

MOUNT WAVERLEY ACTIVITY CENTRE STRUCTURE PLAN

DISCUSSION PAPER

Prepared by Tract Consultants for Monash City Council

April 2019

Contract No: 2018178



**MOUNT
WAVERLEY
COMMUNITY
CENTRE**

Hiring Enquiries:
Tel 9518 3684

Golden Age Senior
Citizen Club meet here.
Tel 9807 7003



Gallery Open
FREE ENTRY

REV	DATE	DETAILS	PREPARED BY	REVIEWED BY	APPROVED BY
00	21/12/2018	DRAFT Discussion Paper	CW	MN	MN
01	22/02/2019	Discussion Paper	CW	MN	MN
02	27/02/2019	Discussion Paper	CW	MN	MN
03	28/02/2019	Discussion Paper	CW	MN	MN
04	12/04/2019	Discussion Paper with Visualisations	CW	MN	MN

DISCUSSION PAPER

MOUNT WAVERLEY ACTIVITY CENTRE STRUCTURE PLAN

CONTENTS

PROJECT OVERVIEW	04
A - INTRODUCTION	06
B - DEVELOPING A SHARED VISION	10
C - KEY OPPORTUNITIES FOR THE ACTIVITY CENTRE	12
D - CONCLUSION	30



PROJECT OVERVIEW

DEVELOPING A STRUCTURE PLAN FOR THE ACTIVITY CENTRE

Mount Waverley Activity Centre plays an important role in the City of Monash providing a convenient shopping destination for Mount Waverley locals and visitors. At its heart is the Village Shopping Centre, loved for its local village feel.

Mount Waverley is identified in Plan Melbourne as a Major Activity Centre providing access to a wide range of shops and services, transport options, housing and recreational opportunities. As such, a Structure Plan is required to provide a clear framework for the growth and improvement of the Mount Waverley Activity Centre.

The Structure Plan will articulate a future economic role for the Activity Centre, and identify residential and commercial redevelopment opportunities that respond to the identified needs of the community. The plan will also deliver a cohesive public realm vision that will reinforce the distinct 'localness' of the centre.

Specifically, the Structure Plan will:

- Set out a clear vision to guide future development within the Mount Waverley Activity Centre, outlining what the community and Council see as appropriate future growth,
- Consider the most appropriate mix of land uses,
- Develop an urban design and built form response that addresses to the local context,
- Identify key movement opportunities to improve access and encourage more active transport, and
- Identify options for potential value capture mechanisms to assist in funding infrastructure to serve the future growth in the centre.

The key stages in the development of the Structure Plan are outlined in Figure 1.

EXPLORING FUTURE OPPORTUNITIES - THE DISCUSSION PAPER

The purpose of this Discussion Paper is to understand what challenges lie ahead for the Activity Centre and consider the best opportunities for its future planning and improvement. The Paper also introduces potential elements of a shared vision, intended to promote discussion within the community on how they would like to see the Activity Centre develop into the future.

The opportunities discussed in this paper have emerged from detailed background analysis undertaken in Stage 2 of the project. The opportunities are organised under five key directions which will guide the future development of the Structure Plan.

STRUCTURE OF THIS REPORT

- **Section A - Introduction**, introduces the Activity Centre and outlines a summary of the key findings from the Background Reports,
- **Section B - Developing a Shared Vision** provides the framework for developing a vision for the future Activity Centre,
- **Section C - Key Opportunities for the Centre** summarises the key opportunities that have been identified through background analysis, for discussion, and
- **Section D - Conclusion** provides a conclusion summarising the opportunities identified throughout the paper.

HAVE YOUR SAY

The Discussion Paper outlines our understanding of the key challenges and opportunities facing the future development of the Mount Waverley Activity Centre. This is your opportunity to help shape the future of the Activity Centre by providing your views and ideas.

Each section in this paper outlines a number of the key opportunities for consideration and provides questions to prompt further discussion.

