

**BRANDON PARK
MAJOR ACTIVITY CENTRE
STRUCTURE PLAN**

October 2013

Adopted: 29 October 2013


Prepared by:- CITY OF MONASH

Monash Language Assist Directory

العربية	9321 5480	한국어	9321 5484
廣東話	9321 5481	普通话	9321 5485
Ελληνικά	9321 5482	русском	9321 5486
Italiano	9321 5483	Việt Ngữ	9321 5487

Other languages 9321 5488

Table of Contents

1. INTRODUCTION 5

2. The STRUCTURE PLAN 6

 Function 6

 Objectives..... 6

 Implementation 6

3. COMMUNITY STAKEHOLDER ENGAGEMENT..... 7

 Opportunities..... 7

 Constraints 7

4. REGIONAL ROLE AND CONTEXT..... 8

5. OVERVIEW AND KEY ISSUES ANALYSIS 10

 Community Profile..... 10

 Land Tenure 10

 Heritage 10

 Activities and Land Use 10

 Enterprise, Retail and Business Activity..... 11

 Civic, Cultural and Education Facilities 11

 Health and Well-Being Facilities 11

 Housing 12

 Open Space 12

 Movement and Transport 12

 Urban and Built Form 13

6. THE VISION 13

7. STRATEGIC RESPONSE – THE FUTURE 14

 Objectives..... 14

 Strategic Response 14

 Activities and Land Use 15

 Built Form 16

 Public Realm 16

 Movement and Transport 17

 Cultural and Environmental Values 17

8. DEVELOPMENT FRAMEWORK..... 18

9. PRECINCTS PLAN – BRANDON PARK MAC..... 21

 Precinct 1 Brandon Park Shopping Centre 23

 Precinct 2 Brandon Park Drive Office 24

 Precinct 3 Residential and Office 25

 Precinct 4 Springvale Road Mixed Use 27

 Precinct 5 Rosemary Court Industrial 28

 Precinct 6 Freeway Office 29

 Precinct 7 Brandon Office Park..... 30

 Precinct 8 Service and Community 31

Residential Interface Area 32

10. Implementation 33

BPMAC – Structure Plan

List of Maps

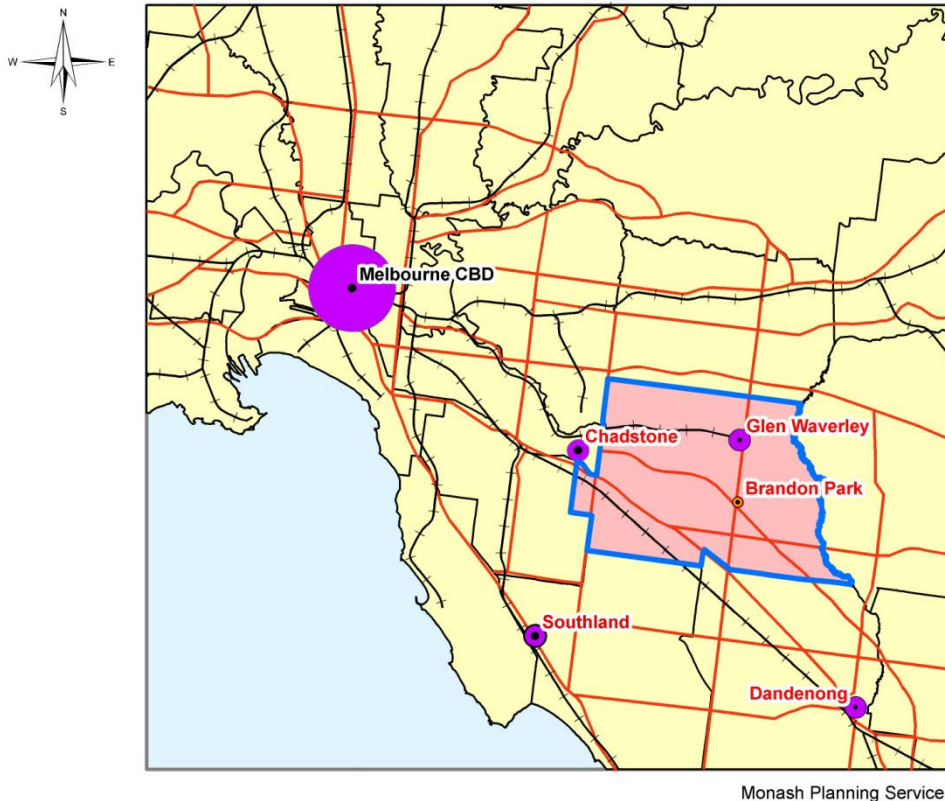
Figure 1 - BPMAC - Location	5
Figure 2 - BPMAC Aerial Photograph	8
Figure 3 - BPMAC Regional Context.....	9
Figure 4 - BPMAC - Activity and land Use Plan	18
Figure 5 - BPMAC - Preferred Building heights	19
Figure 6 - BPMAC - Building Setbacks	20
Figure 7 - BPMAC - Access and Movement Plan	21
Figure 8 - BPMAC - Precincts.....	22



1. INTRODUCTION

The Brandon Park Major Activity Centre (BPMAC) is centred on the intersection of Ferntree Gully Road and Springvale Road within the suburbs of Glen Waverley, Wheelers Hill and Mulgrave.

Figure 1 - BPMAC - Location



It is located 2.5 km south of the Glen Waverley Principal Activity Centre in Springvale Road at Glen Waverley and abuts the Monash Freeway to its southwest.

The BPMAC is one of four major activity centres within the City of Monash. The other centres are Mt Waverley, Oakleigh and Clayton.

The BPMAC includes a diverse range of land uses such as retail shops, restricted retail, office, hotel, gaming, entertainment, car sales, industry, petrol station, motor repairs, motel, education centre, community services, emergency services, recreation, public open space, and residential.

Major components of the BPMAC are:-

- Brandon Park Shopping Centre
- Brandon Office Park
- Village Green Hotel
- former Brandon Park Secondary College
- Barlow World car sales

The Monash Freeway creates a significant physical barrier to the sphere of influence of the BPMAC. Land surrounding the BPMAC, from the north-west to the south-east, is used for residential purposes, mostly detached housing. New infill development is generally two or three double storey dwellings on a standard suburban residential site.

BPMAC – Structure Plan

2. The STRUCTURE PLAN

Function

The purpose of the function of the BPMAC Structure Plan is to plan future growth in order to manage change to the physical environment and activities within the BPMAC. Council has prepared the BPMAC Structure Plan following consultation with the community and business groups and various government agencies. The Structure Plan has also built upon previous studies that were undertaken for the activity centre. These studies recognised the need to provide a framework for the management of physical, economic and social development within the BPMAC.

The BPMAC Structure Plan embodies the policy objectives of both Melbourne 2030 and Melbourne @ 5 million, to ensure that land use and transport planning and investment contribute to economic, social and environmental goals. It also supports the Municipal Strategic Statement (MSS) of the Monash Planning Scheme (MPS).

The BPMAC Structure Plan addresses both the development and management of public infrastructure, in streets and parks and walkways, and sets private property parameters for preferred land uses, built form, heights and siting. The BPMAC Structure Plan provides guidance to the community, government, business and the development industry about appropriate directions and opportunities for change. The BPMAC Structure Plan reflects community values and aspirations for the future growth of Brandon Park as a place where people will work, rest and play.

Objectives

The Plan defines the specific policy and objectives for the changes expected to occur in the BPMAC and identifies opportunities and strategies to realise those objectives. The activity centre boundary reflects the need to accommodate the projected growth and change for a 10-15 year period.

Implementation

A number of actions and processes are required to implement the BPMAC Structure Plan. These include amendments to the Local Planning Policy Framework and zoning controls within the activity centre, the introduction of a Design and Development Overlay for the area, and the introduction of a Development Plan Overlay over the former Brandon Park Secondary College site.

The Structure Plan is informed by a comprehensive background report drawn from the following documents.

- The Council Plan 2009-2013
- State Planning Policy Framework
- Melbourne 2030, Melbourne @ 5 million
- Transport Integration Plan and Transport Integration Act 2010
- Monash 2012 – Strategy for the Future
- The Monash Housing Strategy – 2010
- Outer Eastern Public Transport Plan 2004
- City of Monash Bicycle Network Plan 1995

3. COMMUNITY STAKEHOLDER ENGAGEMENT

The BPMAC Structure Plan has been informed by discussions with all property owners within the structure plan boundary.

Liaison with the key stakeholders identified and confirmed the following for the centre.

Opportunities

- The Brandon Park Shopping complex is well established, has strong market presence and has a wide range of shops and services.
- The centre has a substantial employment base.
- The centre can be accessed by various bus routes providing connections to the fixed rail network and many other centres.
- The centre is located in a region with relatively high disposable income.
- The population is ageing and households are becoming smaller, creating a possible demand for a more diverse range of dwellings and aged accommodation.
- Springvale Road has emerged as a preferred location for high quality corporate offices.
- The former Brandon Park Secondary College is now vacant, and the site can be developed for a range of uses.
- The former VicRoads site in Ferntree Gully Road is now vacant.
- The boulevards and the former school site have established canopy trees that provide identity and positively contribute to the local environment.
- Springvale Road, Ferntree Gully Road and the Freeway create a discrete precinct within which a higher built form would not cause detriment to other areas.

Constraints

- Monash Freeway comprises a major barrier to people accessing the centre from the south.
- Ferntree Gully Road and Springvale Road are wide, heavily trafficked and pose significant barriers to pedestrian access and integration of the centre's various elements.
- There is little integration amongst the various uses.
- The landscape on the main roads is relatively harsh and hostile due to heavy traffic, car parking and lack of activation of frontages.
- The Shopping complex is inward looking.
- Apart from the Hotel, the Centre lacks recreation venues.
- Brandon Park Drive, with its signalised intersections with Springvale Road and Ferntree Gully Road carries excessive traffic.
- The centre is significantly car based and relatively inaccessible for pedestrians and cyclists.

