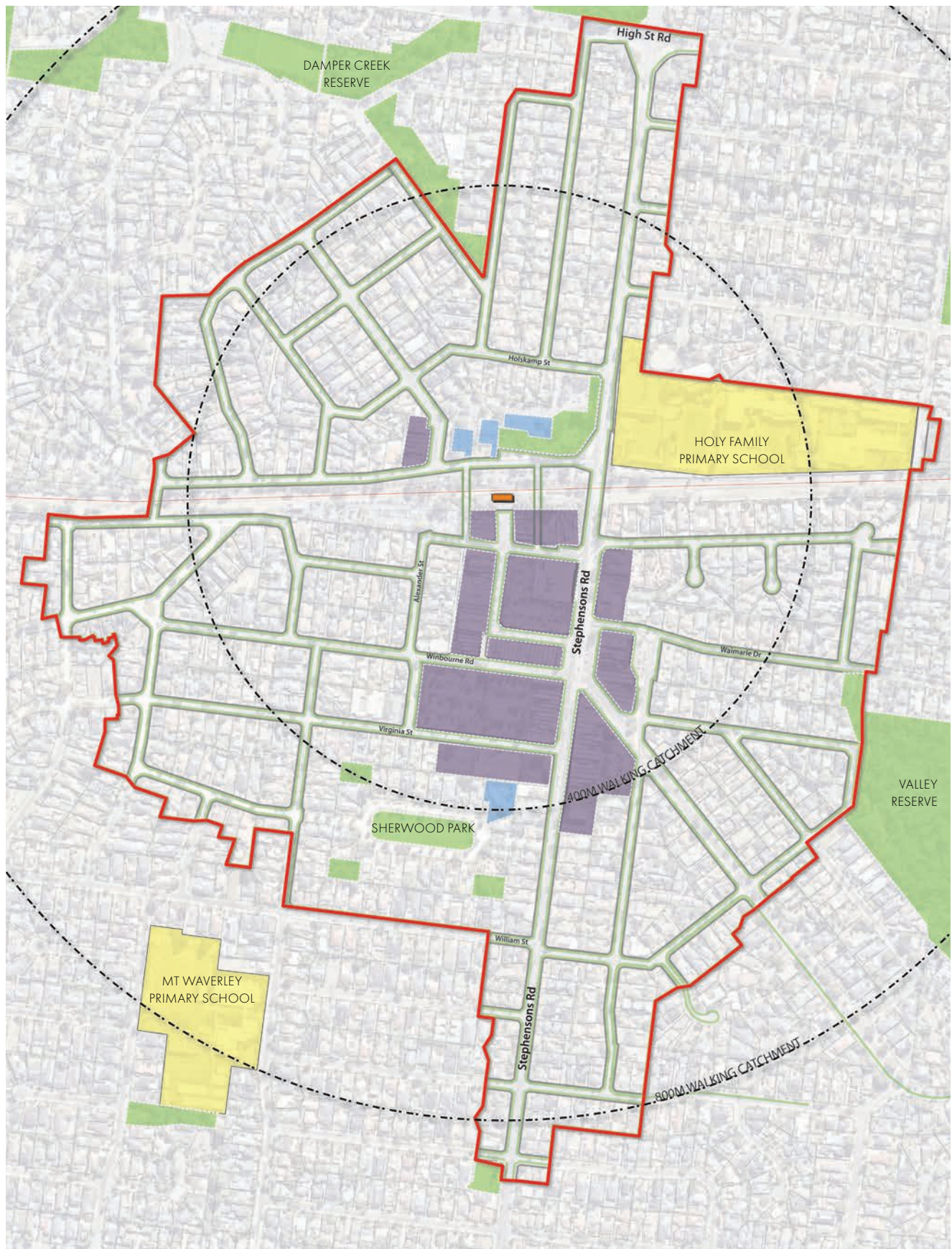


Figure 3. Mount Waverley Activity Area Local Context Plan



5 RELEVANT STATE AND LOCAL POLICIES

POLICY DOCUMENT SUMMARY

State Planning Policy Framework

The State Planning Policy Framework (SPPF) - Clause 11.03 Activity Centres) establishes guidelines to assist in planning for activity centres with the aim to 'build up activity centres as a focus for high- quality development, activity and living for the whole community by developing a network of activity centres'.

KEY IMPLICATIONS FOR THIS PROJECT

CLAUSE 21.06 – MAJOR ACTIVITY AND NEIGHBOURHOOD CENTRES

This Clause identifies the major roles and strategic directions for all activity centres located in the City of Monash and outlines strategies aimed at developing activity centres, including encouraging mixed use development, requiring high quality architectural and urban design for new developments, and improvements to the public realm among others.

In relation to the Mount Waverley Activity Centre this Clause identifies the role of the MWAC as providing convenient access to services and a focus for the local community. The Planning Scheme identifies specific strategic directions for the MWAC to encourage:

- Redevelopment and an increased concentration of activity.
- A wide range of arts, cultural and entertainment facilities, and hospitality activities.
- Office uses where it does not negatively impact upon a contiguous retail frontage.
- Medium rise residential development.
- Enhanced pedestrian, cycling and public transport linkages, and

CLAUSE 21.10 OPEN SPACE

The key objectives of this Clause relevant to the future direction of the MWAC are to:

- Encourage the provision of a diverse and integrated network of public open space
- Protect, preserve and enhance the conservation, recreation, heritage and other open space values of all open space, parkland areas and creek lines
- Provide safe, appealing and accessible public open space that is within an easy walking distance of the majority of residents, and
- To provide opportunities for the community to pursue the development and enhancement of its recreational and sporting endeavours through the provision of a variety of quality services and facilities.

Local Planning Policy Framework (LPPF)

CLAUSE 56.03-3 OF THE MONASH PLANNING SCHEME PLANNING FOR COMMUNITY FACILITIES OBJECTIVE

The objective of this Clause is to provide appropriately located sites for community facilities including schools, libraries, preschools and childcare, health services, police and fire stations, recreation and sports facilities.

The Clause sets out objectives for the provision of new community facilities on sites that are in or near activity centres and public transport.

POLICY DOCUMENT SUMMARY

The Monash Open Space Strategy was adopted by Council on 30 October 2018, however please note Council has resolved to seek authorisation from the Minister for an amendment to introduce a Open Space Charge rate of 10% for all areas (and supporting policy changes).

KEY IMPLICATIONS FOR THIS PROJECT

CLAUSE 56.05-2 OF THE MONASH PLANNING SCHEME - PUBLIC OPEN SPACE PROVISION OBJECTIVES

The Clause sets out objectives for the provision of public open space. The key objectives of this Clause relevant to the future of the MWAC include to:

- Provide a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails, and links to regional open space.
- Provide a network of public open space that caters for a broad range of users, and
- Encourage healthy and active communities.

KEY STATE GOVERNMENT POLICY & INFLUENCING DOCUMENTS

PLAN MELBOURNE 2017 - 2050

Plan Melbourne 2017 is a metropolitan planning strategy that defines the future shape of the city and state over the next 35 years. Integrating long-term land use, infrastructure and transport planning, Plan Melbourne sets out the strategy for supporting jobs and growth, while building on Melbourne's legacy of distinctiveness, liveability and sustainability.

Plan Melbourne contains a number of key policy directions of relevance to future development within the MWAC;

- **Housing** - managing the supply of new housing in the right locations to meet population growth and transport demands
- **20 Minute Neighbourhood** - creating a place whereby residents have the ability to meet most of their daily requirements within a 20-minute walk, cycle or local public transport trip of where they live
- **Deliver social infrastructure to support strong communities** - in particular delivering local parks and green neighbourhoods in collaboration with communities,
- **Local Employment** - increasing employment choice close to where people live
- **An adequate supply of Commercial Land, and**
- **Identifying the future role of major activity centres** to provide access to a wide range of goods and services, each with different attributes and functions

VICTORIA'S 30-YEAR INFRASTRUCTURE STRATEGY INFRASTRUCTURE VICTORIA, 2016

Victoria's first 30-year infrastructure strategy is a state-wide, evidence-based plan covering all types of infrastructure. It sets out a pipeline of initiatives to be delivered over the next three decades to help create the best possible future for the state.

The Strategy has been created for the community, developed through consultation and delivered to Parliament. It is a product of the input of people from all over Victoria on how to create a future where everyone has good access to jobs, education and services, where communities and businesses thrive and where the environment is valued.

One of recommendations within the Strategy is to provide walkable catchments for the Glen Waverley Train Station. Although not directly within Mount Waverley, providing walkable catchments in surrounding areas will contribute to a mode shift towards sustainable transport which could influence the mode split within Mount Waverley.

6 RELEVANT STRATEGIC DOCUMENTS

POLICY DOCUMENT SUMMARY

KEY IMPLICATIONS FOR THIS PROJECT

METROPOLITAN RAIL NETWORK DEVELOPMENT PLAN, PUBLIC TRANSPORT VICTORIA, 2012

Public Transport Victoria (PTV) has examined how Melbourne's train system needs to evolve to meet the needs of the city and of train passengers in the short, medium and long-term. They have assessed how travel needs are likely to change as Melbourne grows, how the demand for train travel will evolve and ways of expanding the network to meet these needs.

Mount Waverley Station is located on the Glen Waverley Line. As part of the plan, improvements to the line included additional services to be scheduled at the height peak times to maximise peak hour capacity. The plan also stated that while patronage is generally low on the Mount Waverley line, there is a growing need to streamline operations to improve service reliability and provide a more legible and consistent service offering to passengers. Currently, the Glen Waverley line offers a direct service to Flinders Street Station.

Current Local Government Policy & Key Influencing Documents

MONASH MONASH CITY COUNCIL PLAN 2017-2021, CITY OF MONASH

The Monash Monash City Council Plan 2017-2021 outlines Monash City Council's strategy for ensuring that Monash continues to be a vibrant, healthy and sustainable community. It notes several challenges, including maintaining the quality and range of Monash City Council services despite the impact of reduced grant funding and the progressive impact of rate capping. The Plan articulates four strategic objectives that are each underpinned by a set of strategies, priority projects and indicators. These four strategic objectives are listed below;

- A Liveable & Sustainable City
- Inviting Open & Urban Spaces
- An Inclusive Community
- Responsive & Efficient Services

Of particular relevance to the MWAC is;

- Improving the pedestrian environment and movements
- Protecting and enhancing the important characteristics, including the neighbourhood character and unique village feel of the MWAC,
- Preserving and expanding tree canopy,
- Providing access to local sports grounds, reserves, playgrounds, bike paths and walking tracks, and
- Refurbishment of the Mount Waverley Community Centre and Mount Waverley Youth Centre

POLICY DOCUMENT SUMMARY

KEY IMPLICATIONS FOR THIS PROJECT

MONASH HOUSING STRATEGY, CITY OF MONASH, 2014

The Housing Strategy aims to provide for increased, and more diverse housing for a growing population. It encourages a greater variety of housing styles and sizes to meet the needs of a range of household types, including ageing households while also maintaining neighbourhood character and amenity. The strategy aims to address a number of key issues facing Monash related to:

- Accommodating population growth through infill development.
- Providing a greater diversity of housing, particularly for older residents, students and recent migrants.
- Managing an expected increase in demand for higher density development including apartments.
- Providing more affordable housing opportunities, and
- Protecting valued urban character, heritage, and amenity.

Key strategies aimed at achieving these objectives relevant to the MWAC include:

- Development within activity and neighbourhood centres is envisaged as supporting housing growth and diversification; being of high quality, contemporary design; supporting pedestrian comfort, accessibility and safety; and incorporating environmentally sustainable and water sensitive design features. The strategy identifies the opportunity for the Mount Waverley activity centres as supporting medium rise residential development, although no recommended heights are provided.
- Encouraging the provision of purpose-built or adaptable housing to cater for Monash's ageing population, and
- Promoting and facilitating housing projects such as 'shop top' dwellings within the retail and commercial centres of activity centres, as well as over car-parks and other appropriate areas.

MONASH OPEN SPACE STRATEGY, 2018

The Monash Open Space Strategy was adopted by Council on 30 October 2018. The Strategy outlines the proposed approach to the future planning, provision, design and management of open space in Monash for the coming decade. The Strategy acknowledges that it is subject to several constraints and challenges including limited budget, historical patterns of development that have produced unequal distribution of open space, and pressures associated with continuing population growth. The Strategy aims to achieve its aims through a mixed approach, with a dual focus on land acquisition and improvement to existing spaces.

The Strategy proposes six principles for open space in Monash:

- Equitable access to open space
- Diversity of opportunities and experiences
- Quality (fit for purpose)
- Sustainability
- Dependency
- Environmental protection enhancement and appreciation

The recommendations outlined by the Strategy for Mount Waverley are:

- Consider undertaking acquisitions to improve the facilities and catchment of some existing reserves for social/family recreation such Mayfield Park, Pinewood Reserve, Pascall Street Reserve, French Street Reserve, Melissa Street Reserve and provide for increased access for a broader catchment.
- Seek to provide a continuous trail route along Scotchmans Creek, and provide a circuit of paths in the nature strips to connect to existing schools, and add to the major trail corridors (Scotchmans regional trail network, and Damper Creek).
- Consider connections from Damper Creek trail along its northern edge with Essex Heights and Federal Reserve as priorities.
- Develop a trail between Mount Waverley to Jordanville train stations.
- Create some accessible routes (such as all the way from Syndal to Mount Waverley train stations) for people with mobility devices and other routes that are more remote and natural (such as to around the play space in Valley Reserve and to Alf Salkin landing) with low key trails along the major trail routes.
- Seek to provide community access to school sites after hours and retain schools' ovals should the school ever be developed or sold. In particular consider negotiating community access to the Mount Waverley Primary School and Syndal Primary School after hours for social sports as these areas are not currently served by sport.