Your feedback and comments will be used to inform the next step in the process, the development of the Draft Structure Plan.

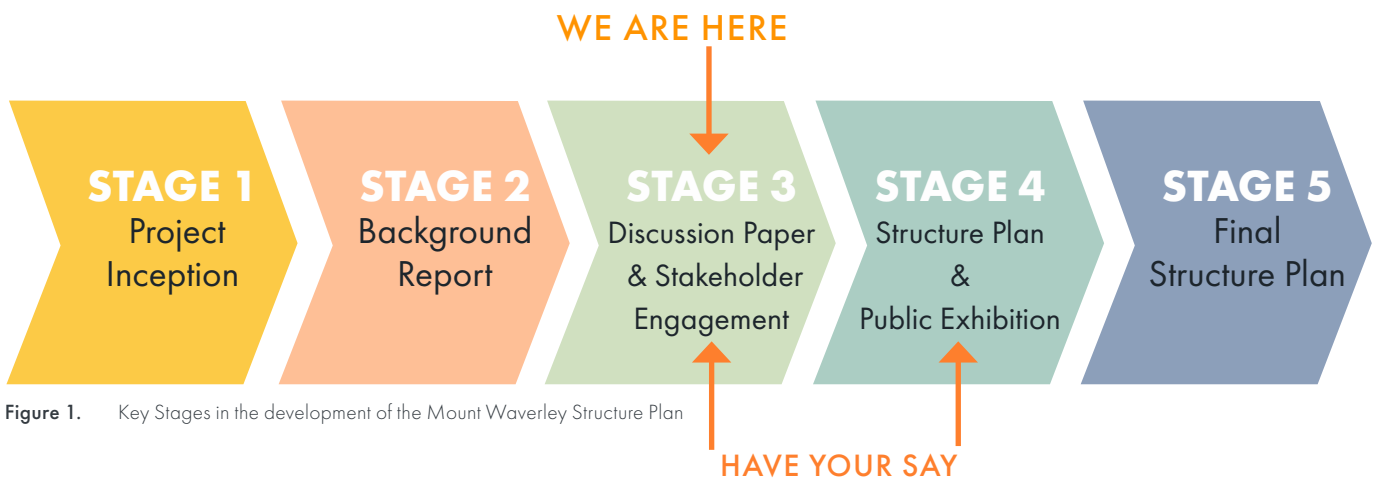


Figure 1. Key Stages in the development of the Mount Waverley Structure Plan



Engagement activities will be held in Stages 3 and 4 in the development of the Structure Plan

A - INTRODUCTION

THE MOUNT WAVERLEY ACTIVITY CENTRE

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

The investigation area has been delineated to include the Village Shopping Centre, community facilities, parks and surrounding residential areas.

Retail Area/Village Shopping Centre

At the heart of the Activity Centre is the Village Shopping Centre. The centre is made up of a mix of retailers including a Woolworths Supermarket and a Ritchies Supa IGA Supermarket, as well as a range of fresh food outlets. Four major banks, multiple chemists and a post office provide necessary local services to the community. The Village Shopping Centre is easily accessed by bus, train and vehicle, and has ample car parking. These facilities support the centre's competitiveness as a destination for weekly food and grocery shopping.

Office/Commercial Area

Complementing the retail offer is the diverse mix of businesses located along Stephenson's Road. Being located on a major road, these businesses benefit from high levels of exposure and accessibility.

Located to the north west of the train line, on Wadham Parade, is a strip of local business premises. This small precinct is strategically located opposite the Mount Waverley Railway Station and is adjacent to the Mount Waverley Library. The precinct currently supports a range of small business practices.

Community, Civic & Health Facilities

There are a range of community facilities located within the Activity Centre. The Mount Waverley Library, Mount Waverley Community Centre and Mount Waverley Youth Centre are located to the north of the train line, conveniently opposite the Railway Station, and on bus route 623.