Following consultation, key issues to be addressed in the Brandon Park Structure Plan include:

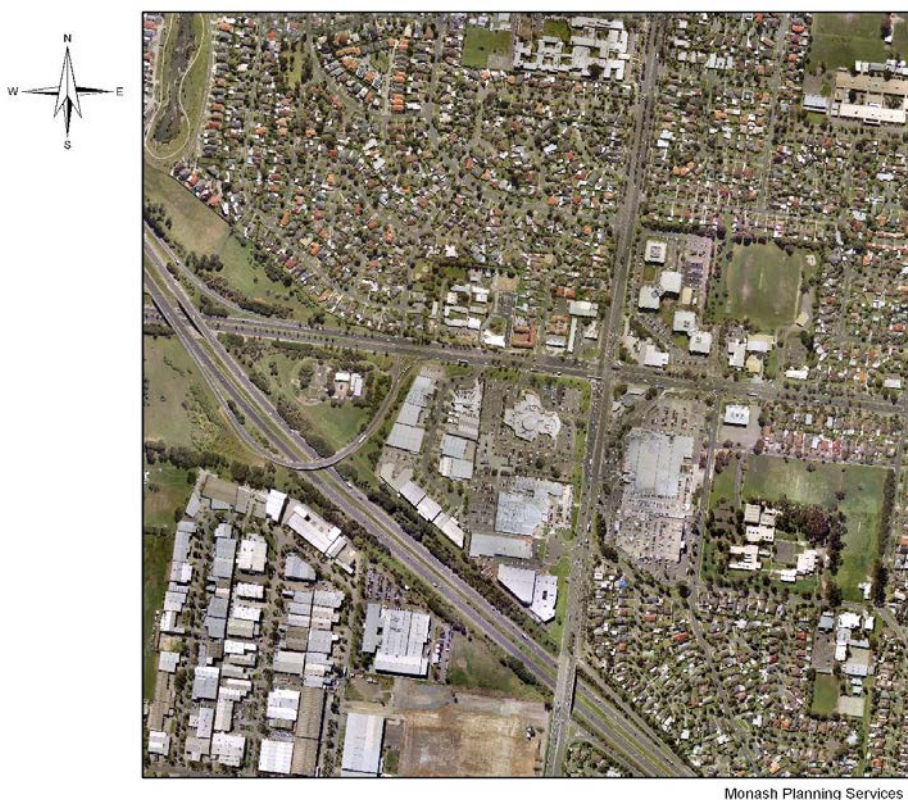
- Ensuring that the centre remains an attractive, safe place to work and visit.
- Traffic management and circulation through the Centre.
- Facilitating more housing and commercial uses in a higher built form.
- Making the centre more friendly for public transport users, pedestrians and cyclists.
- Encouraging the centre to provide more cultural and entertainment activities.

BPMAC – Structure Plan

4. REGIONAL ROLE AND CONTEXT

The BPMAC is one of a number of activity centres that form a hierarchy of centres in the municipality. Melbourne 2030 identifies Brandon Park as a Major Activity Centre. The Strategic Framework Plan recognises Brandon Park as such and identifies it as an area for redevelopment, higher densities and mixed use developments. There are a number of long established activity centres located within a 15 to 20 minute drive from Brandon Park. These include Glen Waverley Principal Activity Centre, Clayton Major Activity Centre, Springvale Activity Centre and Wheelers Hill Neighbourhood Activity Centre. People, living in the Brandon Park area would be likely to visit the Glen Waverley Principal Activity Centre for a wider range of comparison shopping and entertainment that is not readily available at Brandon Park.

Figure 2 - BPMAC - Aerial Photograph



Centres in the middle eastern region similar to Brandon Park in terms of range of shopping, personal services and entertainment include Waverley Gardens, Mount Waverley, Oakleigh and Clayton.

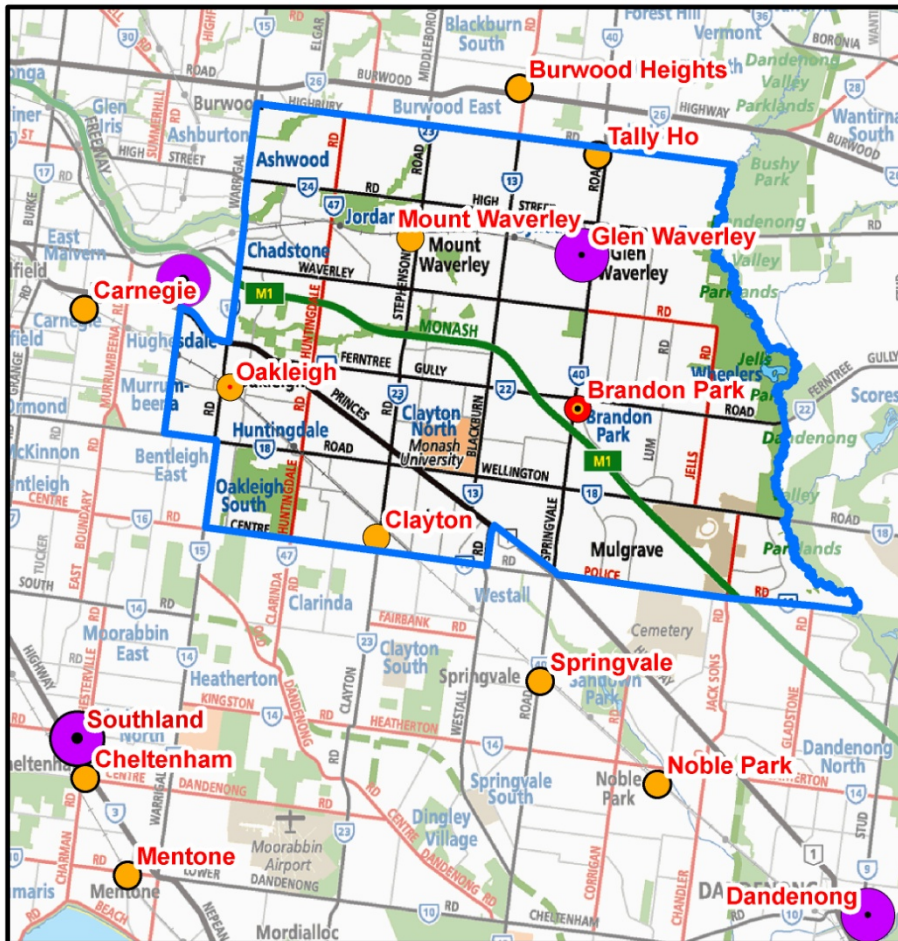
The Wheelers Hill Neighbourhood Activity Centre including some other smaller local centres are in the Brandon Park trade catchment. These centres are lower in the hierarchy of activity centres to the BPMAC and mainly provide daily and weekly convenience retail outlets and local restaurants and cafes.

The BPMAC serves as a convenient shopping destination for its local population as well as an entertainment destination for people coming from other parts of Monash given the prominence of the Village Green Hotel. The free standing shopping centre is the focal point within the centre while the industrial and office capacity of the centre also provides for an employment hub that is attractive to a range of other businesses.

Monash University is located approximately 2km to the south west of the BPMAC and there are a number of schools located throughout the neighbouring residential areas.




The Clayton and Mulgrave areas to the south west have a significant amount of commercial and light industrial development. There are several large reserves around the area with the most significant being Jells Park approximately 2km to the east of the activity centre.

Figure 3 - BPMAC - Regional Context



Copyright Melway Publishing 2010.
Reproduced from Melway Edition 38 with permission. <http://www.ausway.com>

LEGEND

	Brandon Park Major Activity Centre
	Principal Activity Centres
	Major Activity Centres

5. OVERVIEW AND KEY ISSUES ANALYSIS

Community Profile

The population of the City of Monash will increase from 177,970 (approx.) to an estimate of 187,900 in 2031. This relates to a corresponding estimated increase of dwellings from 64,670 (approx.) to 73,370. However, average household size will reduce from 2.67 to 2.56 over the same time period. Similar trends will affect the residential areas surrounding the BPMAC. At present this residential area has:-

- A higher percentage of aged persons.
- A lower percentage of persons who have moved in the last five years.
- A lower percentage of lone person households.
- A median weekly income that is in the midrange for Monash.
- A higher percentage of persons who own their own dwelling.
- A lower percentage of persons who use public transport to get to work.

Land Tenure

Lot sizes vary with fragmented ownership however the BPMAC is also characterised by large sites in single ownership, with for example Rosemary Court having a number of land owners controlling multiple lots.

There is a large site currently owned by Vic Roads within the Main Road Reservation of the Monash Freeway (the land bounded by Ferntree Gully road, the ramp to the Monash Freeway from Ferntree Gully Road, and the Monash Freeway). This site was previously used as a depot and may be appropriate for higher order commercial uses.

The level of investment on the sites occupied by the Brandon Office Park and the Brandon Shopping Centre would appear to restrict their redevelopment in the short term.

A Telstra Exchange is located near the north-west corner of the intersection of Springvale and Ferntree Gully Roads and it is unlikely that this land would be available for redevelopment.

The vacant site of the former Brandon Park Secondary College is owned by the Education Department and has been earmarked for residential development in the future.

Accordingly there are a number of significant sites available for redevelopment in the short term.

Heritage

The only heritage site within the BPMAC relates to a row of approximately 50 sugar gums (*Eucalyptus dadocalyx*) located along the east boundary of the former Brandon Park Secondary College site adjacent to Strada Crescent. Any future redevelopment of this site will need to take into account the heritage value of these trees.

Activities and Land Use

The BPMAC is an amalgamation of a number of component activities made up of four main uses, which are retail, office, entertainment and industry.

The Brandon Park Shopping Centre is the key focus for the surrounding community for convenience shopping. It attracts some shoppers from a wider region however the range offered at the centre is somewhat limited in comparison to other free standing shopping centres within the region which include The Glen and Chadstone shopping centres. It is noted that there have been no significant changes to the Brandon Park shopping centre for many years.

The offices and other commercial uses within the activity centre provide a more regional focus and are an important generator of employment within the area. Apart from the Village Green hotel, the area to the west of Springvale Road generally accommodates a range of small to medium light industrial uses including a number of motor vehicle sales, motor vehicle repairs, warehousing and small factories.

The function of light industrial, office and commercial activities provide a range of services, employment and products which align with the activity centre ideals of a place which contains a variety of uses.

The residential interface to the commercial core is characterised by low density residential development. In recent years infill development has been limited.

Enterprise, Retail and Business Activity

The commercial extent of the centre comprises essentially four quadrants. These quadrants have been largely created by the division produced by Springvale Road and Ferntree Gully Road. Each quadrant has its own commercial function and place within the broader commercial development pattern which includes:

- To the S/E – A free standing shopping centre and petrol station located within a Commercial 1 Zone. Offices are located to the east of the shopping centre.
- To the S/W – Restricted retail premises, car yards, small industrial premises and the Village Green Hotel within an Industrial 1 Zone.
- To the N/E – Brandon Office Park and petrol station located within a Commercial 1 Zone.
- To the N/W – Motel, petrol station and automobile services within a Residential 1 zone. A permit has recently issued for a convenience restaurant on the former car wash site.