POLICY DOCUMENT SUMMARY

KEY IMPLICATIONS FOR THIS PROJECT

MONASH URBAN LANDSCAPES AND CANOPY VEGETATION STRATEGY, CITY OF MONASH, 2017

The Monash Urban Landscapes and Canopy Vegetation Strategy (the Strategy) articulates the preferred future landscape character and tree canopy cover for the municipality in the context of forecasted population growth and development. The Strategy outlines the numerous social, economic and environmental benefits of urban greenery, and acknowledges the historic Garden City character as an important heritage that informs Monash's current approach. The Strategy defines a vision for the municipality using a geographically-based typology of preferred landscape character types across Monash, and goes on to outline several management actions that will ensure this vision is achieved.

CITY OF MONASH INTEGRATED TRANSPORT STRATEGY, CITY OF MONASH, 2017

The Monash Integrated Transport Strategy (ITS) provides a framework for the future planning and development of the transport system to 2037.

A key focus of the Monash ITS is providing transport choice for all residents and visitors to Monash. This notion is key to providing equitable access to employment, recreation, community services and support.

The ITS outlines several actions, those relevant to the future MWAC include;

- Advocating for improved and increased pedestrian crossings and accessibility, including connectivity to public transport stops and stations,
- Reviewing the existing bicycle network within the municipality and ensuring they provide connections to Activity Centres and key public transport hubs,
- Advocating for improved public transport including increased frequencies of bus routes and coordination of timetables to increase the attractiveness of public transport
- Encourage the development of a Car Share Policy for Monash, to providing additional transport options in high car demand areas, and
- Investigate paid kerbside parking within Activity Centres to manage demand and enhance streetscape amenity.

Application of these actions to the Mount Waverley Activity Centre should form part of the outcomes of the Structure Plan

MONASH PUBLIC LIBRARY SERVICE STRATEGY 2015-2018

Monash City Council has developed a library services strategy intended to set a vision and guide Monash City Council's involvement and investment in public library services over the coming three years.

Four Key Themes have been developed that encapsulate the priority issues identified in the consultation sessions and support key Monash City Council strategic plans; Digital futures, Libraries as community living rooms, Lifelong learning and participation; and Building internal capability.

Relevant strategies to the MWAC include:

- Strengthening the role of libraries as community focal points,
- Promote the role of the library as a gathering space for residents to pursue and share literary and creative interests and activities
- Promote community interest in cultural diversity through the provision of opportunities for cultural groups to showcase their traditions and their creative skills
- Provide library services for new target markets, such as older workers, young unemployed, overseas students and microbusinesses, and
- Encourage and support participation in library activities.

POLICY DOCUMENT SUMMARY

KEY IMPLICATIONS FOR THIS PROJECT

AGE FRIENDLY MONASH 2015-2019

Age Friendly Monash 2015 - 2019 is a strategic document which provides the overarching framework to guide the development of Monash City Council programs, policies and services to strengthen our response to the meet the aspirations of our ageing population. This plan provides the opportunity to respond to a rapidly-changing environment, emerging research, and act on the current health and wellbeing needs of our ageing community.

Strategies relevant to the future of the MWAC include:

- Improve and increase the number of 'places to rest' in public places
- Explore the feasibility of establishing a neighbourhood bus service to link neighbourhoods to public transport routes
- Identify and progress opportunities for the development of affordable and accessible housing opportunities in Monash, and
- Continue to develop and expand the relationships with local shopping centres as venues for promotion of Monash City Council Services and events.

MONASH ARTS AND CULTURE STRATEGY PLAN: 2015 - 2018

Monash City Council recognises that arts and culture has an significant role to play in supporting the community and in achieving Monash City Council's vision and objectives. Four Key Themes have been developed that encapsulate the priority issues identified in the consultation sessions and support key Monash City Council strategic plans:

- 1. Creative Expression and Participation
- 2. Promotion and Marketing
- 3. Partnerships, Collaboration and Networking, and
- 4. Venues and Facilities

Strategies relevant to the future of the MWAC include:

- Finalise a lease for the operation of The Highway Gallery (located in Mount Waverley) and support the successful operator to engage with local artists (complete)
- Utilise the findings of the Community Infrastructure Study when working with arts and cultural groups to address their needs
- Use the findings of the Community Infrastructure Study to assess lease and licence agreements for arts facilities
- Include information about Monash City Council and non-Monash City Council venues for hire in the new Arts and Culture publication, and
- Work with Urban Design and Infrastructure Services departments to identify public art opportunities within existing capital works projects.

CITY OF MONASH WALKING AND CYCLING STRATEGY, CITY OF MONASH, 2017

Monash City Council is committed to a city that is walking and cycling friendly and one where residents of all ages and abilities can easily walk and cycle as their preferred form of exercise and transport. Therefore, the strategy considers opportunities to better cater for the needs of all people who use pathways including people in wheelchairs, parents/carers with prams, young children on scooters, as well as cyclists and walkers.

The following principles will guide the future planning, design and management of pathways and trails within Monash:

- Addressing a diverse range of needs
- Planning and provision of opportunities
- Supportive environments for physical activity
- Understanding the priorities
- An encouraging and supportive community

Consideration of these principles should be applied as part of guiding how the transport network servicing the Mount Waverley Activity Centre is developed to better service the community.

7 RELEVANT PLANNING ZONES

7.1 GRZ2 General Residential Zone

The Mount Waverley Activity Centre environs is predominately consists of land zoned as the General Residential Zone – Schedule 2 (GRZ2). The purpose of the GRZ includes:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

GRZ2 outlines a number of built form requirements including (inter alia) maximum building heights for dwellings or residential buildings of 11 metres with no more than 3 storeys at any point, a minimum garden area requirement that varies dependent on lot size from 25% to 35% of total lot area, and a minimum front street setback of 7.6 metres.

7.2 NRZ Neighbourhood Residential Zone

There is a area of land zoned as Neighbourhood Residential Zone (NRZ - Schedules 2 and 3) located to the east of the shopping centre and the west of Valley Reserve. The NRZ provides a buffer between Valley Reserve and the General Residential Zone. The purpose of the NRZ includes:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

NRZ outlines a number of built form requirements including (inter alia) maximum building heights for dwellings or residential buildings of 9 metres with no more than 2 storeys at any point, a minimum garden area requirement that varies dependent on lot size from 25% to 35% of total lot area, and a minimum front street setback of 7.6 metres in the NRZ1-4.

7.3 C1Z Commercial 1/Business 1 Zone

There is a Commercial 1 Zone (C1Z) situated in the middle of the Mount Waverley Activity Centre. The main retail and business areas are located south of the train line, with a small pocket of Commercial zoned land situated to the north west of the train line. The purpose of the C1Z includes:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.
- To provide for residential uses at densities complementary to the role and scale of the commercial centre.

C1Z requires that residential developments meet the requirements of Clauses 54, 55 or 58 as appropriate, while other proposed developments must provide detailed submissions regarding the intended use and for any buildings and works.

7.4 PUZ6 Public Use/Local Government

There are some small area of Public Use Zone – Local Government (PUZ6) zoned land located around the retail centre of the retail area. The purpose of the PUZ includes:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise public land use for public utility and community services and facilities.
- To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

Development of land within the PUZ6 should be consistent with the intent of the public land reservation or purpose; the PUZ6 allows for a range of local government facilities and uses.

7.5 PPRZ Public Park & Recreation Zone

The Mount Waverley Activity Centre includes areas within the Public Park and Recreation Zone (PPRZ). The purpose of the PPRZ includes:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas for public recreation and open space.
- To protect and conserve areas of significance where appropriate, and
- To provide for commercial uses where appropriate.

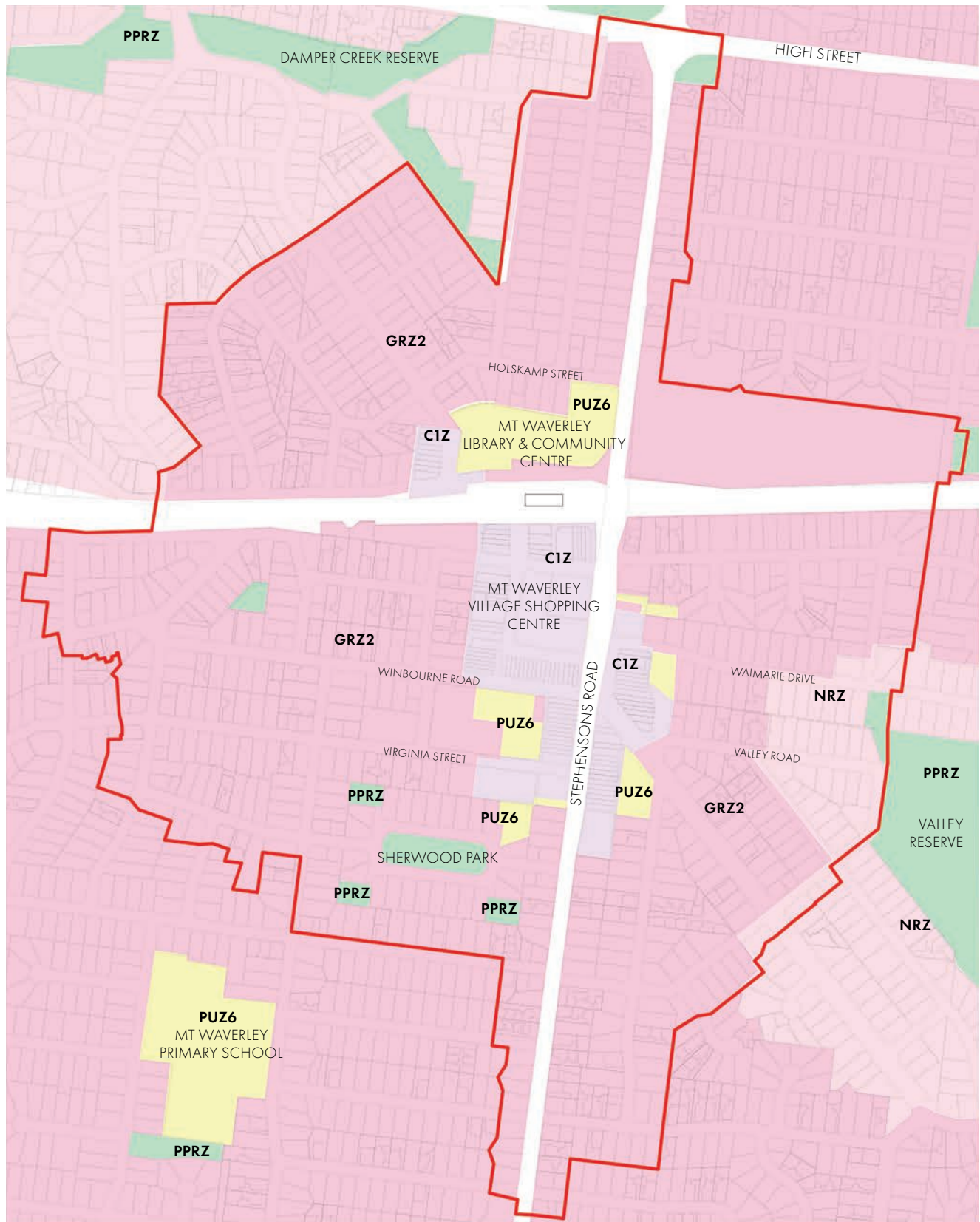


Figure 4. Mount Waverley Activity Centre Planning Zones



8 RELEVANT PLANNING OVERLAYS

8.1 HO Heritage Overlay

The Mount Waverley Activity Centre includes areas within the Heritage Overlay (HO). The purpose of the HO includes:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

The HO applies to following sites within the Mount Waverley Activity Centre:

- HO52 – Miller Crescent, Mount Waverley, Railway Station, where it seeks to protect the large eucalyptus and pine trees.
- HO68 – Sherwood Park, Public Areas & Roads, Sherwood Road, Mount Waverley Public areas where it seeks to protect the concrete roads, an important streetscaping element in the original Glen Alvie Estate sub-division.

8.2 DDO Design and Development Overlay

The Mount Waverley Activity Centre includes areas within the Design and Development Overlay (DDO). The purpose of the DDO includes:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

The DDO is implemented through a number of schedules to the overlay that contain statements of the specific design objectives to be achieved for the area affected by the schedule. The schedules detail a range of built form controls, including (inter alia) building and carpark setback requirements, requirements relating to fences, garages, alterations and additions, engineering design in relation to street interfaces and elements, façade details, and building orientation and presentation.

There are two DDOs present within the Mount Waverley Activity Centre; DDO1 'Industrial and Commercial Design and Development Area' and DDO3 'Sherwood Road Development Area'.