The Mount Waverley Maternal Child Health Centre is located to the south of the Village Shopping Centre, opposite Sherwood Park on Sherwood Road.

Educational Facilities

The Holy Family Primary School is located on Stephenson's Road, to the north of the train line, opposite the Mount Waverley Community Centre. Adjacent to Holy Family Primary, is Avila College. Just outside of the investigation area, to the north, is the Mount Waverley High School, and to the south is the Mount Waverley Primary School.

Open Space/Recreational Facilities

The Activity Centre has a range of local parks, reserves and public spaces that accommodate various recreational and leisure activities, such as sporting events, meeting places, play and event spaces.

The key parks and reserves located within the Activity Centre are Damper Creek and Bowman Street Reserve in the north, the Mount Waverley Community Centre Garden on Miller Crescent, Sherwood Park directly south and Valley Reserve, located to the south east of the centre. Scotchmans Creek is located within Valley Reserve and features a shared trail.

Housing

The residential area is characterised by wide streets and large canopy trees in both the street verges and in established gardens. Housing is usually set back from the street allowing space for a deep front garden. The majority of houses have established gardens and low front fencing. Often the front gardens in the residential neighbourhoods appear to extend out into the green, leafy streets, contributing to a feeling of openness and wide streetscapes.

The majority of houses are modest in size relative to the larger blocks of land. There are a small number of multi-unit and dual occupancy developments in the study area. A number of these developments are located along Stephenson's Road.

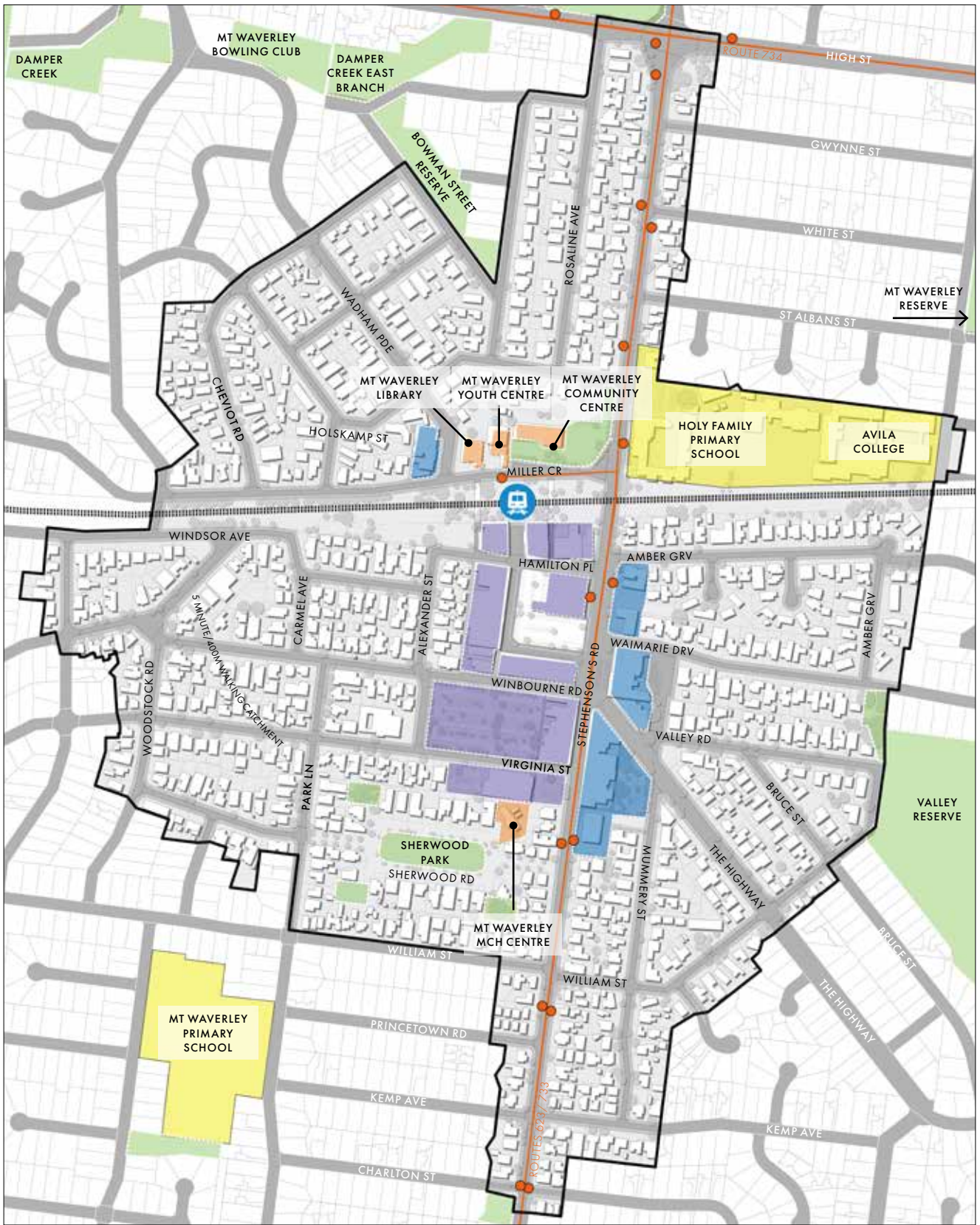
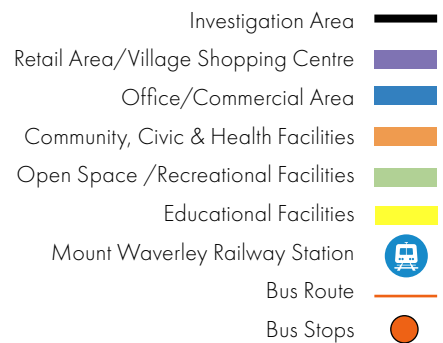