These areas generate varying ranges of visitation, from the intensive S/E quadrant to the low in the S/W quadrant.

The approximate breakdown of floor space within the centre is generally as follows:

Retail	22,499m ²
Office	26,402 m ²
Entertainment	4,501 m ²
Industry	38,541m ²

It is noted that the office component of the centre is expanding with recent approvals for an additional 11,710sqm of office to be

located within the quadrant north of Ferntree Gully Road and east of Springvale Road

Civic, Cultural and Education Facilities

The BPMAC lacks civic and cultural facilities in comparison to other major activity centres.

Residents have to travel to get access to library facilities in Glen Waverley and Wheelers Hill while neighbourhood house facilities are located in Notting Hill, Mulgrave and Glen Waverley.

A number of schools however, are located within or in close proximity to Brandon Park and these include the Good Shepherd Parish School, Brandon Park Primary School and Monash Specialist Developmental School.

Monash University and the Holmesglen Institute of TAFE are located approximately 2.5km to the west and north respectively of the BPMAC.

Health and Well-Being Facilities

The Brandon Park Community Centre is located on the north side of Ferntree Gully Road adjacent to Brandon Park Reserve. The hall provides basic hall and meeting room facilities with a kitchen. It is managed by a separate committee of management and appears to be well patronised. The maternal and child health centre is located in Collegium Avenue, a short distance from the Brandon Park Shopping Centre.

A number of medical consulting facilities, including veterinary clinics, are located within or surrounding the activity centre.

The location of medical or veterinary clinics within the non-residential zone areas within the activity centre, are encouraged. Preferred locations are Precincts 1, 4, 5, 6 and 7. In the Residential Interface Area, preferred locations are properties fronting Springvale Road, Ferntree Gully Road, Magid Drive and Brandon Park Drive.

BPMAC – Structure Plan

Housing

The demand for housing in Brandon Park is largely geared to detached dwellings. The subdivision design of the area was responding to market demand at the time, with the majority of housing being constructed in the 1970's. Detached housing on single allotments is still the predominant housing type in the area. There are no apartment buildings presently located within the BPMAC.

There would appear to be limited demand for higher density housing as there are only a few dual occupancy developments in the residential area. It is considered that the limited market attraction could be due in part to the lot sizes not being large enough for a developer to consider multi-unit development.

Demographic change and external conditions will drive demand for different housing forms in accessible locations and with a variety of tenure options.

For example the future redevelopment of the former Brandon Park Secondary College site should provide a shift in the variation of housing densities in the BPMAC.

Open Space

The BPMAC contains a significant open space reserve known as the Brandon Park Reserve. The area is also well serviced by the Monash Aquatic and Recreation Centre (MARC) located approximately 2km to the north of Brandon Park, while Jells Park is located a similar distance to the east.

Movement and Transport

Walking and Cycling

The BPMAC does not have a high level of pedestrian connectivity given the location of two major arterial roads in the middle of the activity centre bisecting it into four quadrants. There is no identifiable pedestrian network within the BPMAC. In general, pedestrian amenity within and around the centre is poor. Bicycle routes are also generally located on road, rather than in dedicated off road routes. The significant volumes of traffic act as a major barrier to pedestrians particularly in the

north west that wish to visit the Brandon Park Shopping centre.

Accordingly, there is a need to improve pedestrian access particularly from the residential areas located at the interface of the activity centre. New pedestrian and bicycle links would enhance accessibility and safety.

Public Transport

The centre is serviced by a number of bus routes that provide access to various destinations in Melbourne including Nunawading, Chelsea and Dandenong. The absence of fixed rail does restrict some of the potential for increased public transport use however local bus services are a vital link in the public transport network, providing for local travel needs and delivering connections to the emerging cross-town bus network and rail network. The nearest train service is located at the Glen Waverley Principal Activity Centre, located approximately 3 kilometres north of Brandon Park.

Traffic Management

There is good vehicle access to the activity centre via the arterial roads. Some vehicles use the local streets as a by-pass to the arterial system during both the morning and afternoon peak periods impacting on the local traffic movements around the activity centre. The impact of this however has decreased significantly since the opening of Eastlink.

Cars and Parking

There are no public car park facilities in the BPMAC. This can be partly attributed to the absence of fixed rail at the centre. Car parking is provided on-site as part of the use and/or development of each of the properties within the activity centre. Unfortunately, a number of large sites are dominated by car parks located fronting the main roads, decreasing the visual amenity of the area. More recent office development within the activity centre has provided basement car parking which has alleviated this problem.

Urban and Built Form

Brandon Park has an urban design form that is particular to this section of the City of Monash and has evolved as a result of the historical process of development. Activities such as commercial, retail and industrial areas each have characteristic built forms.

Residential development around the centre is very homogeneous and primarily consists of detached dwellings on lots of approximately 640sqm in area. There are a few multi-unit developments and the housing stock is generally of a good quality. There are very few areas where pressure for redevelopment is obvious.

The retail and commercial sections of the centre have been designed so that car parking is obvious from the frontage. The end result has been an uninspiring view across a sea of car parking to buildings with minimal architectural interest

6. THE VISION

The vision for the Brandon Park Major Activity Centre is:-

The Brandon Park Major Activity Centre will be an attractive, safe and highly accessible place where people can access shops and services to meet most of their daily and weekly needs.

The centre will provide a range of employment opportunities in enterprises that provide a diverse range of services to the community.

The centre shall include elegantly designed medium scale residential buildings to enable a greater choice of housing for the community.

7. STRATEGIC RESPONSE – THE FUTURE

Objectives

The structure and activities of the BPMAC will maximise opportunity and choice for people while ensuring their well being and connection to place.

The BPMAC has developed a large employment base which has facilitated a broadening of the activity within the centre. It is this employment identity and activity that will maintain the economic viability of the BPMAC, however an increase in population will further optimise the function of the activity centre.

Strategic Response

Clause 21.06-3 of the Monash Planning Scheme identifies a number of Strategic Directions for the BPMAC which include the following:

- Encourage redevelopment and concentration of activity as well as maintain the existing historical/cultural resources of the centre.
- Encourage a wide range of arts, cultural and entertainment facilities.
- Encourage restaurant uses.
- Encourage office uses where contiguous retail frontage is not compromised.
- Encourage medium rise residential development within the centre.
- Ensure that pedestrian and cycling linkages are enhanced.
- Encourage greater public transport linkages and service.
- Ensure parking is provided to meet the needs of the centre.

The forecast growth in employment, retail and educational facilities to support an increase in population, will necessitate redevelopment in the activity centre, with specific opportunities for subdivision and consolidation. Future growth must maintain a high level of amenity and sustainable design.

There will be an increased need for public transport and extended pedestrian and cycle paths.

New buildings will respond to topography and natural features, and incorporate energy saving and sustainable design features. New buildings on main streets will have active frontages.

The objectives, strategies and actions to achieve the vision have been included below in the following key elements:

- Activities and Land Use
- Built Form
- Public Realm
- Movement and Transport
- Cultural and Environmental Values

Activities and Land Use

Diversity and Inclusion

Objective:

To maximise opportunity and choice in the BPMAC, while ensuring community well being and connection to place.

Strategies

The Structure Plan will enable growth and change in the BPMAC while maintaining amenity, access and liveability in the centre. The Structure Plan will facilitate opportunities for adults to age in place and for young people to have work and recreation opportunities within the centre.

The Plan will achieve improved access to a broader range of activities and uses through land-use planning and development, and the facilitation of initiatives to ensuring that the physical environment supports people's well being.

Actions

1. Encourage and promote the appropriate redevelopment of the Strategic Development Sites within the BPMAC.
2. Where applicable and in conjunction with corporate owners, establish performance criteria and master-plans for renewal and redevelopment.
3. Encourage the provision of more cultural and entertainment activities within the BPMAC.

Residential

Objective:

Housing will be diverse in size and form and of sufficient quantity to accommodate all household types to meet the needs of all the community.

Strategies

The Plan aims to increase the number of dwellings within the BPMAC and to increase the range of medium density housing options during the Structure Plan's 10-15 life cycle.

Actions

4. Facilitate medium-density residential developments on key development sites that provide high accessibility to public transport, facilities and services.
5. Encourage new residential housing, particularly affordable housing within the BPMAC.
6. Review the Residential Interface area and when available, implement the proposed new residential zones.

Enterprise, Retail and Business

Objective:

Enterprise is able to establish and grow to meet demand in the activity centre.

Strategies

The Structure Plan will encourage a range of retail and business uses to meet local and regional needs.

The Structure Plan will encourage new commercial use and development that builds on the strengths of the BPMAC to enhance economic viability.

Actions

7. Encourage the expansion of a broad mix of commercial and residential uses that support the viability of the BPMAC.
8. Maintain the vibrancy of streets by encouraging "active frontages", with retail, leisure and cultural facilities.
9. Consider the interface between the commercial areas of the activity centre and residential areas to minimise and/or manage any impact on the residential character and loss of amenity through innovative and high quality architectural design, appropriate setbacks and landscaping.
10. Ensure that adequate car parking is provided for any new development or redevelopment within the activity centre.

BPMAC – Structure Plan

Civic, Cultural and Community Facilities

Objective:

Civic, cultural and community facilities and services will be high quality, integrated and accessible to the community.

Strategies

The Structure Plan will encourage high quality and accessible civic, cultural and community buildings and spaces through engagement and facilitation.

Actions

11. Promote the development of a small public meeting place/pedestrian plaza within the former Brandon Park Secondary College site.
12. Encourage the need for additional services for the elderly.

Built Form

Objective:

Buildings will enhance public spaces, connect well to their streets, be energy and resource efficient and able to accommodate changing uses over their lifetime.

Strategies

The Structure Plan will ensure that the form and scale of buildings respect the context of their surrounds, and comply with the design objectives relevant to its precinct.

The Structure Plan will ensure that residential amenity standards for both new and existing residential development are adequate.

The Structure Plan will encourage buildings to be designed having regard to the specific needs and requirements of all people, including those with limited mobility.

The Structure Plan will encourage buildings that maximise their highest and best use.

Actions

13. New residential development must achieve a high standard of architecture and design that positively contribute to the neighbourhood character.