8.3 VPO1 Vegetation Protection Overlay

The Mount Waverley Activity Centre includes areas within the Vegetation Protection Overlay (VPO). The purpose of the VPO includes:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To protect areas of significant vegetation. To ensure that development minimises loss of vegetation.
- To preserve existing trees and other vegetation.
- To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.
- To maintain and enhance habitat and habitat corridors for indigenous fauna.
- To encourage the regeneration of native vegetation.

The purpose of VPO1 is to conserve significant tree environments and ensure that new development complements the Garden City Character of the neighbourhood. A permit is required to remove or destroy a tree 10m+ in height within the VPO1.

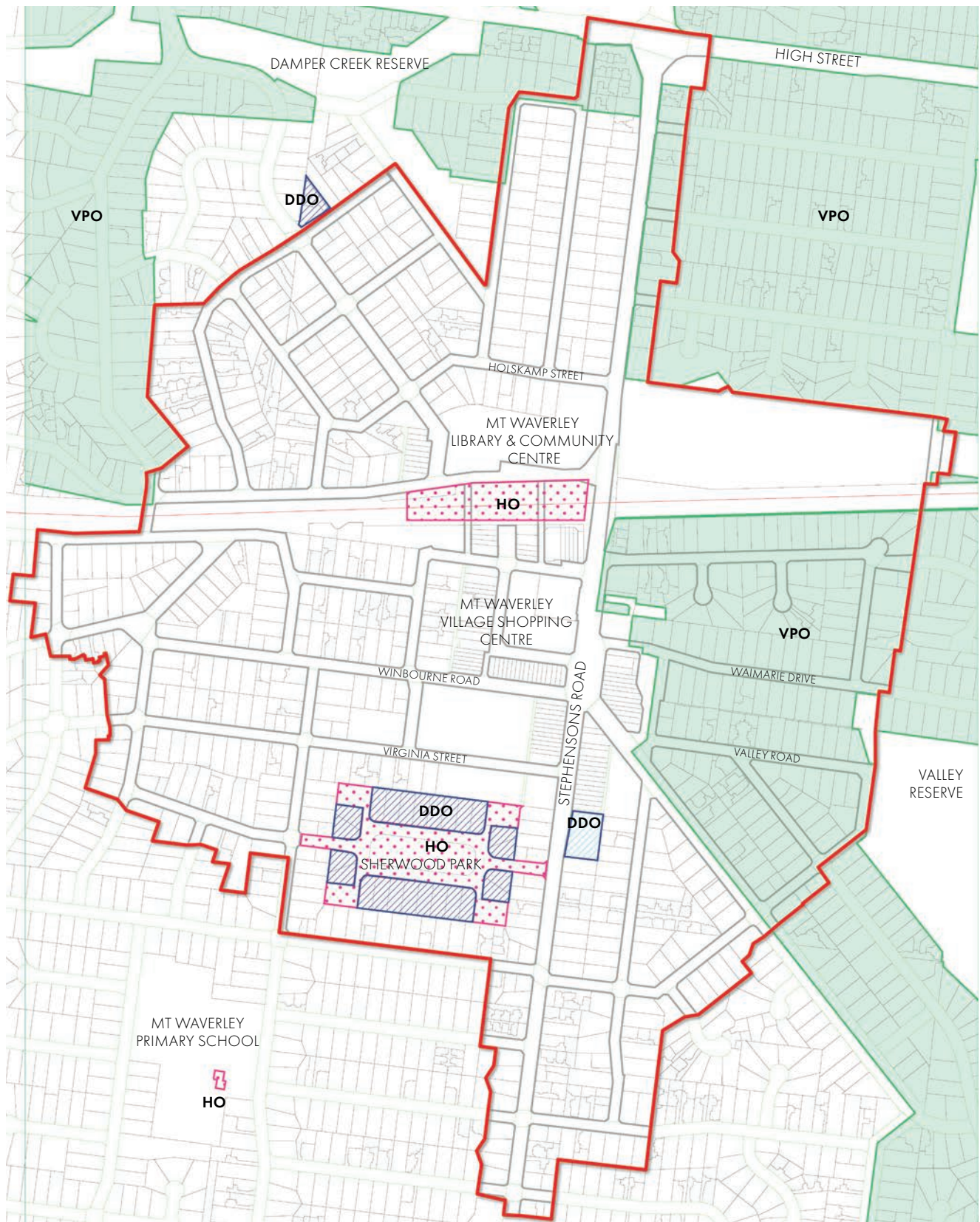


Figure 5. Mount Waverley Activity Centre Planning Overlays



PART B

ECONOMIC ASSESSMENT





9 ECONOMIC & PROPERTY MARKET OUTLOOK

9.1 INTRODUCTION

This section of the report summarises the key findings from the Mount Waverley Activity Centre Structure Plan Economic Assessment undertaken by Blair Warman Economics.

POPULATION

Mount Waverley's strong population growth averaging 1.2% per annum over the past decade has supported the MWAC's performance, particularly given younger, more affluent, households have accounted for the majority of this growth. Population growth is projected to slow considerably over the next 20 years to an average of 0.3% per annum. As result, the amount of local household expenditure to support the centre is likely to stabilise around current levels.

AGE GROUPS

Currently the largest age cohort residing in Mount Waverley are:

- The 'Parents & Homebuilders', who are the 35 - 49 year olds. This cohort make up 20% of the populations, as compared to Greater Melbourne 21.1%, followed by,
- The 'Older Workers and Pre-Retirees' who are the 50-59 year olds and who make up 12.8% of the population, as compared to Greater Melbourne 11.9%.

The 25-35 year olds make up 12% of the total population, and this group is increasing in size. This growth potentially reflects the pattern and mobility of young adults as they move out of the family home and into new areas, including Mount Waverley. The least mobile group are those who have remained living in Mount Waverley the longest, and in this case are the seniors cohort. These mobility patterns are reflected in the data in Figure 7 opposite.

The structure plan will consider the future needs of both the older age cohort and younger cohorts, particularly young families and what their needs might be.

ANCESTRY

Mount Waverley is an increasingly multicultural location with residents of Chinese ancestry accounting for 22.3% of residents in 2016, compared to 21.4% and 18.1% of residents who identified as being of English or Australian ancestry. The proportion of residents identified as having Greek, Indian or Sinhalese ancestry was also notably higher than that recorded at a metropolitan level.

The number of residents of Chinese ancestry increased by 2,457, or 49%, from 5,048 to 7,505 over the period 2011-2016. As a result, this group accounted for 22.3% of residents in 2016 compared to 15.7% only five years earlier in 2011. Similarly, the number of residents of Indian and Sinhalese ancestry increased by 627 and 292 respectively.

HOUSEHOLD PROFILE

The age profile and lifecycle stage of local residents influences household spending and as a result the performance of local activity centres. Between 2006 and 2016, 95% of Mount Waverley's additional 2,987 residents were aged under 60 years. This contrasts with what is forecast to occur over the 20 year period 2016-2036 when not only will the total number of additional residents (2,424) is less, but the under 60 year olds age group will only account for 35% of this growth. Therefore, the MWAC will have to simultaneously contend with both an ageing population and slowing population growth.

Age Group	2006		2011		2016		2006-2016
	No.	%	No.	%	No.	%	
Babies and pre-schoolers (0 to 4)	1,501	4.9%	1,569	4.9%	1,605	4.8%	104
Primary schoolers (5 to 11)	2,247	7.3%	2,488	7.8%	2,789	8.3%	542
Secondary schoolers (12 to 17)	2,340	7.6%	2,447	7.6%	2,542	7.6%	202
Tertiary education and independence (18 to 24)	2,844	9.3%	3,223	10.0%	3,416	10.2%	572
Young workforce (25 to 34)	3,317	10.8%	3,337	10.4%	4,013	11.9%	696
Parents and homebuilders (35 to 49)	6,650	21.7%	6,815	21.2%	6,816	20.3%	166
Older workers and pre-retirees (50 to 59)	3,737	12.2%	3,992	12.4%	4,308	12.8%	571
Empty nesters and retirees (60 to 69)	3,462	11.3%	3,212	10.0%	3,201	9.5%	-261
Seniors (70 to 84)	4,074	13.3%	4,243	13.2%	3,876	11.5%	-198
Elderly aged (85 and over)	436	1.4%	754	2.4%	1,029	3.1%	593
Total persons	30,608	100%	32,080	100%	33,595	100%	2,987

Figure 6. Mount Waverley Age Profile
SOURCE:ABS Census Time Series Profile, BWEC

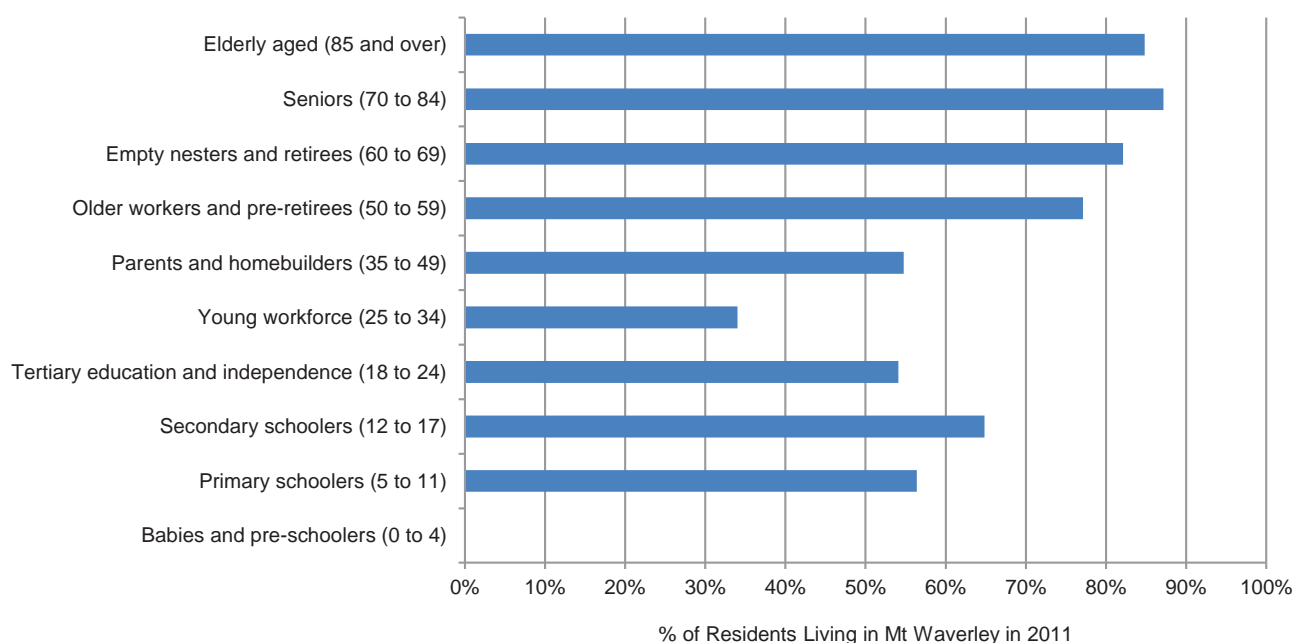


Figure 7. Proportion of 2016 Residents that lived in Mount Waverley in 2011
SOURCE:ABS Census Time Series Profile, BWEC

HOUSEHOLD INCOME

Household income also has a major influence upon the performance of local activity centres particularly for discretionary activities such as non-food retailing and eating out. As at the 2016 Census, median household incomes in Mount Waverley (\$1,643 per week / \$85,436 per annum) were 6.5% above that for metropolitan Melbourne (\$1,542 / \$80,184 per annum).