Figure 2. Mount Waverley Activity Area Local Context



KEY FINDINGS OF THE BACKGROUND ASSESSMENT

Four specialist background studies have been undertaken to analyse the current situation for the Mount Waverley Activity Centre and identify its future challenges and opportunities. The reports prepared as part of these studies include:

- **Mount Waverley Activity Centre Structure Plan Economic Assessment - Blair Warman Economics**
- **Mount Waverley Activity Centre Structure Plan Social Infrastructure Assessment - ASR Research**
- **Mount Waverley Activity Centre Structure Plan Transport Access & Movement Assessment - GTA Consultants**
- **Mount Waverley Activity Centre Structure Plan Public Realm Assessment - Tract**

The key learnings from these assessments are summarised as follows:

ECONOMIC ASSESSMENT

The Activity Centre is currently performing well, reflected in the low vacancy rate of retail and commercial premises. It functions as a local convenience shopping centre meeting the daily needs of local residents.

The assessment has identified there will be slow population growth and the population will age within the centre. Households will get smaller, predominantly comprising of lone persons and couples without dependants.

The impact of slow population growth and an increase in older households could result in a slowing of household expenditure. A diversity of housing will need to be provided within the centre to meet the needs of the changing community.

The centre will need to attract more visitors to remain successful and the Village Shopping Centre will need to diversify its retail offer. The economic assessment identified the opportunity for improvement to the supermarket offer in the centre. Specifically the potential for a new full-line supermarket and a smaller supermarket to complement the two existing smaller supermarkets.

SOCIAL & COMMUNITY NEEDS

The Activity Centre provides residents with good access to local and higher order community infrastructure, with the majority of community infrastructure being conveniently located within walking distance to the Railway Station and Village Shopping Centre.

The assessment revealed that over the next 20 - 30 years there will be moderate additional demands placed on the existing community infrastructure located in the Activity Centre, however aged care facilities and services and additional early year services may be required.

A key consideration in planning for the centre's growth will be to ensure that new community facilities are easily accessible for pedestrians and cyclists for both residents and visitors to the centre.