14. New development must ensure the interface between the public realm and new development has regard to the human scale and perceived safety of these environments through active edges and opportunities for passive surveillance.

Public Realm

Objective:

Public places, streets and parks are accessible, comfortable, delightful, safe and well-maintained.

Strategies

The Structure Plan will encourage the provision of attractive and safe public spaces within the BPMAC to enhance community interaction, health and connectedness.

The Structure Plan will encourage public spaces in the BPMAC that are well designed and enhance community safety through informal surveillance, lighting and appropriate landscaping.

The Structure Plan will encourage public spaces within the BPMAC to become preferred meeting locations and a resource for community learning and interaction.

Actions

15. Maximise opportunities to strengthen landscape themes and incorporate substantial canopy planting in new development and the public realm.
16. Reduce visual clutter within the centre particularly that created by excessive visual signage.
17. Encourage the use of public art to develop a greater sense of community.

Movement and Transport

Objective:

Pedestrian needs will have priority on streets with improved access to public transport.

Traffic will move more efficiently and children will have safe paths to schools.

Strategies

Promote sustainable access to the BPMAC by encouraging walking and cycling through the provision of safe and accessible public spaces.

The Structure Plan will ensure that an adequate supply of car parking is provided to meet the demand needs of the BPMAC.

The Structure Plan will encourage the increased use of public transport to access the BPMAC.

Actions

18. Promote and encourage the development of dedicated pedestrian links from Rosemary Court to Springvale road and Strada Crescent to Brandon park Drive.
19. Monitor traffic flows through the residential area to the south east of the Activity Centre.

Cultural and Environmental Values

Objective:

Areas of cultural and heritage significance will be conserved, enhanced, and integrated into both public and private developments.

Strategies

The Structure Plan will provide opportunities for landscaping in order to improve the amenity of public places.

Actions

20. Encourage the use of water sensitive design techniques to produce ecologically sustainable development within the BPMAC.
21. Encourage Australian Best Practice in environmental sustainable design in relation to building energy management, construction materials, indoor environmental quality, waste management and transport.

BPMAC – Structure Plan

8. DEVELOPMENT FRAMEWORK

Figure 4 - BPMAC - Activity and land Use Plan

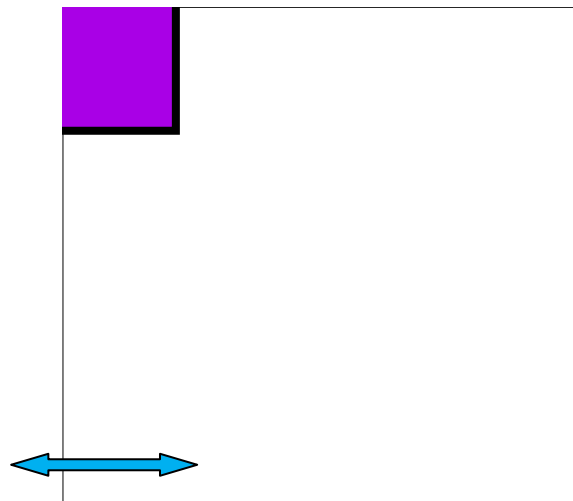
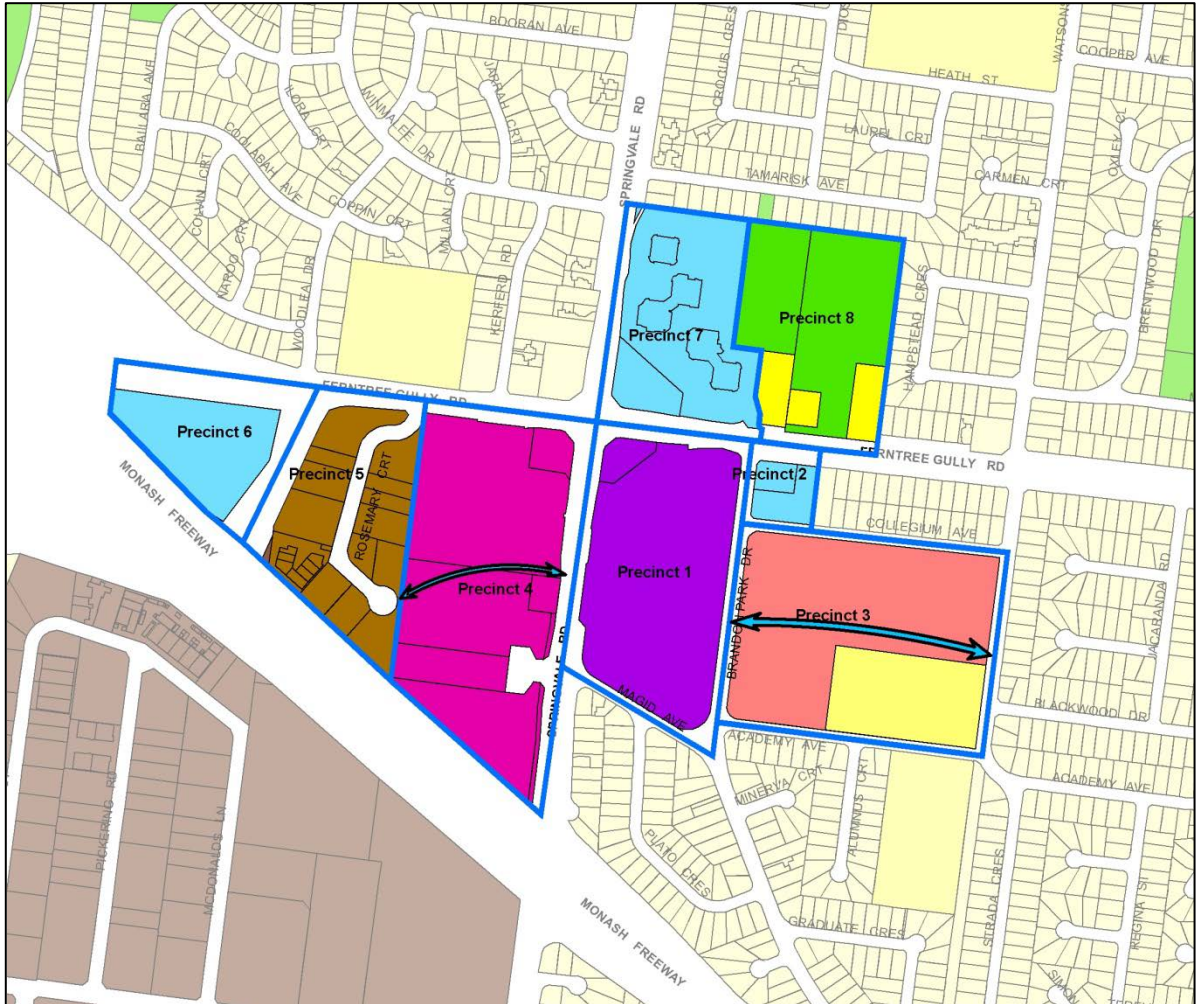
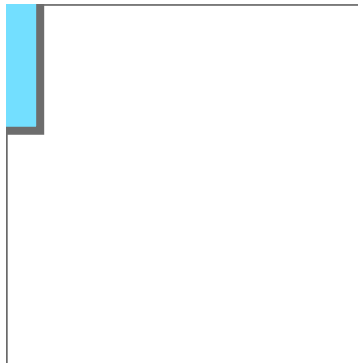
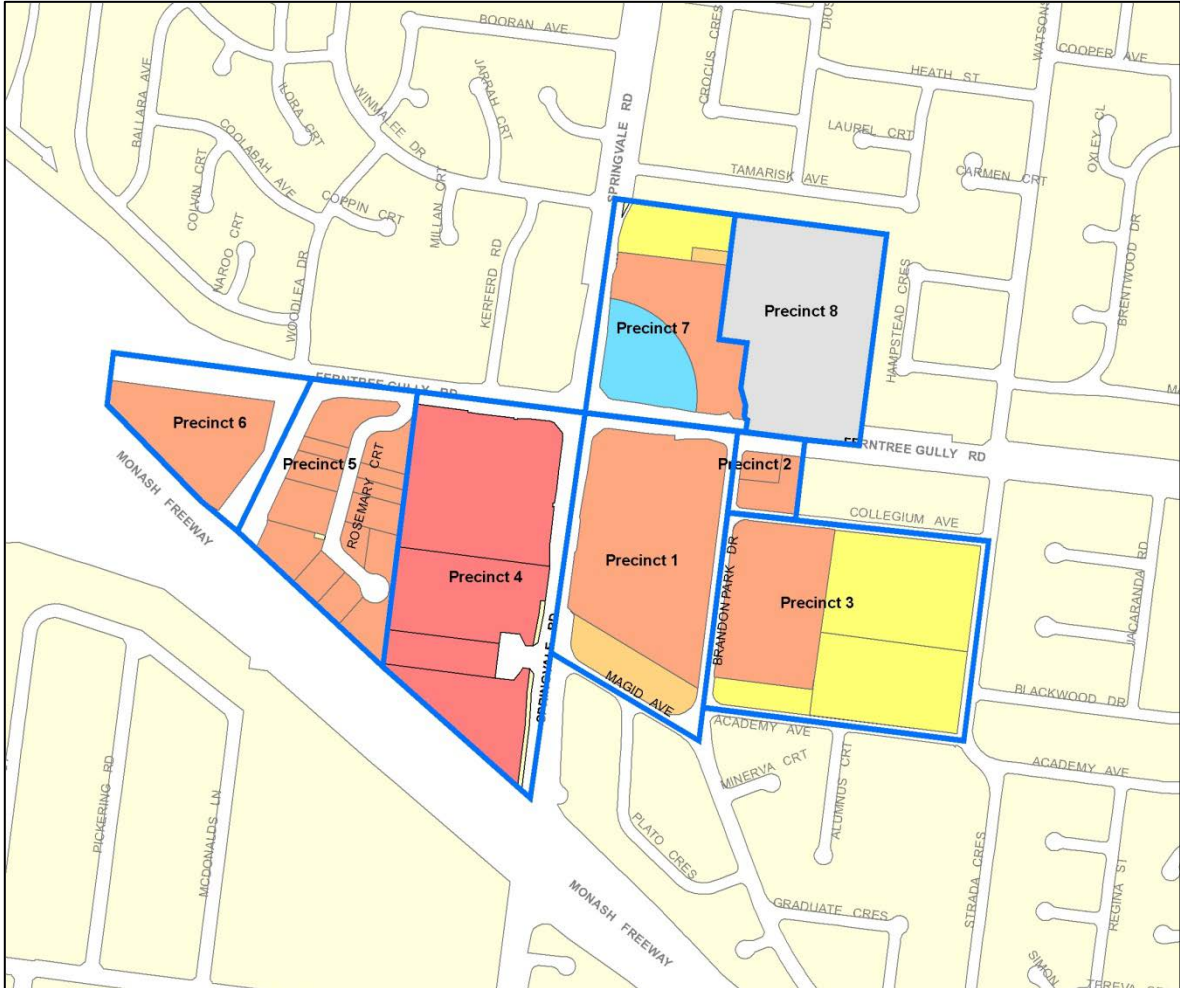