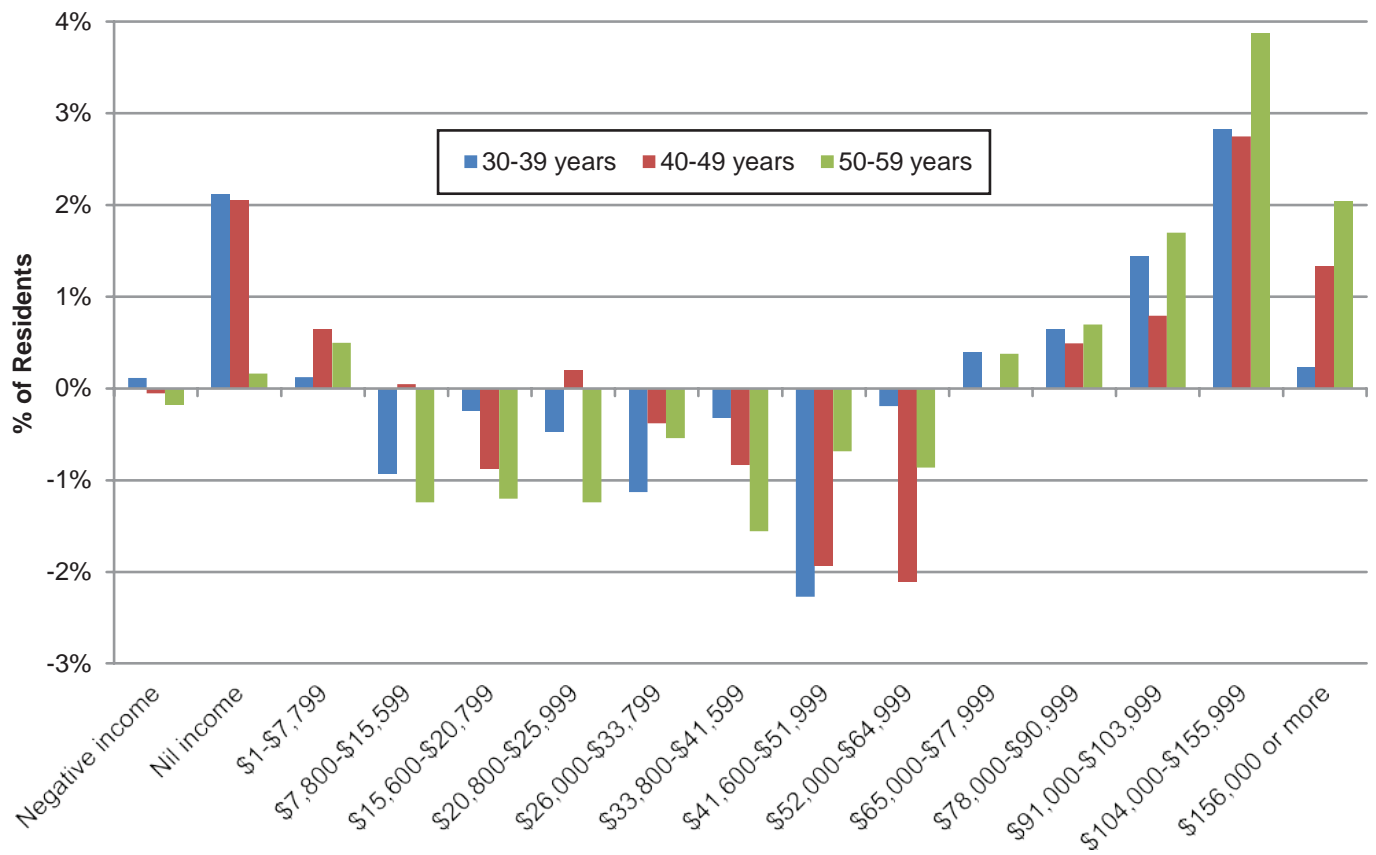
However, using statistical measures such as median income to compare Mount Waverley with other areas however overlooks the demographic composition of the population which may explain any variances. For example, a higher number of older residents will skew the income distribution lower and possibly give an incorrect impression of future household income levels. Older residents may be wealthy self-funded retirees that still have a high spending capacity despite not earning an income.

A more meaningful indicator of available household expenditure in an area is household discretionary income for various age groups which allows the comparison of the income of key age groups with the metropolitan average.

Figure 8 below reveals the patterns of income distribution for Mount Waverley residents relative to the Greater Melbourne region by age group. It shows 7.9% of Mount Waverley residents aged 50-59 years earn more than \$156,000 per annum, as compared to 5.8% of greater Melbourne, a variance of +2%. The variance however is much less for younger age groups being only 0.23% for 30-39 year olds. A similar trend may be seen for the second highest income band.

In general, a higher proportion of Mount Waverley residents earn more than \$65,000 per year than elsewhere within metropolitan Melbourne. Similarly, the likelihood of Mount Waverley residents being in a particular income band, when compared to their metropolitan peers, increases with income levels. All age groups of Mount Waverley residents are generally wealthier and therefore have greater spending capacity than their metropolitan peers. The implication for the MWAC is that the greater number of wealthier households within the Mount Waverley may provide support for discretionary spending.

Figure 8. Mount Waverley Variation of Individual Income Distribution from Greater Melbourne
SOURCE: ABS/BWEC



10 RESIDENTIAL LAND USE ASSESSMENT

9.2 RESIDENTIAL DEMAND

Mount Waverley's population growth has coincided with an increase in the total number of dwellings from 11,613 to 12,206 over the period 2006-2016. However due to issues with the classification of dwelling types by the ABS between censuses, villa units and townhouses are often incorrectly classified as apartments. This is highlighted by the fluctuation in the recorded number of semi-detached, row and terrace houses over 2006-2016 (refer Figure 9).

Despite Melbourne experiencing historically strong residential development activity over the past decade, Mount Waverley has been characterised by very little higher density housing development when compared to nearby locations. With a softening in residential property markets and a slowing in the rate of growth in Victoria's population, there has been a notable shift amongst developers towards smaller scale apartment projects with an increased focus upon the owner-occupier segment of the market. As result, there is little likelihood of larger scale apartment projects being proposed within the MWAC in the foreseeable future. This is consistent with the scale of development envisaged by the Monash Housing Strategy.

Based upon an analysis of The State Government's Housing Development Data the redevelopment of allotments for dual occupancies has accounted for the vast majority of additional dwellings across Mount Waverley, refer to Figure 10 opposite.

Over the period 2005-2016:

- Dual occupancy development accounted for 535 projects,
- 86 projects with three dwellings,
- 17 projects with four dwellings,
- 18 projects of five or more dwellings, and
- 1 apartment project comprising 53 apartments.

The amount of medium density housing development within Mount Waverley has been compared to other suburbs across the Melbourne's eastern and south-eastern regions. This assessment of medium density housing projects have been defined by the State Government's Housing Development Data as development where the average site area per dwelling is less than 100 m², which equates to ten dwellings upon a larger suburban allotment of 1,000 m².

Over the period 2005-2016 there has been considerably less medium density housing development within Mount Waverley than many other locations, despite Mount Waverley being well serviced by activity centres, public transport, and the Monash Freeway. Together with Mount Waverley's proximity to Monash University and employment opportunities within the Monash National Employment Cluster, these factors would normally be expected to have attracted a greater level of medium density housing development.

Over the period 2005-2016 Mount Waverley recorded:

- 1 medium density development at 436-442 Waverley Road) which accounted for all of the 53 medium density dwellings.

This is much less than that what has occurred in nearby locations such as Glen Waverley (438 dwellings), Clayton (597), Oakleigh (440), Burwood (570), and Ashwood (230). Refer to Figures 11 and 12 on the next page.

The demand for housing in Melbourne is influenced by population growth and property market dynamics such as housing affordability and purchaser profile. Over the past decade, Victoria's population growth has been increasingly driven by overseas and interstate migration. The growth in demand for housing by overseas and interstate migrants, is dominated by the 20-34 year age cohort and has resulted in the development of smaller apartments to satisfy a growing rental investment market.

Dwelling Type	Dwellings (no.)			Change	
	2006	2011	2016	2006-2011	2011-2016
Separate house	9,541	9,525	8,590	-16	-935
Semi-detached, row or terrace house,	1,186	1,431	1,006	245	-425
Flat, Unit or Apartment:	854	965	2,564	111	1,599
Other	32	19	10	-13	-9
Not Stated	0	3	36	3	33
Total	11,613	11,943	12,206	330	263

Figure 9. Mount Waverley Dwelling Mix, 2006 - 2016
SOURCE: ABS Census Data/BWEC

Original Dwellings (No.)	Dwellings Developed (No.)						Total
	0	1	2	3	4	5+	
0	112	475	201	45	11	11	855
1	747	232	332	38	6	3	1,358
2	5	5	2	3		0	15
3	1					1	2
4+	0	0	0	0	0	3	3
Total	865	712	535	86	17	18	2,233

Figure 10. Mount Waverley Pre and Post Development Dwellings 2005-2016
SOURCE: DELWP Housing Development Data/BWEC

With demand for investment properties declining as a result of regulatory changes and reduced availability of credit, residential developers have begun to divert their attention towards the owner occupier segment of the market. Any future slowing in Australia's net immigration levels would be expected to further strengthen this shift with apartment developments becoming increasingly focused upon meeting demand from younger families with children seeking more affordable alternatives to traditional detached dwellings. This will however require apartments to be competitively priced relative to town houses, while also offering a comparable level of amenity.

A key driver of demand for apartments is the population of 20-34-year-olds who account for a large and increasing share of residents living in apartments developments of four levels or more. This age group accounted for 54% of apartment residents in 2016, compared to 50.4% in 2011 and 48.6% in 2006. Given their market dominance, demand for apartments is heavily dependent upon growth in the population of this age group.

While there may be scope for higher density housing to be developed within the MWAC, the scale of any such development may be expected to be consistent with other suburban locations, rather than large one-off apartment projects as has occurred within the Glen Waverley Activity Centre and adjacent to Monash University.

9.3 STUDENT DEMAND

Within the City of Monash, full-time students account for 40% of apartment residents, reflecting the presence of Monash and Deakin University campuses. Whilst there is high demand for housing by tertiary students within the City of Monash, development activity is focused in closer proximity to university campuses. Clayton, for example offers students more affordable housing options, and students are attracted to the vibrancy and culture of the Activity Centre.

Whilst the demand for student housing in the MWAC is low, future plans should consider potential student accommodation housing options because of the direct car route and short bicycle journey between the MWAC and university campuses.

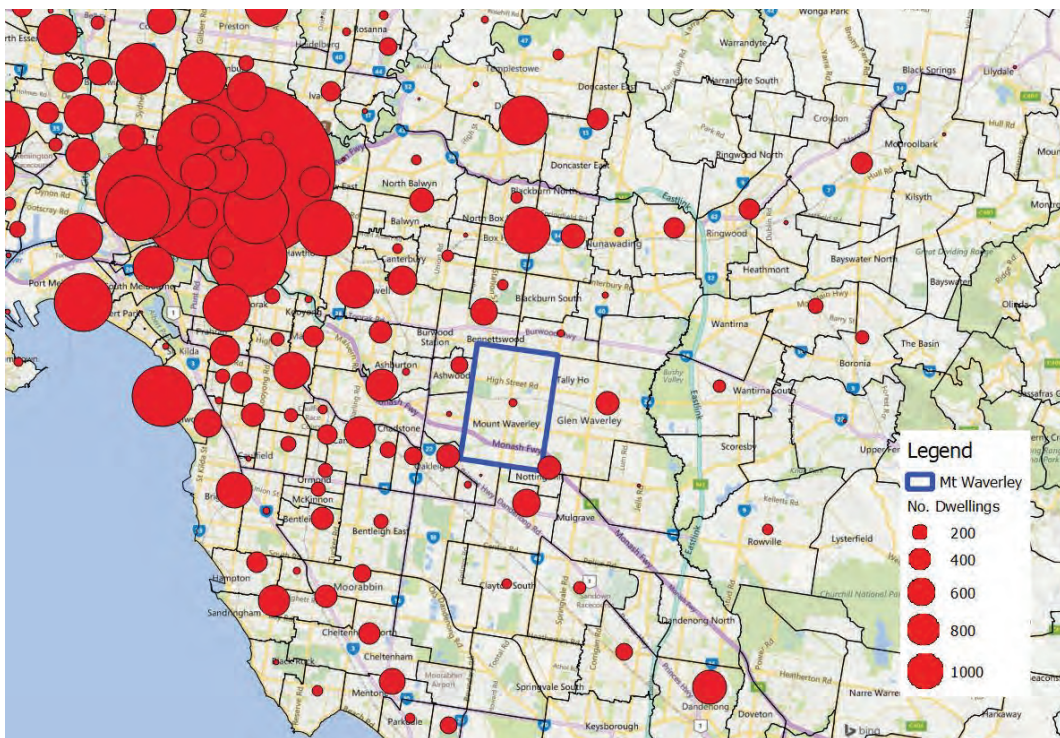


Figure 11. Regional view of Medium Density Housing Development between 2005 and 2016
SOURCE: DELWP Housing Development Data/BWEC

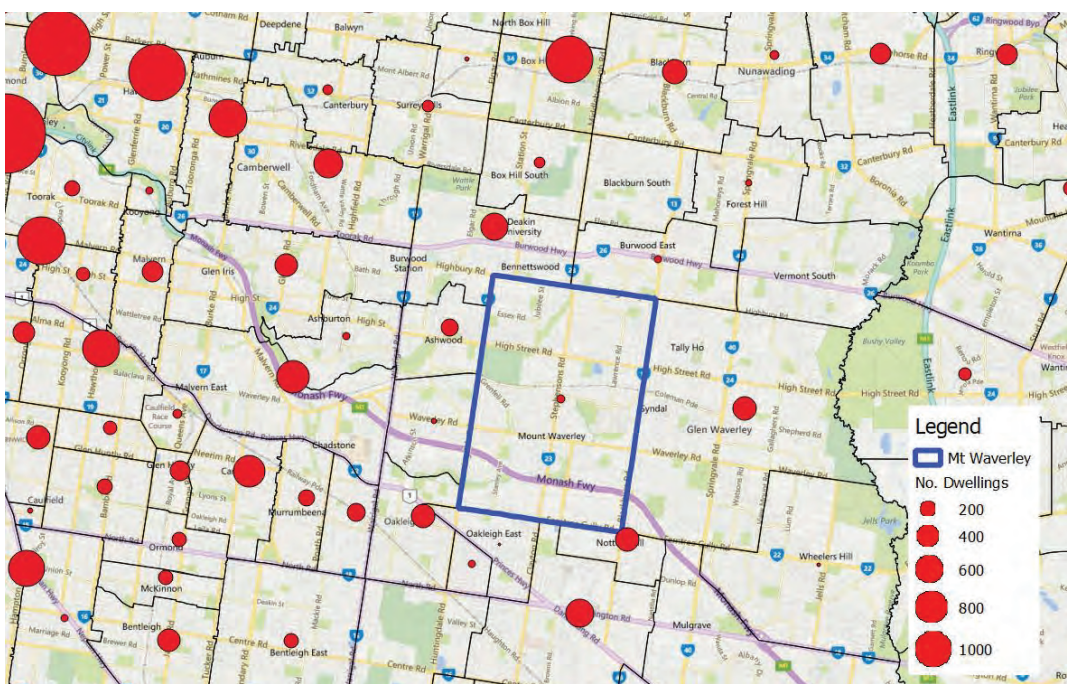


Figure 12. Local view of Medium Density Housing Development between 2005 and 2016
SOURCE: DELWP Housing Development Data/BWEC

11 COMMERCIAL LAND USE ASSESSMENT

MWAC FUNCTION AND ECONOMIC ROLE

The MWAC is centrally located within the suburb of Mount Waverley and accessible via Stephensons Road, an arterial road providing a continuous north-south connection between Doncaster and Aspendale. As a result, this road offers considerable exposure to passing traffic for the MWAC. Similarly, High Street Road, located approximately 600 metres to the north, provides an east-west access.