Mount Waverley Library



Sherwood Park

BUILT FORM AND PUBLIC REALM

The Activity Centre is characterised by its low scale residential and commercial buildings, and canopy trees visible along many view lines. The Village Shopping Centre has a distinctly local feel. The horse shoe configuration of the shops provides strong visibility of all businesses and convenient access from the car parks.

Future built form should respond to the general low scale character of the centre. Opportunities for further intensification exist within the Village Shopping Centre. The sensitive interfaces between commercial areas and the surrounding residential areas will need to be carefully managed.

A range of public spaces can be found within the Activity Centre. These spaces include a mix of civic spaces co-located with public buildings, paved plazas, parks and sports reserves. They play an important role in providing community focal points, spaces to gather and locations for active recreation. The assessment has identified a need for more meeting places within the Village Shopping Centre to complement the existing footpaths.

Local footpaths make up a large proportion of the public space within the Activity Centre. Improving the quality of footpaths will have a significant impact on the look and feel of the centre, and can encourage more people to walk when undertaking local trips.

TRAFFIC AND TRANSPORT ASSESSMENT

Stephensons Road is a key north south connection in the road network, linking the Burwood Highway and the Eastern Freeway in the north to the Monash Freeway in the south. Located on Stephensons Road, the Activity Centre is easily accessible by vehicle. The Village Shopping Centre is well serviced by car parking, most of which is available within close proximity to the shops. This makes the Activity Centre heavily vehicle dominated.

The Activity Centre benefits from a good range of public transport facilities and services, located on key roads and within the Village Shopping Centre. One of the best attributes of the centre is the centrally located Mount Waverley Railway Station. For the majority of residents the station is located within a 5 - 10 minute walking catchment of most homes. Although this means residents are able to walk to schools, community facilities, the retail centre and various parks and recreational facilities, the majority of local trips are still undertaken in vehicles.

The traffic and transport assessment recommends future planning, and considers strategies to:

- Encourage more walking and cycling and to decrease the reliance on vehicles for short trips within the centre, and
- Reconfigure the Village Shopping Centre car park to improve safety and make vehicle movements more efficient.



The Village Shopping Centre



Typical streetscape within the Centre

B - DEVELOPING A SHARED VISION

KEY ELEMENTS OF THE MOUNT WAVERLEY ACTIVITY CENTRE

A shared vision for Mount Waverley Activity Centre will outline how it should look, feel and function into the future. The shared vision will be developed in conjunction with the local community, key stakeholders and the City of Monash.

In addition to strengthening the positive elements of the Activity Centre, the shared vision should also consider what could change to make it a better place for existing and future communities.

The approach to engagement is to facilitate a conversation with key stakeholders and the community about the key issues and opportunities for the centre. This paper outlines issues for discussion based on what was identified in the background analysis, however it's likely there are other issues and opportunities that should be considered.

As a starting point for discussion, the identified opportunities are summarised in a grey box on each page. Following each 'Opportunity Box' is a 'Question Box'. These green boxes invite comments which will inform the conversation around the desired future for Mount Waverley.

VILLAGE CHARACTER

The Activity Centre has a distinctly local feel. At the heart of the Centre is the Village Shopping Centre with its characteristic openness and low scale buildings. It is convenient to access and get around by foot, car or public transport.

SHOPS AND SERVICES

The Village Shopping Centre provides a good range of shops, services and businesses providing for the daily needs of residents and workers.

COMMUNITY FACILITIES

A diverse range of community facilities are located within easy access from the Railway Station and Shopping Village.

OPEN SPACE

A range of parks, reserves and recreational facilities are located within the Activity Centre. Streets are characterised by the large canopy trees - often visible from the Village Shopping Centre.

GARDEN CITY CHARACTER

The neighbourhoods are characterised by wide, green and leafy streets. The houses have large established gardens and large canopy trees.