Figure 5 - BPMAC - Preferred Building heights



BPMAC – Structure Plan

Figure 6 - BPMAC - Building Setbacks

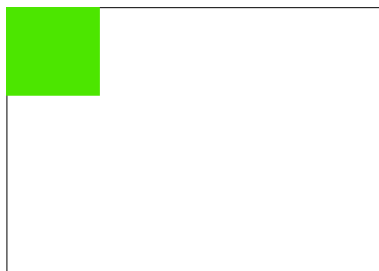
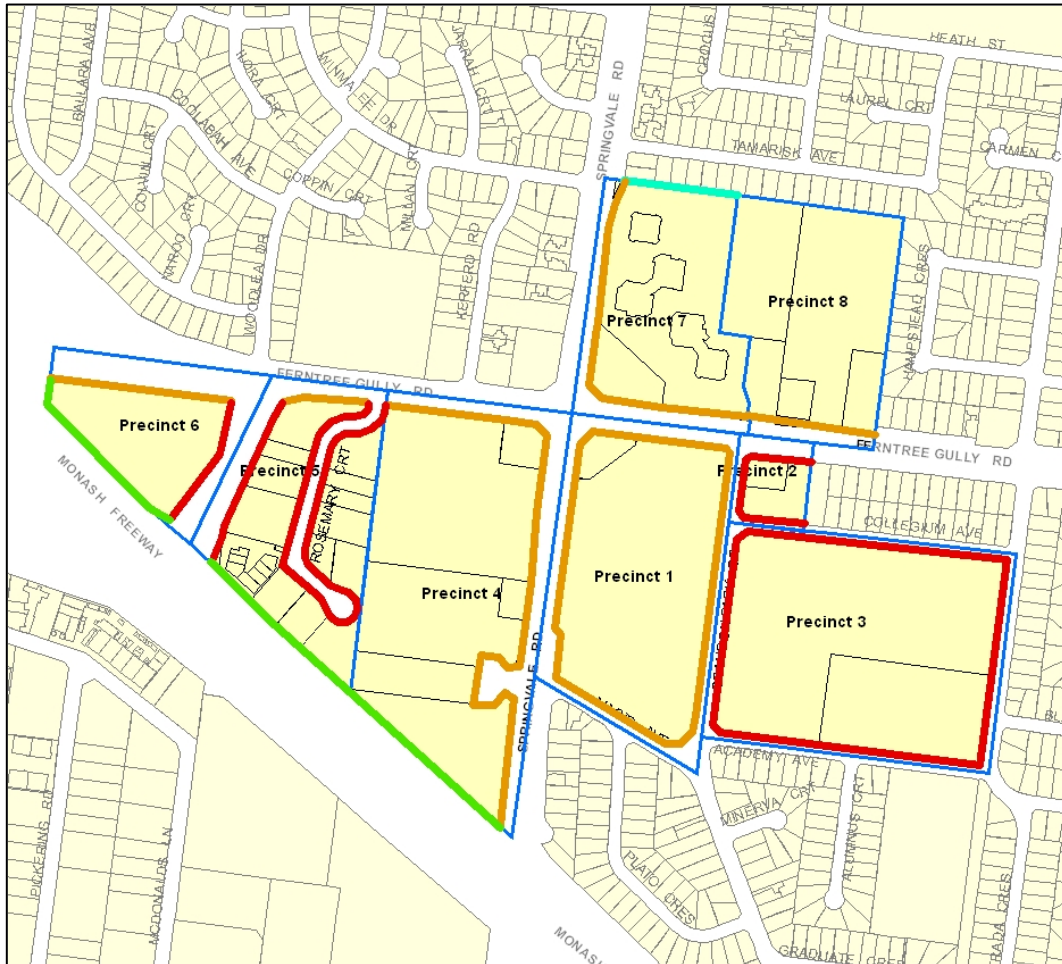
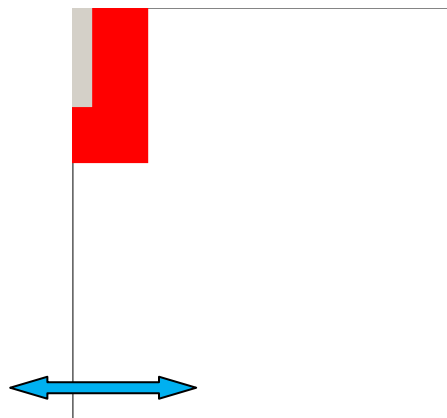
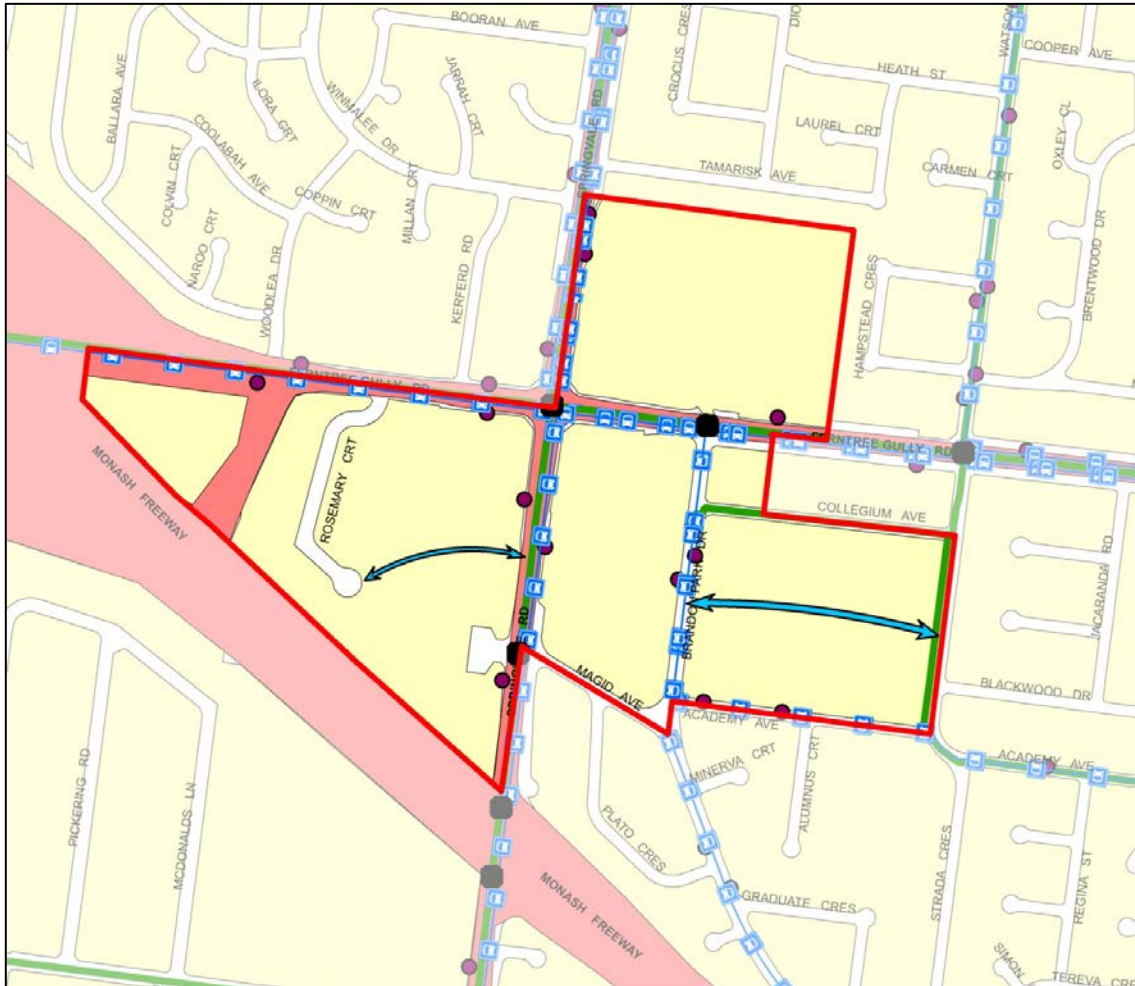