While the MWAC would compete with a range of other activity centres within the surrounding region (refer to Figure 18), all of these are at least 2.5 km away with the exception of Pinewood Shopping Village which is located 1.8 km to the south-east. As result, the MWAC would be expected to be the most convenient activity centre for weekly food and grocery shopping for the majority of residents within the suburb of Mount Waverley.

A survey of land uses within the MWAC identified a total of 123 ground floor activities and a further 22 activities located on upper levels. Only four ground floor properties were identified as being vacant which equates to a vacancy rate of only 3.2%. Similarly, only one of the upper-level properties was vacant, indicating a vacancy rate of 4.5%.

The MWAC offers a very strong mix of convenience retailing comprising:

- Two supermarkets being Woolworths and Supa IGA,
- A strong mix of fresh food retailers including bakeries (3), butchers (3), greengrocers (2) and a delicatessen (1) together with other food retailers such as Asian/Indian grocers, and liquor store,
- A number of discretionary non-food retailers across fashion (3), homewares and gifts (3), a florist, newsagent, variety store, pet store and three opportunity shops,
- 15 businesses providing personal services with the majority relating to hair and beauty,
- 15 cafés and restaurants,
- Four pharmacies and 12 health service providers including optometry, hearing and dental, and
- All four major banks together with a notable number of other local business services including accountants (4), finance planners/brokers (4), lawyers (2), travel agents (2) and real estate agents (9).

These activities represent a very strong mix of retailing, business and other services which exceeds that of many similar sized activity centres, and is reflected in the very low number of vacancies within the centre. Overall the centre would meet the majority of households' weekly shopping needs with the business mix also providing a strong competitive advantage for the centre.

A number of high profile office precincts are located within the surrounding area (refer Figure 13) including the Monash National Employment and Innovation Cluster located approximately 2 km to the south, and the Tally Ho Business Park which is approximately 4 km to the north-east of the MWAC. While neither of these office locations is well serviced by public transport or activity centres, they will continue to be major locations for corporate offices, which will limit the opportunities for attracting larger organisations in locations such as the MWAC.

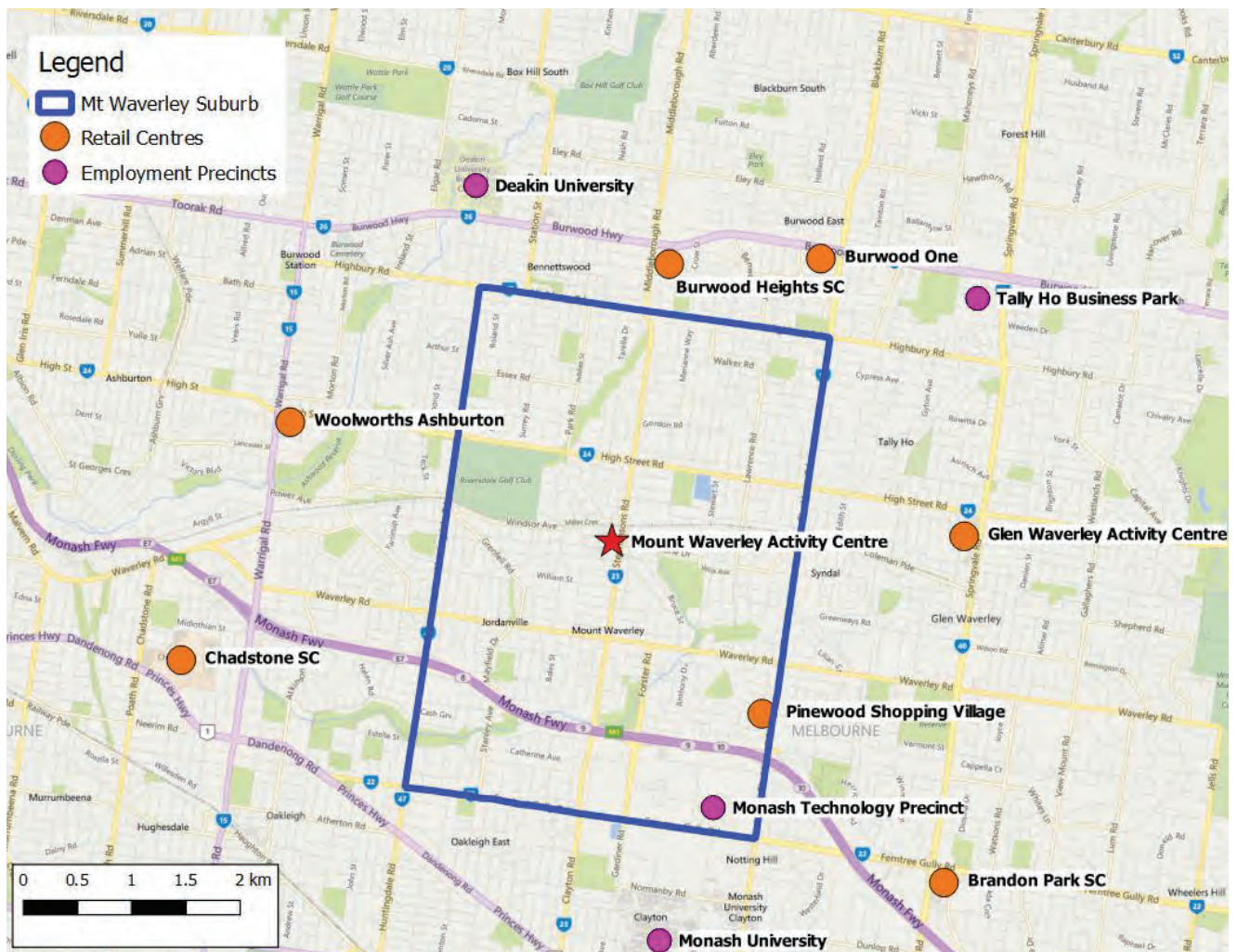


Figure 13. Location Context
SOURCE: Google Maps/BWEC

11.1 CENTRAL RETAIL PRECINCT

Retail activity within the MWAC is primarily focused upon Hamilton Place and the Woolworths supermarket to the south. The MWAC performs a different retail function to larger centres such as the Glen Waverley Activity Centre, and the Brandon Park and Burwood One shopping centres through offering:

- Convenient at-grade car parking.
- Co-location with the Mount Waverley train station.
- An open-air environment in contrast to an enclosed shopping mall.

Together these features provide a competitive advantage for the MWAC. However, it does perform a similar role to that of Pinewood Shopping Village as a weekly shopping destination. Anecdotally, the MWAC is performing strongly as a retail centre being anchored by Woolworths and IGA supermarkets, both of which appear to be trading strongly. Both supermarkets have contemporary fit-outs, and would adequately meet the weekly shopping needs of local households. The centre also offers a relatively wide range of other food and non-food retailers which further strengthens the centre's role in servicing local households.

The intensity of retail activity does however weaken in that section of Hamilton Place between Alexander Street and the railway station where there is a greater focus upon non-retail services. While these activities should be encouraged within the centre, this section of the centre may also offer the opportunity to create a destination cafe and restaurant precinct given its north-south orientation, proximity to the railway station. There is opportunity for some of the 24 on-street car parks to be removed to create a pedestrian mall with outdoor seating. This will provide a gateway to the centre from the railway station as well as potentially provide a stronger linkage to the community services precinct to the north. Such a precinct may potentially spill over into Wadham Parade if a sufficient level of activity is generated.

11.2 WADHAM PARADE / MILLERS CRESCENT

Immediately to the north of the Mount Waverley railway station there is a small strip of retail properties along the western side of Wadham Place and adjacent to the civic precinct. This precinct is isolated from the MWAC's retail core by the railway line and as a result, performs a peripheral role with a number of business and household services such as financial services, motor mower service store, real estate agent and an opportunity shop. Depending upon the number of visitors that the Mount Waverley library and community centre attract in the future, there may be the opportunity for more intensive activities such as cafés to be supported within Wadham Parade.

11.3 STEPHENSONS ROAD PRECINCT

Businesses located along Stephenson's Road are also somewhat isolated from the MWAC's core retail precinct, and as a result, comprise a mix of businesses that typically locate along arterial roads offering a high level of exposure. These include takeaway food outlets, real estate agents, peripheral retail sales (i.e. window coverings, pet store, school uniform outlet), and health service providers. In addition, there are a number of business services located either within purpose-built offices or in shop fronts and shop tops.

This precinct performs an important role in providing affordable, high exposure accommodation for a broad mix of businesses that contribute to the overall role, function and diversity of the MWAC. Given that there are minimal vacancies within the precinct, it appears to be performing well and should continue to be supported as a location for the current mix of businesses. There may however be longer-term opportunities associated with larger sites to the north of Waimarie Drive, being the Shell service station and the First Church of Christ Scientist site, should they become available in the future.



The western end of the Central Retail Precinct



View of Wadham Parade looking towards Millers Crescent



The Stephenson Road Precinct, looking south to the intersection of The Highway and Stephenson Road

11.4 SUPERMARKET RETAILING

The centre's relatively strong retail performance reflects its convenience for weekly supermarket shopping by Mount Waverley residents. As shown in Figure 22 below, the MWAC offers the only full line supermarket within the suburb of Mount Waverley, although Pinewood Shopping Village is located on the suburb's boundary.

Mount Waverley had a population of 33,600 in 2016 which, based upon metropolitan averages, would be sufficient to support around three full-line supermarkets. The existing Ritchies Supa IGA however effectively represents a full line supermarket as it caters for shoppers weekly grocery needs.

Similarly, the Coles supermarket at Pinewoods Shopping Village on the suburb's periphery would also be expected to service a significant number of Mount Waverley households.

Given the strong performance of the existing supermarkets and the MWAC's well-defined trade area, there would be the opportunity for additional supermarket floorspace within the centre. This may take the form of:

- An expanded Woolworths supermarket which would enable a wider range of non-food categories to be stocked such as clothing, homewares and electrical goods that are currently not readily available within the centre.
- An Aldi supermarket which would encourage increased competition, a wider choice of supermarkets, and reduce the need for locals households to shop at larger centres where Aldi supermarkets are currently located.

Both of these development options would be expected to be supportable despite the forecast slowing in population growth as they would reduce escape expenditure to larger centres. Figure 7 shows the distribution of Aldi supermarkets across the surrounding area with the nearest stores being at Chadstone, Brandon Park and Burwood One shopping centres.

An Aldi supermarket would be expected to be supportable within the MWAC due to:

- The limited convenience of undertaking supermarket shopping at these larger centres where the nearest Aldi supermarkets are currently located.
- The MWAC meeting Aldi's site selection criteria being 'an immediate catchment population in excess of 20,000 and situated on major roads with good access and exposure.

A new Aldi supermarket within the centre, or an expanded Woolworths, would offer the opportunity for supermarket retailing to be better integrated with other retailers. The existing Woolworths supermarket is located approximately 150 metres from the centre's retail core which most likely results in less cross-shopping between retailers. An expanded Woolworths, or an Aldi supermarket, may potentially be located upon the car park immediately to the north and adjacent to Winbourne Road. This would not only encourage greater integration within the centre but potentially also activate the rear of retail properties backing onto Winbourne Road and the rear of properties immediately to the east of this car park. An indication of the potential for this to occur is the 'Curator Twenty Three' cafe which has already provided courtyard seating and tables.

Any expansion of supermarket floorspace within the centre would reduce the amount of existing car spaces as well as increasing demand for parking. This would require either basement car parking, as is already provided under the Supa IGA, or rooftop parking.

It is not expected that the expansion of supermarket floor space within the centre would have an unreasonable impact upon the existing Supa IGA supermarket given that:

- The existing Woolworths supermarket already provides a full range of groceries and fresh food and any additional floorspace is likely to result in a wider range of non-food items.
- Both an expanded Woolworths or a new Aldi supermarket would be expected to attract additional visitors to the centre who may potentially also shop at the Supa IGA.

An expanded Woolworths supermarket may however also result in an increased range of fresh food retailing which may potentially impact upon existing specialty food retailers within the centre.

However, households' preference for with a purchase fresh produce is generally defined by the quality of produce rather than accessibility to stores which may limit the extent of any impacts. Furthermore, a growing number of Asian households within Mount Waverley would provide growing support for specialty fresh food retailers.