KEY QUESTIONS

- What do you love about your neighbourhood?
- What do you enjoy about the shopping village?
- What places do you like to visit in the Activity Centre?



VILLAGE CHARACTER



SHOPS AND SERVICES



COMMUNITY FACILITIES



OPEN SPACE



GARDEN CITY CHARACTER

C - KEY OPPORTUNITIES FOR THE ACTIVITY CENTRE

1. STRENGTHEN THE ECONOMIC VIABILITY

The Activity Centre currently functions well as a local convenience shopping destination. Whilst it is currently operating successfully, population growth is forecast to slow which may impact on the future performance of the centre. As such, the centre's retail and commercial offer will need to evolve to meet the needs of the future community, and to attract more visitors.

Retail

Currently the main retail activity in the Activity Centre is focused in and around the Village Shopping Centre. The current anchor tenants are the Richies Super IGA and a Woolworths supermarket. The economic assessment has identified the opportunity for additional supermarket floorspace to be located in the Village Shopping Centre. These additional retail facilities will strengthen competition with other nearby shopping centres, such as Pinewood.

Hospitality

The analysis revealed that there are a greater number of wealthier households within Mount Waverley than the wider Monash area. Usually this means households have the ability to undertake increased discretionary retail and hospitality spending. Increased spending in the local shops and at the local café's and restaurants will strengthen local business, and potentially attract more people and visitors to the centre.

Commercial & Office

Located on Stephenson's Road, the Activity Centre is highly visible and easily accessed by car and public transport. This strategic location provides opportunities to attract business servicing local households such as financial services, lawyers, locals looking to establish a business close to home, as well as healthcare service providers.

Whilst there is a currently low vacancy rate for commercial premises within the centre, the economic analysis has identified that future commercial lease opportunities could be limited by the amount of commercial premises available in surrounding suburbs.

Healthcare

The economic analysis has revealed there is a need for an increased provision of local healthcare services to support the larger cohort of older people. Having access to health services could also attract people, particularly young families, to consider moving into the centre.

The Activity Centre has potential to create a healthcare focus by attracting these uses to larger sites and existing shop fronts.

OPPORTUNITIES FOR CONSIDERATION

(Refer to Figure 3 for locations)

- 1.1 Potential to consolidate the key retail activity on the western side of Stephenson's Road to ensure the Centre maintains its convenient and compact nature.
- 1.2 Opportunity for additional supermarket floorspace to be located in the Village Shopping Centre to meet future demands. The existing at-grade car park between Winbourne Road and Virginia Street provides an ideal location.
- 1.3 Opportunity for cafe and restaurant precinct and an improved public realm along Hamilton Parade providing a strong connection between the Railway Station and the retail area.
- 1.4 Opportunity to enhance Wadham Parade with hospitality (café and restaurant) uses. This strip could become a people focused precinct supporting the nearby community uses.
- 1.5 Opportunity to strengthen the eastern side of Stephenson's Road as a commercial and health precinct by encouraging the provision of health services and office uses on key sites such as the Shell service station and the Waverley Masonic Centre.

KEY QUESTIONS

- What types of shops and attractions would you like to see in the main shopping area?
- What commercial and healthcare uses do you think are currently missing from the Mount Waverley Activity Centre?