Figure 7 - BPMAC - Access and Movement Plan

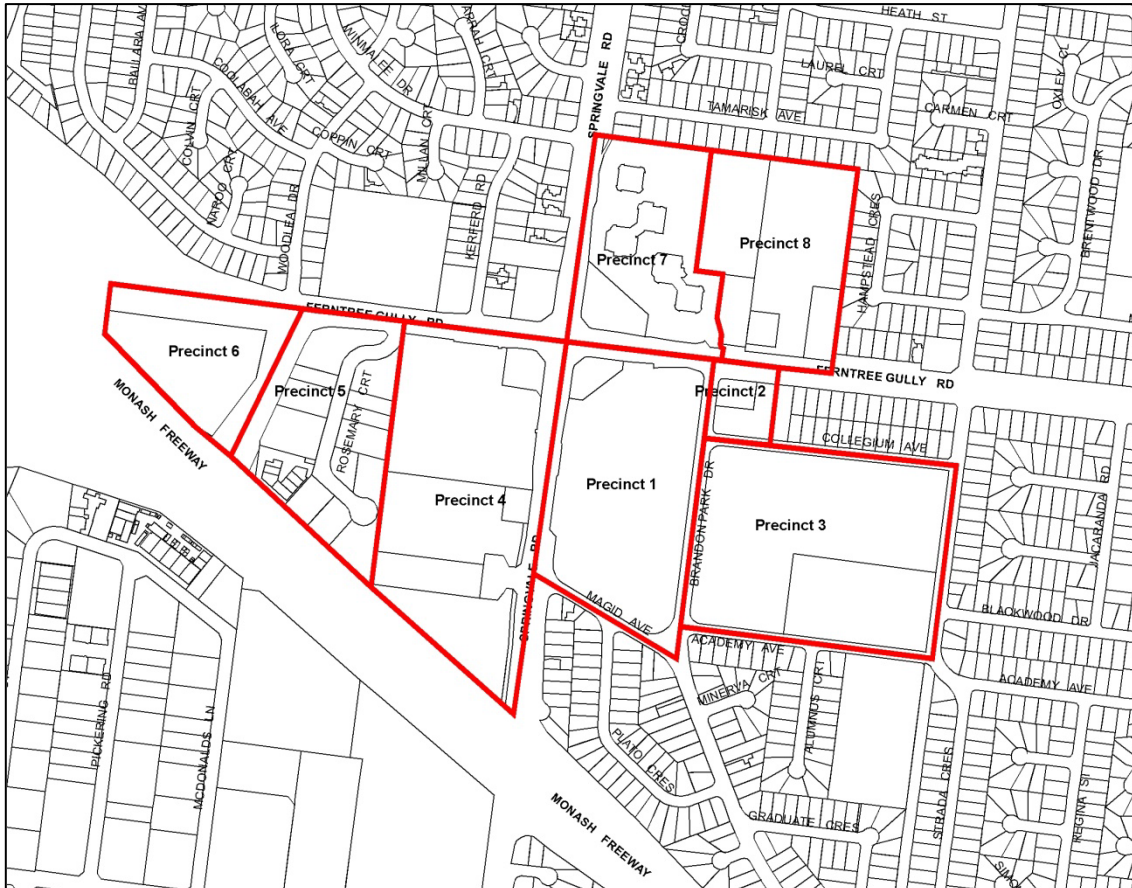


BPMAC – Structure Plan

9. PRECINCTS PLAN – BRANDON PARK MAC



The BPMAC has been divided into 8 distinct precincts, surrounded by a residential interface area mainly used for residential purposes. This interface area is considered to be the extent of the sphere of influence of the Activity Centre. The sphere of influence is restricted by the Monash freeway and limited by Ferntree Gully and Springvale Roads.

Figure 8 - BPMAC - Precincts



- Precinct 1 – Brandon Park Shopping Centre**
- Precinct 2 – Brandon Park Drive Office**
- Precinct 3 – Residential and Education**
- Precinct 4 – Springvale Road Mixed Use**
- Precinct 5 – Rosemary Court Industrial**
- Precinct 6 – Freeway Office**
- Precinct 7 - Brandon Office Park**
- Precinct 8 – Service and Community**

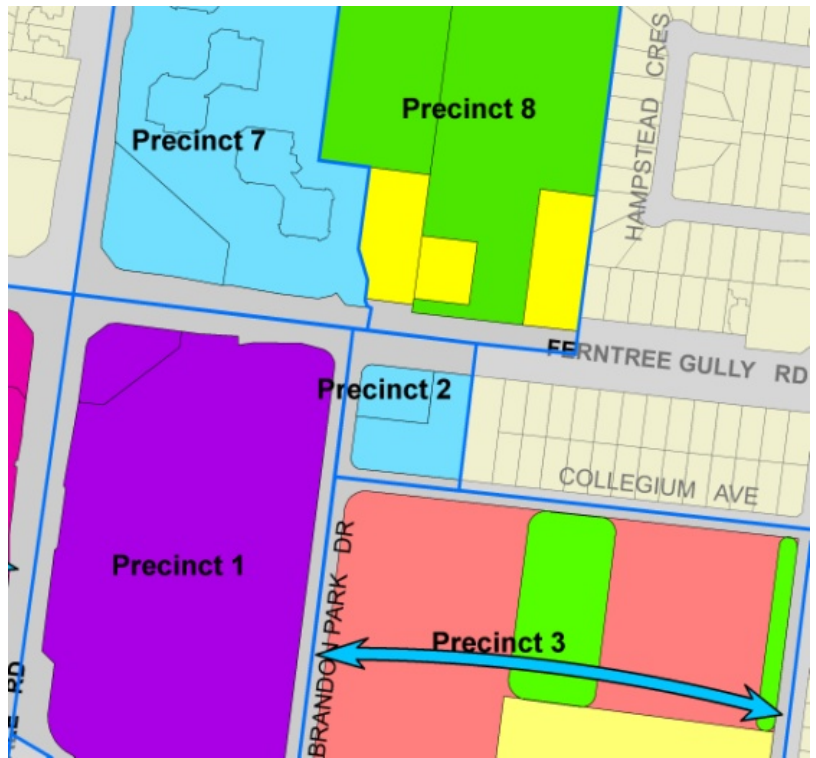
Precinct 1 Brandon Park Shopping Centre

<p>Location Map:-</p> <div style="display: flex; flex-direction: column; align-items: center;">   </div>									
<p>Land uses:-</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Existing</td> <td>Brandon Park Shopping Centre containing supermarkets, specialty shops and some services. A petrol station is located on the corner of Springvale Road and Ferntree Gully Road.</td> </tr> <tr> <td>Preferred</td> <td>Consolidate as the retail core of the Activity Centre. Inclusion of other services including Medical Centre facilities. The Activity Centre to remain subordinate to the Glen Waverley Principal Activity Centre.</td> </tr> </table>	Existing	Brandon Park Shopping Centre containing supermarkets, specialty shops and some services. A petrol station is located on the corner of Springvale Road and Ferntree Gully Road.	Preferred	Consolidate as the retail core of the Activity Centre. Inclusion of other services including Medical Centre facilities. The Activity Centre to remain subordinate to the Glen Waverley Principal Activity Centre.				
Existing	Brandon Park Shopping Centre containing supermarkets, specialty shops and some services. A petrol station is located on the corner of Springvale Road and Ferntree Gully Road.								
Preferred	Consolidate as the retail core of the Activity Centre. Inclusion of other services including Medical Centre facilities. The Activity Centre to remain subordinate to the Glen Waverley Principal Activity Centre.								
<p>Built Form</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Existing</td> <td>Up to 2 storeys across the site, with rooftop car parking.</td> </tr> <tr> <td>Preferred</td> <td><u>Building Height:-</u> 16 metres (4 storey) 12 metres (3 storey) within 50 metres of Magid Ave.</td> </tr> <tr> <td></td> <td><u>Development Setback:-</u> 10 metres to Springvale Road, Ferntree Gully Road, Brandon Park Drive and Magid Avenue.</td> </tr> <tr> <td></td> <td><u>Landscape Buffer to Streets:-</u> 3 metres (min) to all roads/streets</td> </tr> </table>	Existing	Up to 2 storeys across the site, with rooftop car parking.	Preferred	<u>Building Height:-</u> 16 metres (4 storey) 12 metres (3 storey) within 50 metres of Magid Ave.		<u>Development Setback:-</u> 10 metres to Springvale Road, Ferntree Gully Road, Brandon Park Drive and Magid Avenue.		<u>Landscape Buffer to Streets:-</u> 3 metres (min) to all roads/streets
Existing	Up to 2 storeys across the site, with rooftop car parking.								
Preferred	<u>Building Height:-</u> 16 metres (4 storey) 12 metres (3 storey) within 50 metres of Magid Ave.								
	<u>Development Setback:-</u> 10 metres to Springvale Road, Ferntree Gully Road, Brandon Park Drive and Magid Avenue.								
	<u>Landscape Buffer to Streets:-</u> 3 metres (min) to all roads/streets								
<p>Implementation</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Zones</td> <td>Retain the existing C1Z - Commercial 1 Zone.</td> </tr> <tr> <td>Overlays</td> <td>Replace the Design and Development Overlay (DDO1) - Schedule 1 with a new DDO schedule that reflects the preferred building heights and setbacks.</td> </tr> <tr> <td>Works</td> <td>nil</td> </tr> </table>	Zones	Retain the existing C1Z - Commercial 1 Zone.	Overlays	Replace the Design and Development Overlay (DDO1) - Schedule 1 with a new DDO schedule that reflects the preferred building heights and setbacks.	Works	nil		
Zones	Retain the existing C1Z - Commercial 1 Zone.								
Overlays	Replace the Design and Development Overlay (DDO1) - Schedule 1 with a new DDO schedule that reflects the preferred building heights and setbacks.								
Works	nil								

BPMAC – Structure Plan


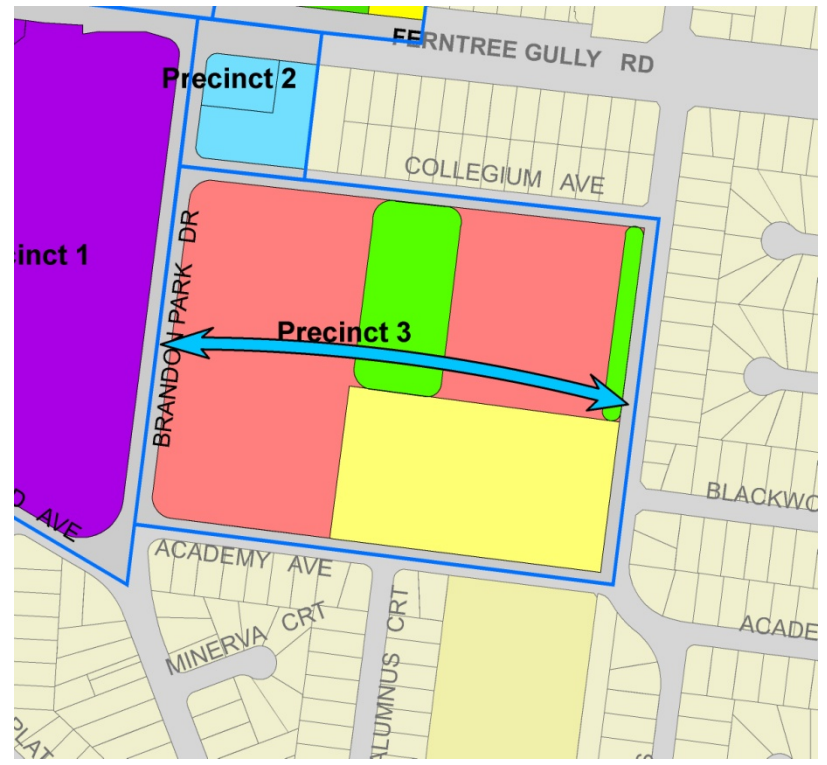
Precinct 2 Brandon Park Drive Office

Location Map:-



Land uses:-	Existing	Multi storey office buildings.
	Preferred	Retain the office development.
Built Form	Existing	3 and 4 Storey office buildings.
	Preferred (See Figure 5)	<u>Building Height:-</u> Office:- 16 metres (4 storey) with transition to two storey adjacent to abutting residential uses.
	(see Figure 6)	<u>Development Setbacks:-</u> 7.5 metres to Brandon Park Drv, Ferntree Gully Rd (including the Service Road), and Collegium Ave.
Implementation	Zones	Retain the existing C1Z - Commercial 1 Zone.
	Overlays	Introduce a DDO Schedule reflecting preferred building heights and setbacks.
	Works	nil