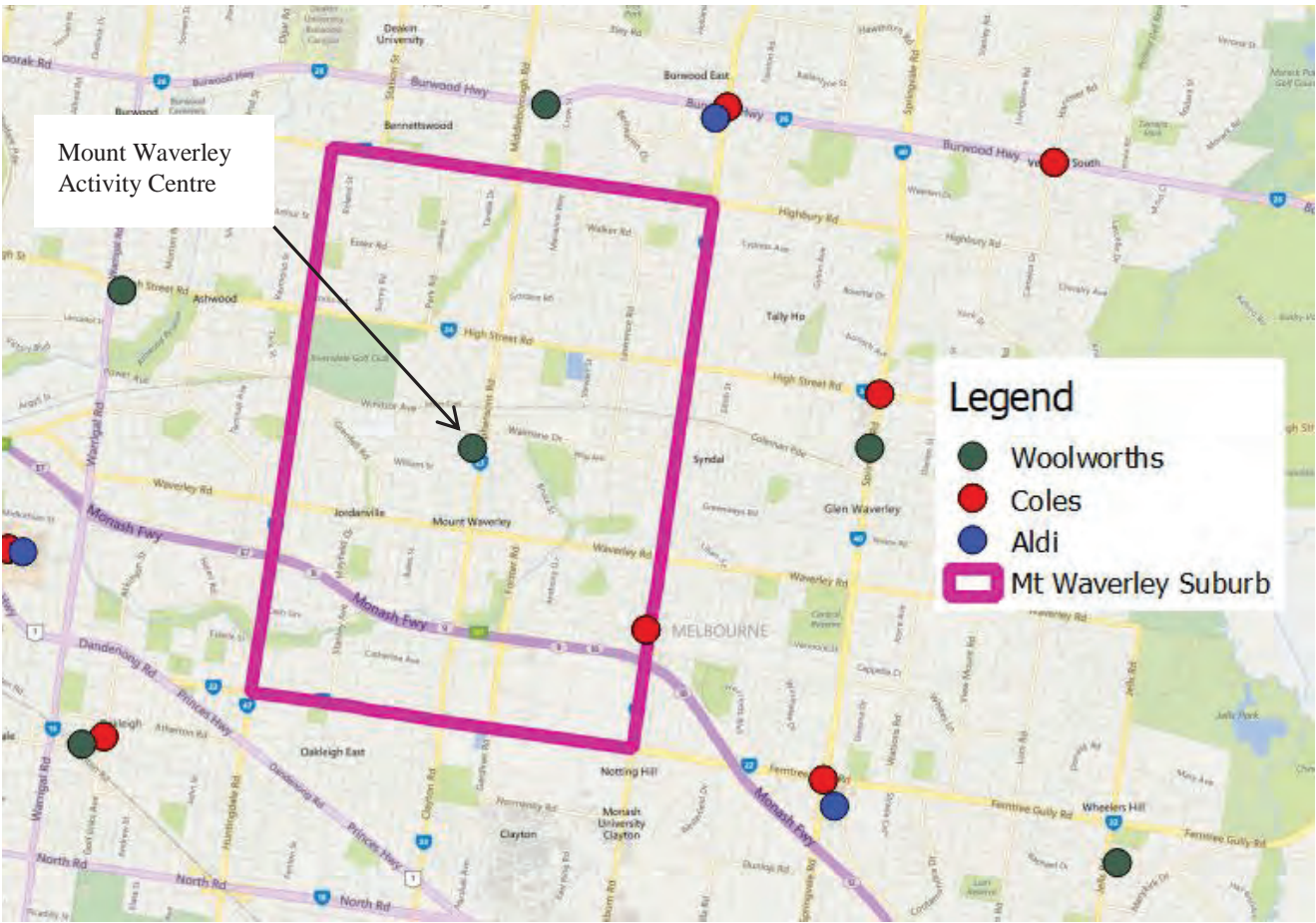


Figure 14. Location of Major Supermarkets (SOURCE: BWC Economics)

11.5 SPECIALTY RETAILING

The MWAC already offers a very strong mix of fresh food retailers which should be encouraged and supported where possible given the centre's role as a weekly food and grocery shopping destination. This strong food offer attracts the necessary number of visitors to support a range of other non-food retailers and service providers. The current mix of non-food retailers is not expected to change significantly given the strong level of competition from larger shopping centres such as The Glen, Brandon Park and Chadstone shopping centres. An expanded Woolworths supermarket would however provide a range of basic non-food items across the homewares, stationery, clothing and electrical categories which may encourage an increased number of local visits to the centre.

While food and non-food retail specialties should be encouraged to continue to locate within Hamilton Place, there are limited opportunities for any expansion to occur. There may be the opportunity for additional specialty retail floorspace to be co-located with either an expanded Woolworths or an Aldi supermarket upon the centre's southern car park.

While there may also be the opportunity for additional retail floorspace to be developed on the Shell service station and adjacent church site, Stephenson's Road represents a major barrier which will isolate retailing on these sites from the centre's retail core. As result, any floorspace is likely to be occupied by either peripheral retailing activities or alternatively non-retail uses.

11.6 CAFES AND RESTAURANTS

There are currently 15 cafés and restaurants within the MWAC, which are widely dispersed throughout the centre. As result, there is no identifiable cafe precinct to attract visitors to the centre from across the wider region. As already mentioned, the portion of Hamilton Place between Alexander Street and the railway station may potentially be transformed into a cafe and restaurant precinct based around a pedestrian mall. Successful examples of where this has occurred include Eaton Street Mall in Oakleigh, and more recently Acland Street St Kilda which has been transformed into a pedestrian mall to accommodate a new level-access tram terminus.

Through establishing a pedestrian mall, there is the opportunity to establish a lifestyle precinct within the centre that may attract visitors from across a much wider area. This would be expected to also provide increased support for other retailers within the centre. In addition, there may also be the longer-term potential for a spill-over of cafés and restaurants across the railway line into Wadham Parade, particularly given the opportunity to leverage off the Mount Waverley library and community centre.

11.7 COMMERCIAL OFFICE

The MWAC faces strong competition from a number of high profile office precincts within the surrounding area such as the Monash National Employment Cluster and Tally Ho Business Park. There will however be opportunities for business servicing local households such as accountants and other financial services, lawyers and health service providers that typically locate in office suite developments in activity centres. Similarly, the centre would also appeal to local residents looking to establish a business close to where they live.

The potential for new office development within the centre may however be limited by residential apartments representing a higher and better use for sites. This is a reflection of not only the higher value attached to apartment floor space, but also the cost of providing a relatively greater amount of car parking for office uses.

Commercial office space may however represent a viable ground floor use for any future development upon the Shell service station and adjacent church site. Given the combined 80 m frontage of these sites, there may be the physical capacity for at least 10,000 m² of office space on these sites alone. From a market perspective however, around 3,000-5,000 m² may be supportable over the next 20 years which would be sufficient to accommodate 20-35 small office based businesses.



Speciality shops located in the Village Shopping Centre



Cafés located in the Shopping Centre



Commercial premises in the Stephenson's Road Precinct

12 HEALTHCARE LAND USE ASSESSMENT

11.8 HEALTHCARE SECTOR

The non-hospital health sector was a major source of employment growth in the City of Monash over 2006-2016, as well as across the wider metropolitan area and nationally. Over this period, employment in Monash's non-hospital health sector increased by an average annual growth of 5.8% per annum, well above Monash's population growth rate over the same period.

This growth in employment in health services in Monash is consistent with that experienced across metropolitan Melbourne and nationally. While an ageing population is commonly cited as being a major driver of demand for health services, there have also been a number of other factors including:

- An increasing focus on preventative medicine and wellness to address potential health issues before they require high-cost hospital care.
- A willingness by governments to use private providers in the provision of public health services to contain the rate of growth in spending on health.
- Growing demand within the community for non-discretionary health services, underpinned by strong demographic trends, advances in technology and rising consumer expectations.
- An increasing proportion of households with private health insurance coverage following the Commonwealth government's introduction of the Lifetime Health Cover Loading in 2000.
- An increasing number of higher income households, and hence the likelihood that residents will have access to health insurance and be in a better position to afford privately provided health services.

These factors will have resulted in increased demand for a range of health services. Such health services are typically provided at a local level, as distinct from larger health facilities focusing upon the delivery of specialist health services to households across a wider region. More specialised facilities are typically located within recognised health precincts adjacent to major hospitals.

Over recent decades there has been a trend towards increasingly larger medical centres offering a range of medical and allied services. This reflects a number of benefits derived by patients, medical practitioners and medical centre operators.

Increased corporatisation and consolidation within the private healthcare sector has resulted in a transition from small owner-operated facilities into large scale vertically integrated medical centres that combined general practices with services such as radiology, pathology and pharmaceutical.

Similarly, some of the main private hospital operators are Australian Unity, Vital Health, Generation Healthcare and Ramsay Health Care. The site area required by private hospitals will depend upon the range of services offered and their location, but as a guide will require around 2,000-4,000 sqm of site area.

Day hospitals account for an increasing proportion of surgical procedures due to advances in medical technology (e.g. endoscopic surgery) and anaesthesia (e.g. short-anaesthetic agents) reducing the need for patients to be admitted overnight. Such hospitals generally have a lower site area requirement than overnight stay hospitals.

11.9 HEALTH PROVISION LOCATION REQUIREMENTS

Locational requirements for health providers generally include accessibility and car parking, exposure to passing traffic and proximity to referring health providers. The importance of each of these factors will vary depending upon the type of health service, which influences the volume of clients serviced and the reliance upon referrals from other health services. Health providers and their associated location requirements generally fall into the following groups:

- Group A: High volume of clients-High reliance on referrals
- Group B: Low volume of clients / Low reliance on referrals
- Group C: Low volume of clients / High reliance on referrals
- Group D: High volume of clients / Low reliance on referrals

The MWAC may potentially accommodate three (Groups A, B and D) of the above four groups with medical specialists (Group C) being most likely to locate within close to major hospitals. All of these three groups of health service providers require high levels of exposure in order to attract clients, with Groups A and D having a high volume of clients and therefore having a greater requirement for abundant and easily accessible car parking either on-site or immediately adjacent

11.10 CHILDCARE SECTOR

Growing demand for childcare services, combined with a consolidation of operators within the sector has seen childcare centres become a recognised property class, attracting increased interest amongst developers and institutional investors. This has been supported by national operators committing to longer-term leases resulting in reduced yields and higher capital values for properties. Reduced availability of suitable sites has seen childcare facilities being incorporated into mixed use developments, although this has been primarily within the CBD and adjacent locations close to workplaces.

Mount Waverley's population of children aged less than 4 years is projected to increase only marginally over the period 2016-2036 from 1,782 to 1,827. However, continued consolidation within the childcare sector will most likely see national operators seeking to develop contemporary childcare centres. This would be expected to result in new purpose-build facilities being developed which may potentially be located within the MWAC, particularly given that the centre is serviced by rail services and therefore convenient for local residents working in the Melbourne CBD. Potential locations for a childcare centre may include larger development sites along Stephenson's Road as well as within the community services precinct adjacent to the railway station.

13 SUMMARY OF ECONOMIC & LAND USE OPPORTUNITIES

This section consolidates the analysis undertaken in the previous sections to identify key future land use opportunities at a precinct level within the MWAC.

Population growth will slow considerably, average annual growth rate of only around 0.3% per annum. The population will be largely aging. Strong growth in the number of lone person households and couples without dependants.

This would be expected to directly impact the performance of the MWAC, unless the centre's business mix evolves to better meet the needs of a changing resident population.

12.1 CORE RETAILING OPPORTUNITIES

PRECINCT 1 SPECIALTY RETAIL

PRECINCT 2 & 3 SUPERMARKET RETAIL

Future retail development opportunities within the MWAC will primarily reflect local demographic trends and the centre's future role and function within the broader activity centre hierarchy.

The role of the centre is expected to continue to be to meet the weekly food and grocery shopping needs of local residents, as well as provide access to a range of personal and business services. This will be best met through consolidating retailing within a retail core comprising supermarket retailing and supporting specialty retailing together with personal and business services such as banks that primarily serve local households.

The potential key opportunities to reinforce the MWAC's role as a weekly shopping destination are:

- An expanded Woolworths supermarket, primarily for the purpose of providing access to a wider range of non-food categories carried by larger supermarkets.
- A new Aldi supermarket that may attract visitors from across the wider area through providing a more accessible and convenient store to those currently available in larger shopping centres.
- An increased number of specialty retailers and service providers that may be co-located with any new supermarket. This would be expected to be in the order of 5-10 new retail premises totalling 500-1,000 m².
- New retail could potentially be accommodated in a mixed use developed located on the Monash City Council car park bounded by Virginia Street, Alexander Street and Winbourne Road. This could integrate supermarket retailing with the centre's retail core and provide the opportunity to activate the rear of the adjacent retail premises.
- A key objective for the structure plan should be to consolidate traditional retailing activity west of Stephenson's Road. Peripheral retailing activities may however continue to locate along Stephenson's Road which offers higher levels of accessibility and exposure for businesses that do not have strong synergies with core retailers.