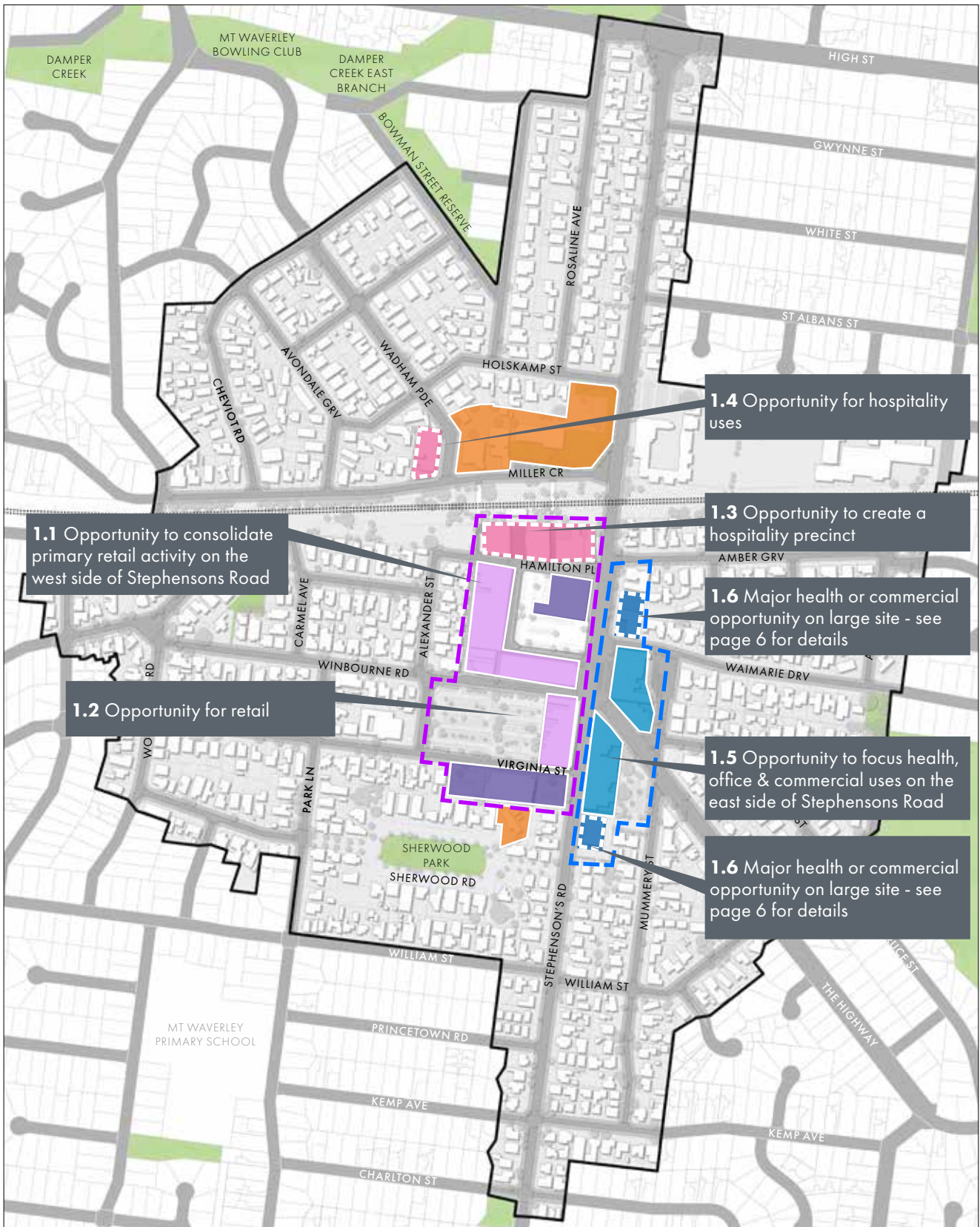


Figure 3. Economic Opportunities within the Activity Centre



Strategic Sites

There are a number of large, underutilised sites located within the Activity Centre. These sites are strategically located in close proximity to the Mount Waverley Railway Station and the Village Shopping Centre. These strategic sites offer the opportunity for future development that could contribute to strengthening the retail, commercial, health and housing offer.

OPPORTUNITIES FOR CONSIDERATION

1.6 (Refer to Figure 4 for locations)

Site A - 15,600m² - Opportunity to further integrate community facilities on the site.

Site B - 3,463m² - Potential to redevelop the large commuter car park however contains some large trees.

Site C - 1,954m² - Shell Service Station site located on a prominent corner at the northern entry to the Activity Centre providing good redevelopment opportunities.