Precinct 3 Residential and Education

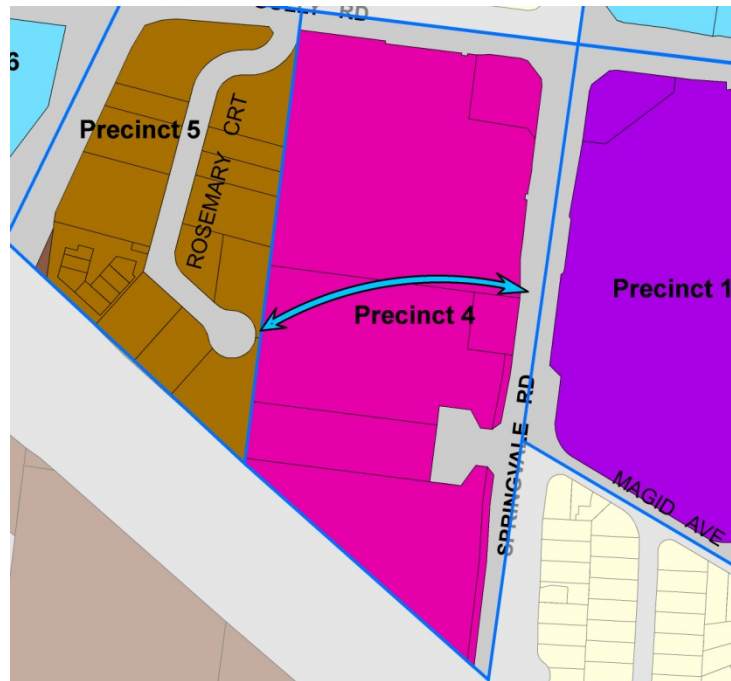
<p>Location Map:-</p> 	
<p>Land Uses:-</p>	<p>Existing</p> <p>Vacant site with the Monash Special Developmental School located at the south east corner.</p> <p>Significant mature vegetation adjacent to Strada Crescent and scattered throughout the site.</p> <p>Preferred</p> <p>Redevelop the vacant land for residential uses.</p> <p>Residential use to provide a diverse mix of housing types including a component of Affordable Housing.</p> <p>4 storey residential development adjacent to Brandon Park Drive with transition to two storey opposite existing residential development in Academy Ave.</p> <p>2 storey residential development opposite existing residential development in Collegium Ave.</p> <p>Provide 30 car spaces on site in proximity to the existing Kindergarten and Infant Welfare Centre in Collegium Avenue for short term parking associated with these uses, at no cost to Council.</p> <p>Provide a pedestrian link from Strada Cres through the proposed public open space to Brandon Park Drive.</p> <p>Retain significant mature vegetation within the public open space reserves and where possible, trees scattered throughout the site.</p> <p>15% of the site to be set aside as Public Open Space. This area excludes the heritage plantation reserve and any area required as wetlands associated with the need to retain water on the site.</p> <p>Retain the Special Developmental School at the south-east corner of property.</p>

BPMAC – Structure Plan

Built Form	Existing	Vacant site with significant mature vegetation adjacent to Strada Crescent and scattered throughout the site. New school buildings located at the south east corner.
	Preferred (See Figure 5)	<u>Building Height:-</u> 14 metres (4 storey) within 130 metres of Brandon Park Drive and more than 30 metres from Academy Ave. 9 metres (ResCode residential) across the balance of the site
	(see Figure 6)	<u>Development Setbacks:-</u> 7.5 metres to Brandon Park Drive, Collegium Avenue, Strada Crescent and Academy Avenue.
Implementation	Zones	Replace part of the Existing PUZ2 - Public Use 2 Zone (Education Purposes) with a GRZ – General Residential Zone. Retain the PUZ2 - Public Use 2 Zone over the Special Developmental School site.
	Overlays	Introduce a DDO Schedule reflecting the preferred building heights and setbacks. Retain the HO - Heritage Overlay over the windrow of significant trees adjacent to Strada Crescent.
	Works	Prepare and implement a tree management plan for the windrow of mature trees adjacent to Strada Crescent to maintain the trees and over time replace the existing trees with suitable/appropriate tree species compatible with the future use of the area. Retain significant mature vegetation in a Public Open Space reserve at the centre of the site and where possible, trees scattered throughout the site.

Precinct 4 Springvale Road Mixed Use


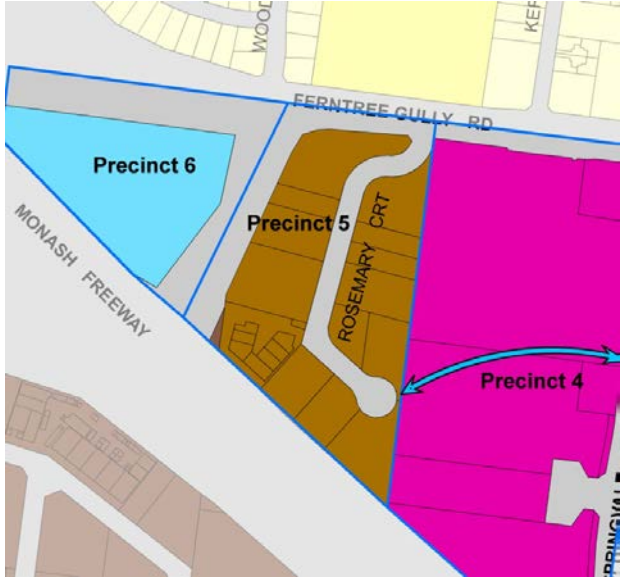
Location Map:-




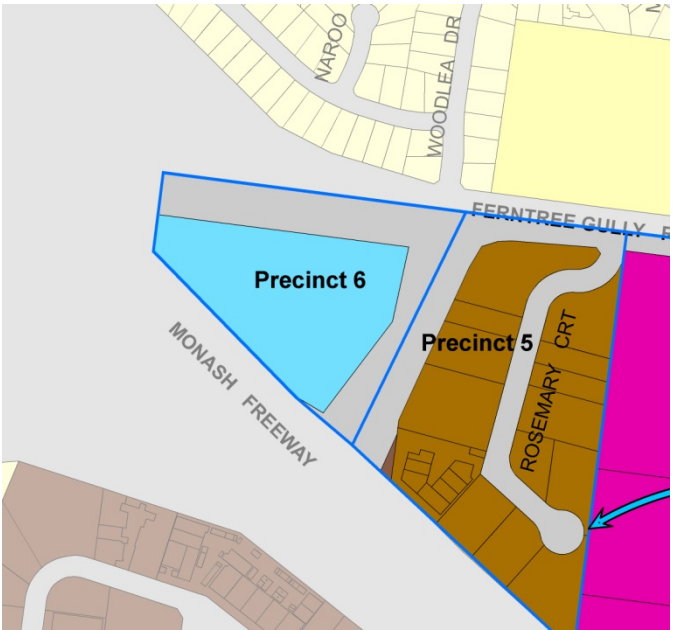
Land uses:-	Existing	Village Green Hotel, car sales, and restricted retail uses.
	Preferred	<p>Redevelop the Hotel site by creating a “landmark” building adjacent to the intersection with additional development of residential hotel/serviced apartments and/or restricted retail and office uses.</p> <p>Redevelopment for restricted retail uses, medical centres, with office or residential uses above, that support the shop retail function of Precinct 1.</p> <p>Retail use (non Restricted Retail) is discouraged</p> <p>Provide for a pedestrian link connecting Rosemary Crt (Precinct 5) to Springvale Rd.</p>
Built Form	Existing	Multi-storey commercial premises with large paved car park areas.
	Preferred (See Figure 5) (see Figure 6)	<p><u>Building Height:-</u> 20 metres (5 storey)</p> <p><u>Development Setbacks:-</u> 10 metres to Springvale Road and Ferntree Gully Road. 3 metres to Monash Freeway.</p>
Implementation	Zones	Replace the existing IN1Z - Industrial 1 Zone with the C2Z – Commercial 2 Zone.
	Overlays	Replace the Design and Development Overlay (DDO1) - Schedule 1 with a new DDO schedule that reflects the preferred building heights and setbacks.
	Works	nil.

BPMAC – Structure Plan

Precinct 5 Rosemary Court Industrial


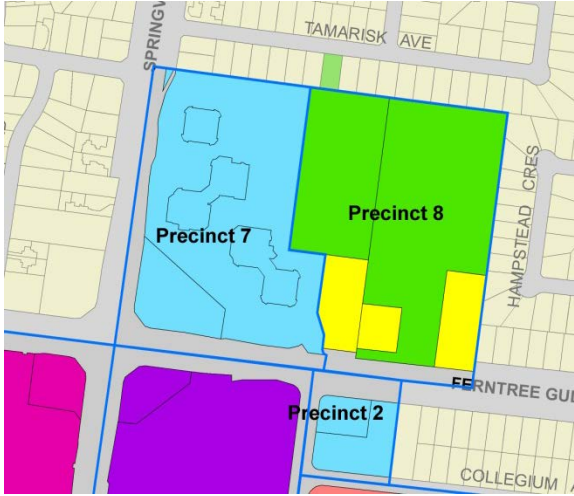
<p>Location Map:-</p> 	
<p>Land uses:-</p>	<p>Existing Mix of industrial, service industrial, and car sales.</p> <p>Preferred Retain industrial and car sales uses. Inclusion of Medical Centre facilities. Encourage consolidation of sites.</p> <p>Maintain a 10 metre development setback to 23 Rosemary Crt as a landscaped buffer to Ferntree Gully Rd.</p> <p>Encourage redevelopment of 23 Rosemary Court with a well designed built form of contemporary excellent architecture. Office or industrial use is encouraged. Car sales is an option however any vehicle display must not occupy the 10 metre landscape setback or be orientated towards the freeway access road.</p> <p>Provide for a pedestrian link connecting Rosemary Crt (Precinct 5) to Springvale Rd.</p>
<p>Built Form</p>	<p>Existing Multi - storey industrial and car sales/maintenance buildings.</p> <p>Preferred <u>Building Height:-</u> (See Figure 5) 16 metres (4 storey). <u>Development Setbacks:-</u> (see Figure 6) 10 metres to Ferntree Gully Road. 7.5 metres to Rosemary Court and Monash Access Ramp 3 metres to Monash Freeway.</p>
<p>Implementation</p>	<p>Zones Retain the existing IN1Z - Industrial 1 zone.</p> <p>Overlays Replace the Design and Development Overlay (DDO1) - Schedule 1 with a new DDO schedule that reflects the preferred building heights and setbacks.</p> <p>Works Investigate options to improve the safety of access and egress from Rosemary Crt to Ferntree Gully Rd.</p>