Figure 15. Identification of Key Land Use in the MWAC

12.2 HOSPITALITY & CIVIC OPPORTUNITIES

PRECINCTS 8 & 9

An increased number of older households may be expected to result in lower per capita expenditure on items such as food and groceries which are a core component of the centre. When combined with much lower projected population growth, the overall amount of household expenditure within the surrounding area may be unlikely to experience any significant real growth, however Mount Waverley residents are generally wealthier and therefore have greater spending capacity than their metropolitan peers.

The greater number of wealthier households within the Mount Waverley may provide support for discretionary retailing and hospitality activities such as cafés and restaurants within the centre. Although the MWAC is well serviced by cafes and restaurants, it lacks an identifiable precinct that may serve to attract visitors from across a wider area. Kingsway in Glen Waverley and Eaton Mall in Oakleigh are both examples of well-defined dining precincts that attract patrons from across the wider region, and who may also visit more traditional retailers within each centre.

The section of Hamilton Place adjacent to the Mount Waverley train station would offer the opportunity for a pedestrian mall for a number of reasons including:

- Being a secondary retail location within the MWAC which may potentially result in properties becoming vacant
- Proximity to the railway station and civic precinct to the north, both of which may provide a source of visitors to the precinct.
- Providing a gateway entrance to the MWAC's retail core
- Not being a thoroughfare for traffic.
- Other properties on the northern side of Alexander Street / Hamilton Place may also be included in this hospitality precinct given the secondary nature of existing activities.

It is envisaged that such a precinct would consolidate rather than significantly expand the number of cafes and restaurants within the centre with existing businesses potentially relocating into the retail core (Precinct 1) or alternatively into a new

retail floorspace co-located with any new supermarket on the southern car park site. Office activities may potentially relocate to new office accommodation that may potentially be developed within precincts 4, 5 and 7.

The existing small retail strip within Wadham Parade to the north of the railway station may potentially also include an increased number of cafes and restaurants given its proximity to the civic precinct.

12.3 PERIPHERAL RETAIL & COMMERCIAL OPPORTUNITIES

PRECINCT 6

PRECINCT 9

Stephensons Road will continue to offer opportunities for peripheral retailing and other commercial activities that are more reliant upon high exposure and accessibility, rather than being located close to core retailers.

Given that allotments within Precinct 6 are generally smaller and more intensively developed, there will be limited opportunities for redevelopment in the future. As result, this precinct will continue to provide affordable accommodation opportunities for a range of businesses that support the diversity and the role of the centre.

The small retail precinct in Wadham Parade adjacent to the civic precinct should also continue to be recognised for its role in providing affordable accommodation for a mix of peripheral retail and service activities. There is opportunity for more active ground floor uses such as cafes and restaurants that may service visitors and support the activities of the adjacent civic precinct.

12.4 HEALTHCARE OPPORTUNITIES

PRECINCTS 5 & 7

Health services provided within the MWAC in the future would be expected to primarily general practice medical clinics and ancillary health services. Health services locate in a variety of settings including within office suite developments together with non-health related activities. Alternatively, services may be provided within a purpose built medical centres. It is envisaged that one or more purpose-built medical centres, offering a range of health and diagnostic services, may potentially be supported within the MWAC. This would include general practice medical clinics, dentists, radiologists, pathology, optometrists and physiotherapists.

Increasingly, medical centres are also being incorporated into mixed-use developments where they may occupy either part of a level or a full floor. The commercial viability of including medical centres into mixed-use development is supported by the financial capacity of operators to pay higher rents and a willingness to commit to longer leases to protect their investment in a specialised fit-out. This reduces the investment risk for investors resulting in higher capital values. The requirement for exposure and signage may however limit opportunities to main road locations.

Health services may be located within a variety of development formats including stand alone, multi-level developments, such as those shown in the examples above which offer a range of health services in a single location, through to individual suites within office developments.

Potential locations within the MWAC will be primarily located within Precincts 5 and 7:

- The Shell service station and adjacent church offers a high profile location that may attract a range of health and office uses.
- The First Church of Christ Scientist and adjacent Shell service station located between Amber Grove and Waimarie Drive with a combined site area of 4,000 m² and 80-metre frontage to Stephensons Road.
- Waverley Masonic Centre. The Waverley Masonic Centre, although already occupied by a medical centre, may offer the potential to be redeveloped in the future for

a more contemporary facility. The Waverley Masonic Centre site with an area of 2310 m² and 58-metre frontage to Stephensons Road.

Continued strong growth in demand for health services would be expected to support the development of purpose-built medical centres as well as traditional office space which may also accommodate conventional office uses.

Given the current Commercial 1 zoning, there is likely to be strong competition for apartment development on upper levels. As a result, any non-residential uses are likely to be restricted to lower levels.

Childcare facilities may also be potentially developed as part of a larger commercial development, although the level of demand is likely to limit the scale of any facility to perhaps a single level.

12.5 RESIDENTIAL DEVELOPMENT OPPORTUNITIES

While there may be a need for increased apartment development within Mount Waverley to provide increased housing choice, the scale of development will need to reflect the depth of demand at a point in time for a particular apartment project in order to achieve the required pre-sales to allow construction to proceed.

When the scale of apartment projects developed elsewhere across suburban Melbourne is taken into account, it is likely that any future residential development within the MWAC that may be supported by both metropolitan and local market conditions will be less than 30 apartments, which is consistent with apartment developments of up to 3-4 storeys.

Residential development forecasts assume the number of dwellings in Mount Waverley will increase by an average of 73 dwellings per annum to 14,934 in 2036¹. With a growth in real per capita retail expenditure stagnating at a state level, the performance of activity centres has become increasingly dependent upon local population growth. For established locations such as Mount Waverley there is a greater reliance upon infill residential development to support local activity centres.

Residential development opportunities within the MWAC are expected to be of a lower scale reflecting likely future demand based upon projected population growth and market conditions. Demand for student housing would be expected to be limited given the distance to the Monash and Deakin University campuses, as well as the potential for student housing to be developed within the Monash National Employment Cluster as identified in the Monash Housing Strategy.

¹ Forecast ID (Mount Waverley Active Centre Structure Plan Economic Assessment, Blair Warman Economics)

While it is often assumed that this may generate demand for medium density housing including apartments, consideration has to do also be given to the housing preferences of older households. This often favours smaller scale residential development such as villa units, townhouses and low rise apartment developments. The form of residential development that may potentially occur within the MWAC may include:

- Apartments incorporated into new supermarket developments upon the southern car park site,
- Apartments within a mixed-use development upon Precinct 4 being the existing Woolworths supermarket site,
- Apartments on the upper levels of new commercial buildings on Stephensons Road,
- Townhouse developments within the surrounding residential area.

PART C

COMMUNITY INFRASTRUCTURE ASSESSMENT





14 COMMUNITY INFRASTRUCTURE ASSESSMENT

14.1 INTRODUCTION

The aim of undertaking a community infrastructure assessment is to evaluate in detail the social infrastructure needs and opportunities for the proposed development of the Mount Waverley Structure Plan area. The specific objectives of the assessment were as follows:

- To analyse the implications of projected population growth for the Mount Waverley area for social infrastructure provision and what role the Mount Waverley Structure Plan (MWSP) area should play in response,
- To conduct an audit of existing and planned social infrastructure provision generally within a 1.5-kilometres radius of the MWSP area,
- To identify all relevant State and local policies, strategies and plans likely to inform the planning and delivery of social infrastructure within the Mount Waverley Structure Plan area,
- To consult with Monash City Council to confirm their current strategic position about the need to deliver specific social infrastructure forms within the Monash Structure Plan area, including a description of any relevant policy rationale that may underpin their strategic position,
- To undertake a social infrastructure assessment of a variety of specific social infrastructure forms that may be relevant to the development of the Mount Waverley Structure Plan area, and
- To incorporate all the recommendations forming part of the assessment into the preparation of the Mount Waverley Structure Plan.

14.2 SOCIAL INFRASTRUCTURE PROVISION STANDARDS

For the purposes of this assessment social infrastructure is defined as both public and private, Monash City Council and non-Monash City Council facilities (e.g. buildings and ovals) likely to be required to support social services, programs, activities and accessibility to them (e.g. Kindergarten services, child care, community meetings, sporting competition, informal recreation etc). An audit of the following social infrastructure categories was undertaken:

1. Early years services;
2. Open space (active and passive);
3. Community meeting spaces, libraries and learning centres;
4. Indoor recreation facilities;
5. Education facilities;
6. Health services;
7. Police & Emergency services; and
8. Residential aged care.

Categories 1 to 4 are typically but not exclusively Local Government responsibilities and are often included in development contribution agreements associated with significant land use developments. However, Government Education Facilities, typically primary and secondary schools, where deemed to be required within a land use development, are generally funded, both land and building costs, by the State Government.

A number of social infrastructure provision standards were adopted for the purposes of preparing the following assessment. These are summarised opposite as Figure 9, and outline the indicative population thresholds for each type of community infrastructure. It should be emphasised that the provision standards are used only as a guideline and do not necessarily confirm the final community infrastructure strategy in every case and should be used only in conjunction with other qualitative and quantitative assessment methods.

SOCIAL INFRASTRUCTURE HIERARCHY ITEMS

Level 1 Up to 10,000 people	<ul style="list-style-type: none"> Government Primary Schools (including out of schools hours care) Early Years Facility Level 1 Monash City Council Community Centres/ Early Years Facility/ Neighbourhood House Level 1 Active Open Space Level 1 Passive Open Space (including level 1 playgrounds) Long Day Child Care Centres Social housing
Level 2 Between 10,000 and 30,000 people	<ul style="list-style-type: none"> Government Secondary Colleges Catholic Primary Schools Level 2 indoor recreation centres Level 2 Monash City Council Community Centres/Early Years Facility/ Neighbourhood Houses Low Order Tennis Facilities Low Order Youth Facilities Maternal & Child Health (within every second level 1 early years facility) Occasional Child Care (as part of every neighbourhood house and leisure centre) Residential Aged Care
Level 3 Between 30,000 and 60,000 people	<ul style="list-style-type: none"> Libraries Aquatic Leisure Centres Community Arts Centres Catholic Secondary Colleges Higher Order Active Open Space Reserves Level 3 indoor recreation centres High Order Tennis Facilities Lawn Bowls Facility High Order Dedicated Youth Facilities Level 3 Monash City Council Community Centres Level 2 Community-based health precincts (dedicated outreach health precinct sites) Early Childhood Intervention Service PAG facility Delivered meals facility Level 3 adventure playgrounds Other independent schools
Level 4 Total Municipality	<ul style="list-style-type: none"> Main Monash City Council Civic Centre Level 3 Community-based health precincts – Day hospitals that contain main or outreach Community Health Centre site (including Mental Health) Synthetic athletics track

Figure 16. Social Infrastructure Hierarchy Standards

15 ASSESSMENT OF DEVELOPMENT GENERATED COMMUNITY INFRASTRUCTURE DEMAND

15.1 DWELLING AND POPULATION ASSUMPTIONS

The following outlines indicative estimates for various forms of community infrastructure that lend themselves to some form of quantifiable demand and, or supply measure. The source of these demand and supply measures is also identified in the ASR Community & Infrastructure Report - Appendix 3. It should be emphasised that the numbers indicated should not be interpreted as final provision recommendations for the subject site's dwelling and population assumptions. Social infrastructure assessments also require existing strategic priorities be taken into consideration, as well as the capacity of existing services and facility to meet current and future needs.

The dwelling and population assumptions for Mount Waverley (the entire suburb) used to prepare this assessment are:

- From 2018 to 2036 Mount Waverley will accommodate an additional 1,316 dwellings;
- From 2018 to 2036 average household size in Mount Waverley average will decrease from 2.7 to 2.6; and
- From 2018 to 2036 Mount Waverley will accommodate an additional 2,235 residents.

The target population projections for key community infrastructure is based on these population and dwelling assumptions. Figure 10, opposite outlines the target population projections based on age cohorts, anticipated for Mount Waverley by 2036.

Age Cohort	Community infrastructure types the age cohort is relevant to	Mount Waverley by 2036
0-3	MCH, Playgroups	1,448
4	4 Year Old Kindergarten	379
0-4	Long Day Child Care & Occasional Child Care	1,827
5-11	Primary School enrolments, out of school hours care	2,824
0-14	Participation in organised children's sport	5,979
15+	Participation in organised youth & adult sport	31,878
15-24	Participation in higher education (youth & young adult)	5,230
25+	Participation in higher education (older adults)	26,648
12-17	Secondary School enrolments	2,758
70+	Residential & home based aged care services	5,836
0 to 69 years	HACC services (younger clients)	32,021
Total Population		37,857
Dwellings		14,934

Figure 17. Target Population Projections for Key Community Infrastructure Age Cohorts

15.2 EARLY YEARS SERVICES

Early Years And Youth Facilities/Long Day Child Care

There are 3 Long Day Child Care facilities within 1.5 kilometres of the subject site supplying a total of 137 places:

- Greenland Children's Services Centre supplying 67 places,
- Syndal Child care and Early Learning Centre Service supplying 35 places, and
- Hansen Street Children's Centre supplying 35 places).

By 2036 Mount Waverley will generate a need equivalent of 614 places. Given the relatively small supply of long day child care places in Mount Waverley, and a large projected need by 2036, this assessment supports the need for additional long day child care services within Mount Waverley and the MWSP area. Monash City Council should encourage additional private sector and non-government long day child care provision within Mount Waverley and where feasible, within the MWAC. New facilities should be conveniently located throughout the MWAC, with consideration of where existing facilities are located.