Precinct 6 Freeway Office

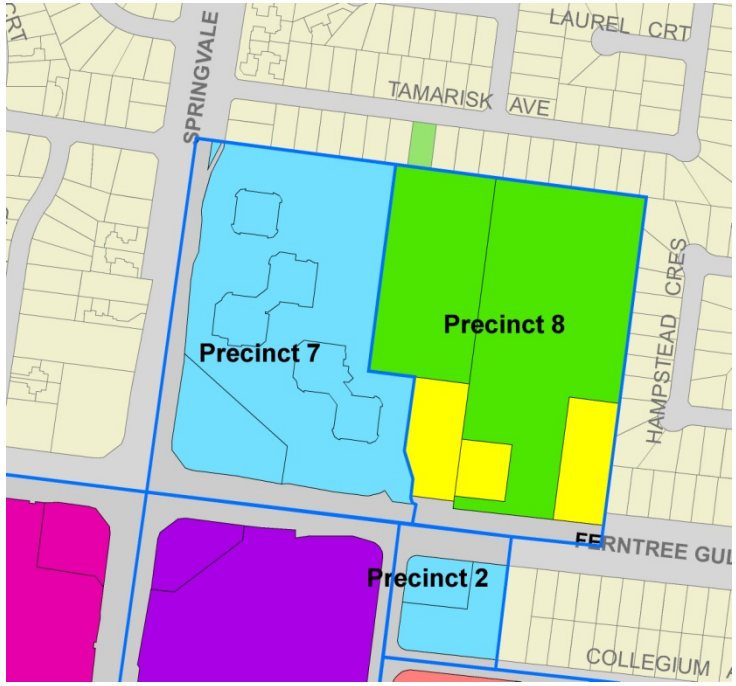
<p>Location Map:-</p> 	
<p>Land uses:-</p>	<p>Existing VicRoads works depot.</p> <p>Preferred 4 storey office development. Inclusion of Residential development and Medical Centre facilities. The site is inappropriate for all forms of retail type uses including car/boat sales except for convenience shop facilities for employees of the site.</p>
<p>Built Form</p>	<p>Existing Single storey buildings and vacant land</p> <p>Preferred <u>Building Height:-</u> (See Figure 5) 16 metres (4 storey). <u>Development Setbacks:-</u> (see Figure 6) 10 metres to Ferntree Gully Road and the Monash Access Ramp. 3 metres to Monash Freeway.</p>
<p>Implementation</p>	<p>Zones Replace existing RDZ1 – Road 1 zone with MUZ – Mixed Use zone.</p> <p>Overlays Replace the Design and Development Overlay (DDO1) - Schedule 1 with a new DDO schedule that reflects the preferred building heights and setbacks. Introduce an EAO – Environmental Audit Overlay over the site.</p> <p>Works Nil</p>

BPMAC – Structure Plan

Precinct 7 Brandon Office Park.

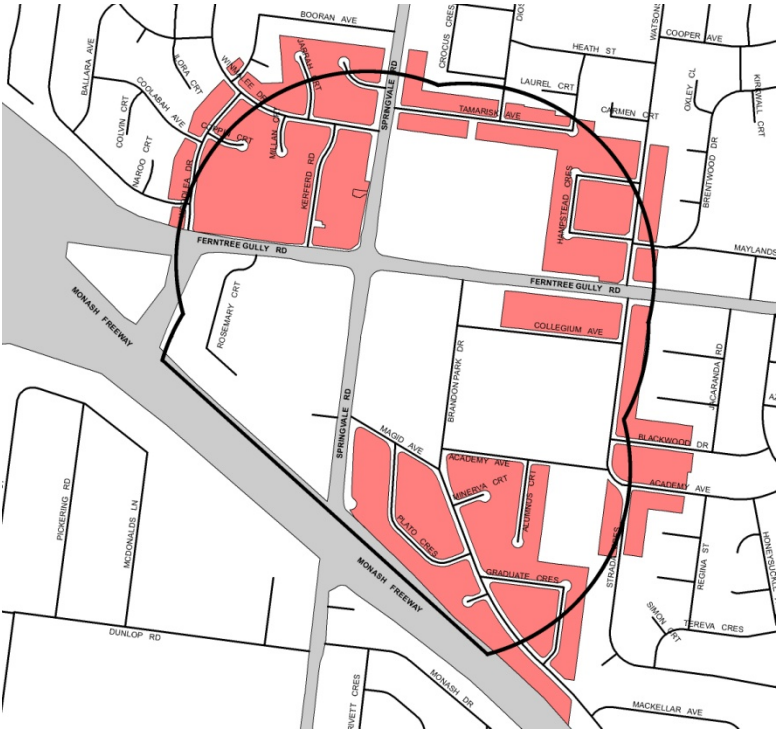
Location Map:-			
Land uses:-	<p>Existing</p> <p>Preferred</p>	<p>Office/Business park, café/restaurant, petrol station, take away food premises,</p> <p>Retain the existing mix of uses and include Residential development and Medical Centre facilities.</p> <p>Additional 2 storey building towards the north east corner of Nos.530-540 Springvale Rd and a 6 storey building adjacent to the intersection of Springvale Rd and Ferntree Gully Rd.</p> <p>Satisfy any increase demand for car parking on site.</p>	
Built Form	<p>Existing</p> <p>Preferred</p> <p>(See Figure 5)</p> <p>(see Figure 6)</p>	<p>A mix of single storey petrol station and 2 and 4 storey office buildings.</p> <p><u>Building Height:-</u></p> <p>8 metres (2 storey) within 50 metres of the north boundary of 530-540 Springvale Rd.</p> <p>13 metres (3 Storey) between 50 metres and 72 metres of the north boundary and within 50 metres of the east boundary of 530-540 Springvale Rd.</p> <p>26 metres (6 Storey) within 130 metres of the intersection of Springvale Rd and Ferntree Gully Rd.</p> <p>17 metres (4 storey) on the remaining area of 530-540 Springvale Rd.</p> <p><u>Building Setbacks:-</u></p> <p>10 metres to Springvale Road and Ferntree Gully Road.</p> <p>12 metres from northern boundary abutting Nos.2-12 Tamarisk Avenue and No.516 Springvale Road.</p>	
Implementation	<p>Zones</p> <p>Overlays</p> <p>Works</p>	<p>Retain existing C1Z – Commercial 1 zone.</p> <p>Replace the Design and Development Overlay (DDO1) - Schedule 1 with a new DDO schedule that reflects the preferred building heights and setbacks.</p> <p>Nil</p>	

Precinct 8 Service and Community

<p>Location Map:-</p>		
<p>Land use:-</p>	<p>Existing</p> <p>Preferred</p>	<p>Recreation reserve, community centre, police, metropolitan fire brigade, and child care facilities.</p> <p>Retain the existing mix of uses.</p>
<p>Built Form</p>	<p>Existing</p> <p>Preferred (See Figure 5)</p> <p>(see Figure 6)</p>	<p>Mix of single storey and 2 storey buildings.</p> <p><u>Building Height:-</u> Minimal change to building height and built form.</p> <p><u>Development Setbacks:-</u> 10 metres to Ferntree Gully Rd.</p>
<p>Implementation</p>	<p>Zones</p> <p>Overlays</p> <p>Works</p>	<p>PUZ1 - Public Use 1 and PPRZ – Public Park and Recreation zones.</p> <p>Nil</p> <p>Nil</p>

BPMAC – Structure Plan

Residential Interface Area

<p>Location:-</p> <p>Includes residentially used and zoned land generally within 400 metres of the retail core of the Activity Centre.</p>		
<p>Land uses:-</p>	<p>Existing</p> <p>Preferred</p>	<p>Mainly used for residences, comprising detached dwellings on each lot. There are few medium density developments. All of the dwellings in this precinct are one or two storeys, and most have been developed within the past 30 years. The area includes several medical clinics. There are few opportunities for new residential developments due to the lack of vacant land and the relative newness of the existing housing.</p> <p>Continue to provide housing for families.</p> <p>Provide housing diversity and choice by the further development of medium density multi-dwelling developments.</p> <p>Provision of Medical Centre facilities on sites fronting Springvale Road, Ferntree Gully Road, Magid Avenue and Brandon Park Drive.</p>
<p>Built Form</p>	<p>Existing</p> <p>Preferred</p>	<p>1 and 2 storey buildings.</p> <p><u>Building Height & Development Setbacks:-</u> Retain existing streetscape character.</p>
<p>Implementation</p>	<p>Zones</p> <p>Overlays</p> <p>Works</p>	<p>Review the Activity Centre and the Residential Interface area including its potential for further residential development following the introduction of the proposed new residential zones.</p> <p>Nil</p>

10. Implementation

Action	Commence	Duration	Lead Agency	Involved	Stakeholder & Community Engagement	Cost	Priority
<p>Amend the Monash Planning Scheme to implement the Structure Plan.</p> <ul style="list-style-type: none"> • Modify the Municipal Strategic Statement, Clause 21.06, to reflect the strategy and objectives of this Structure Plan. • Introduce a new Schedule 8 to the DDO – Design and Development Overlay to implement the strategy and objectives of this Structure Plan. • Introduce a new schedule 4 to the DPO – Development Plan Overlay to implement the strategy and objectives of this Structure Plan. • Amend the Planning Scheme Zone maps to reflect the Zone changes proposed by the Structure Plan including the inclusion of the DDO-8 Schedule. 	Feb' 2013	12 months	City of Monash	DPCD	Yes	\$20K	High
<p>Increase capacity of the Brandon park Reserve retarding basin to protect residents downstream from flood flows</p>	Dec'2012	12 months	City of Monash		Yes	\$850K	HIGH
<p>Monitor traffic flows through the south east sector of the Activity Centre and update the Origin destination survey.</p>	Following completion of development		City of Monash		Yes	\$10K	High