3 & 4 Year old Sessional Kindergarten

There are six sessional Kindergarten facilities located within the 1.5 kilometre catchment:

- Mount Waverley Preschool supplying 1 room,
- Highmount Preschool supplying 1 room,
- St Lukes Preschool,
- Huntingtower Pre Prep,
- Syndal Preschool supplying 1 room,
- Pinewood Preschool supplying 1 room, and
- Nara Preschool supplying 1 room.

By 2036 Mt Waverley will generate a need equivalent to 4 sessional Kindergarten rooms. Given the adequate supply levels and low demand estimates this assessment does not support the need for additional sessional Kindergarten facilities within Mount Waverley. However, as identified in the open space assessment above, the MWSP process provides an opportunity to improve linkages between the activity centre and Sherwood Park to the south by potentially assessing the feasibility of a potential refurbishment of the Mount Waverley Preschool and MCH facility which is owned by Monash City Council. It is recommended that if Monash City Council undertook a feasibility study for the potential redevelopment of the Mount Waverley Preschool and MCH facility, consideration is given to the provision of a pedestrian linkage between the site and the Village Shopping Centre.

Maternal & Child Health

There are two existing MCH services within the 1.5 kilometre catchment:

- Mt Waverley MCH, supplying 2 rooms at the southern end of the MWSP area,
- Pinewood MCH supplying 2 rooms to the south east.

By 2036 Mt Waverley will generate a need equivalent of 3 MCH consulting rooms. Mount Waverley MCH is one of the busiest centres in Monash. In this case, normal measures such as population and distance to facility are not useful measures of facility utilisation.

Occasional Child Care

There are 4 occasional child care services within the 1.5 kilometre catchment:

- Oakleigh Occasional Care - Burton Street,
- Oakleigh Occasional Care - Fleet Street,
- Huntingtower Day Care, and
- Play Zone.

By 2036 Mount Waverley will generate a need equivalent of 68 places. Given the adequate supply levels and low demand estimates this assessment does not support the need for additional occasional child care facilities within Mount Waverley.

15.3 COMMUNITY CENTRES AND MEETING SPACES

There are a number of other Meeting Spaces & Arts Cultural Facilities including; Waverley Community Learning Centre, Alvie, Ashwood Hall, The Highway Gallery and the Mount Waverley Community Information and Support Services.

Community Information and Support Services and The Highway Gallery have recently relocated into the Mount Waverley Community Centre. Recent redevelopment of the Community Centre has improved both the services and facilities available. The Mount Waverley Youth Centre was also recently redeveloped with new meeting spaces supplied.

Neighbourhood House

There is 1 Neighbourhood House located within 1.5 kilometres of the subject site, the Waverley Community Learning Centre located to the north east of the subject area). This existing Neighbourhood House provision appears to be adequate, and a new stand- alone service appears not be justified.

Library

There is 1 library facility (Mount Waverley Library) located within the 1.5-kilometre population catchment. The Mount Waverley Library is located on the northern side of the MWSP area and co-located with other Monash City Council facilities including the Mount Waverley Community Centre and Youth Centre (both of which are undergoing redevelopment).

By 2036 Mount Waverley will generate approximately 341,000 library loans per annum and 208,000 library visits per annum. The existing Mount Waverley Library will adequately cater for the projected demand increases generated by Mount Waverley by 2036.

Monash City Council Indoor Aquatic Leisure Centres

While the MWSP 1.5-kilometre catchment does not contain a Monash City Council indoor aquatic and leisure centre there are two such facilities within approximately 4 kilometres of the Mount Waverley Train Station:

- The Monash Aquatic and Recreation Centre to the east,
- The Ashburton Pool & Recreation Centre (a City of Boroondara facility) to the west.

The relatively close proximity of the subject area to both the Monash Aquatic and Recreation Centre and Ashburton Pool & Recreation Centre indicates that the establishment of a comparable facility within the MWSP area is not justified.



The Mount Waverley Library



The memorial arbour located in the Community Centre Gardens

15.4 EDUCATION FACILITIES

There are 13 education facilities within a 1.5 km radius of the subject site; 2 Government Secondary School sites, 6 Government Primary Schools, 1 Catholic Secondary School, 2 Catholic Primary Schools, 1 Non-Government primary School and 1 Non-Government Secondary School. There are a large number of other schools located just outside the catchment area. Current (2017 data) enrolment numbers at the existing primary and secondary schools in the catchment area are as follows:

- Holy Family School (Catholic Primary) – 360 enrolments;
- Avila College (Catholic Secondary) – 1,079 enrolments;
- Mount Waverley Secondary College (Government Secondary and includes junior campus) – 1,843 enrolments;
- Huntingtower School (P-12 non-Government School) – 686 enrolments;
- Mount Waverley Primary School (Government Primary) – 801 enrolments;
- Syndal South Primary School (Government Primary) – 423 enrolments;
- Mount Waverley North Primary School (Government Primary) – 233 enrolments;
- Essex Heights Primary School (Government Primary) – 567 enrolments;
- Pinewood Primary School (Government Primary) – 656 enrolments;
- Mt Waverley Heights Primary School (Government Primary) – 183 enrolments; and
- - St Christopher's School – (Catholic Primary) - 91 enrolments.

By 2036 Mount Waverley will generate the following approximate enrolment demands:

- 1,900 Government Primary school enrolments;
- 540 Catholic Primary School enrolments;
- 240 non-Government Primary School enrolments;
- 1,470 Government Secondary school enrolments;
- 580 Catholic Secondary School enrolments; and
- 560 non-Government Secondary School enrolments.

Note: CEM's Melbourne Archdiocese Strategic Provision Plan, 2014 (refer to Appendix for more details) does not identify the need for additional Catholic school facilities within or near the vicinity of the subject site.

The education enrolment demand estimates to the year 2036 do not support the need for additional primary and secondary education facilities within the Mount Waverley area. It is recommended that Monash City Council consult with both the Department of Education and Training and Catholic Education Melbourne to confirm the provision strategies for primary and secondary schools within Mount Waverley to determine if upgrade and redevelopments will occur to existing schools in future, and whether joint school / community facility opportunities could be explored.

Tertiary Education Facilities

Although there are no higher education facilities located within the MWSP area, nor the 1.5-kilometre catchment area, the area is within relatively close proximity of major higher education precincts to the north (Deakin University - Burwood and Box Hill Institute of TAFE) and south (Monash University Precinct).

15.5 POLICE & EMERGENCY SERVICES

The 1.5-kilometre catchment contains:

- Mount Waverley Police Station to the south; and
- Mount Waverley Ambulance Station to the south.

A number of fire services (MFB stations) and one SES unit are located outside this catchment but within reasonable proximity of the MWSP area including MFB Fire Station 23 (Burwood) to the north west, MFB Fire Station 28 to the north east (Glen Waverley), MFB Fire Station 25 (Oakleigh) to the south west and the Monash SES unit (Notting Hill) to the south east. The close proximity of existing police and emergency services in the catchment will ensure response times to the Activity Centre will be very satisfactory.

The existing supply and proximity of nearby facilities does not support the need for additional police and emergency services within Mount Waverley or the MWSP area.

15.6 ACUTE & COMMUNITY HEALTH SERVICES

The 1.5-kilometre catchment includes the Waverley Private Hospital. Other nearby acute and community health services include Delmont Private Hospital to the west of the MWSP area and MonashLink Community Health Services Limited (Glen Waverley) to the east.

Although there are no major public hospital facilities located within the MWSP area, nor the 1.5-kilometre catchment area, the area is within relatively close proximity of major health precincts to the north (Box Hill Hospital) and south (Monash Medical Centre).

By 2036 Mount Waverley generates a need equivalent of 91 public and private hospital beds and 14 general practices.

The current supply of, and proximity to, acute and community health services is satisfactory. However, this assessment recommends that Monash City Council continue to encourage additional smaller scale private sector primary health service provision within the MWSP area.

15.7 RESIDENTIAL AGED CARE

The 1.5-kilometre catchment contains the BlueCross Scotchmans Creek residential aged care facility supplying a total of 134 beds. Other facilities in adjoining suburbs include:

- Grand Cedar (75 beds in Ashwood)
- Royal Freemasons – Elizabeth Gardens Hostel and Nursing Home (68 beds in Burwood)
- Estia Health in Glen Waverley (60 beds in Glen Waverley)
- Campbell Place (105 beds in Glen Waverley), and
- Estia Health Oakleigh east (110 beds in Oakleigh East).

By 2036 Mount Waverley generates a need equivalent of 455 residential aged care beds. Given relatively low provision of residential aged care beds in Mount Waverley currently, and significant additional need by 2036, this assessment recommends that Monash City Council encourage additional private sector / non-government residential aged care provision within Mount Waverley and where feasible, within the Mount Waverley Structure Plan area.

16 SUMMARY OF COMMUNITY INFRASTRUCTURE NEEDS

16.1 GENERAL CONCLUSIONS

The following provides a summary of the key conclusions on the future provision of community infrastructure for the MWAC. Broadly, it is recommended that all future planning seeks:

- Better integration between existing facilities and infrastructure, and
- To find opportunities for the co-location of community and social infrastructure.

Specifically the key conclusions are:

- The MWSP 1.5-kilometre catchment area is currently well serviced by a good diversity of both local and higher order community infrastructure forms, and is located within close proximity of, and easily accessible to some significant public open spaces (e.g. Valley Reserve).
- Mount Waverley will generate generally moderate additional demands on existing community infrastructure between 2018 and 2036.
- The Mount Waverley small area currently has a population of approximately 36,000 residents and is projected to increase to approximately 38,000 residents by 2036, an increase of approximately 6%.
- Monash City Council population forecasts indicate that between 2016 and 2026 indicate a 5.0% decrease in population under working age, an 8.6% increase in population of retirement age, and a 3.0% increase in population of working age.

16.2 PUBLIC OPEN SPACE & RECREATION

OPEN SPACE

- This assessment endorses the open space initiatives contained within the Open Space Strategy for Mount Waverley. Notable recommendations relevant to the MWSP process include the following recommendations:
- Develop a trail between Mount Waverley to Jordanville train stations,
- Create accessible routes (such as all the way from Syndal to Mount Waverley train stations) for people with mobility

devices and other routes that are more remote and natural (such as to around the play space in Valley Reserve) with low key trails along the major trail routes.

In addition to these measures this assessment recommends as part of any future refurbishment Monash City Council explores opportunities to improve pedestrian linkages between the Activity Centre and Sherwood Park.

INDOOR RECREATION FACILITIES

The relatively close proximity of the subject area to both the Monash Aquatic and Recreation Centre and Ashburton Pool & Recreation Centre indicates that establishment of a comparable facility within the MWSP area is not justified.

16.3 MONASH CITY COUNCIL COMMUNITY SERVICES

EARLY YEARS SERVICES

The assessment has revealed there is a future need for:

- Additional long day child care services given the relatively small supply of long day child care places in Mount Waverley and the large projected need by 2036,
- Monash City Council to encourage additional private and not-for-profit long day child care provision within Mount Waverley and where feasible, within the Mount Waverley Structure Plan area,
- A minimal increase in additional sessional Kindergarten facilities, such as an additional room. Current supply levles are adequate, however the Kindergarten has experienced long term popularity,
- Additional MCH facilities and the potential for the refurbishment of the MCH on its current site,
- Additional occasional child care facilities within Mount Waverley.

MONASH CITY COUNCIL COMMUNITY CENTRES & NEIGHBOURHOOD HOUSES

The assessment has revealed there is no future need for:

- No new or redeveloped community meeting spaces is recommended, given the existing supply of community facilities, the recent redevelopment of the Mount Waverley Community Centre and Mount Waverley Youth Centre, and the modest projected population growth in Mount Waverley
- Existing Neighbourhood House provision appears to be adequate, and a new stand-alone service appears not be justified.
- The existing Mount Waverley Library will adequately cater for the projected demand increases generated by Mount Waverley by 2036.

16.4 EDUCATION

The education enrolment demand estimates to the year 2036 do not support the need for additional primary and secondary education facilities within the Mount Waverley area. It is recommended that Monash City Council consult with both the Department of Education and Training and Catholic Education Melbourne to confirm the provision strategies for primary and secondary schools within Mount Waverley to determine if upgrade and redevelopments will occur to existing schools in future, and whether joint school/community facility opportunities could be explored.

16.5 POLICE & EMERGENCY SERVICES

The existing supply and proximity of nearby facilities do not support the need for additional police and emergency services within Mount Waverley or the MWSP area.

16.6 HEALTH

The current supply of, and proximity to, acute and community health services are satisfactory. However, this assessment recommends that Monash City Council continue to encourage additional smaller scale private sector primary health service provision within the MWSP area.

16.7 RESIDENTIAL AGED CARE

Given relatively low provision of residential aged care beds in Mount Waverley currently, and significant additional need by 2036, this assessment recommends that Monash City Council encourage additional private sector/non-government residential aged care provision within Mount Waverley and where feasible, within the Mount Waverley Structure Plan area.

Aside from public open space initiatives identified in the Open Space Strategy no other future community infrastructure priorities have been identified by the review of strategic material relating specifically to the MWSP area.