Site D - 9,186m² - Potential to redevelop the Council owned car park to provide larger retail uses.

Site E - 2,114m² - Potential to consolidate with Site D as part of a redevelopment. Note - the site is currently constrained by a Section 173 agreement requiring car parking.

Site F - 4,220m² - Potential to relocate the Woolworths supermarket to a larger site.

Site G - 1,516m² - Potential to consolidate with the Site F as part of a redevelopment.

Site H - 2,892 m² - Potential to better utilise this site and improve The Highway street frontage.

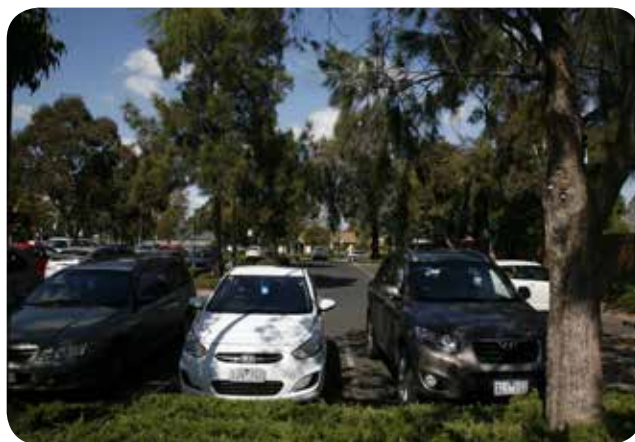
Site I - 2,310m² - The Mount Waverley Masonic Centre has is located in a prominent location at the southern

KEY QUESTION

- How could these sites be better utilised?



Site F - Woolworths Supermarket



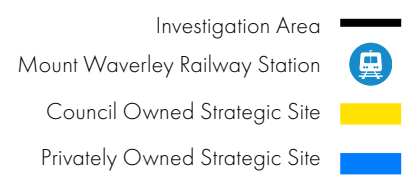
Site D - Council car park on Winbourne Road



Site C - Shell Service Station



Figure 4. Strategic Sites within the Activity Centre



2. PROVIDE A DIVERSITY OF HOUSING OPTIONS

Although moderate population growth is forecast for the Activity Centre, the profile of the community is expected to change. The population will age and the number of lone person households and couples without dependants will increase. These residents will require a range of housing options to suit their needs.

Alternatives to the large home, such as town houses, villa units and apartments would be suitable options for seniors who are looking to downsize, and provide more affordable options for couples and young families. These types of dwellings are currently in short supply within the Activity Centre.

The surrounding residential areas provide good opportunities for these housing types because of their proximity to the Village Shopping Centre and railway station. Figure 5 shows that there is capacity for additional housing in the surrounding residential areas with number of properties with an area greater than 700m². Schedule 2 to the General Residential Zone (GRZ2) applies to most of these properties and supports some residential intensification to a maximum building height of 11 metres (3 storeys).

The Village Shopping Centre also provides good opportunities for housing located above shops or offices. This area has excellent access and has an established urban built form character with minimal interface issues. The challenge for this area is that many of the existing properties are very narrow and may require consolidation to provide feasible development outcomes. There are however, a number of larger renewal sites identified in Figure 4, which could deliver substantial housing supply.



Housing in Mount Waverley

OPPORTUNITIES FOR CONSIDERATION

(Refer to Figure 5 for locations)

- 2.1** Opportunity to provide diverse housing options in the surrounding residential areas of the Activity Centre.
- 2.2** Opportunity for low-scale apartment development within the Village Shopping Centre where there is an established, urban built form character and fewer amenity impacts on existing residents.
- 2.3** Opportunity to provide housing on strategic renewal sites when they are redeveloped as part of a mixed use development.
- 2.4** Opportunity to encourage lot consolidation within the Village Shopping Centre to support feasible apartment development.

KEY QUESTIONS

- What types of housing do you think should be provided in the Activity Centre?
- Where would you like to see future medium density housing located?

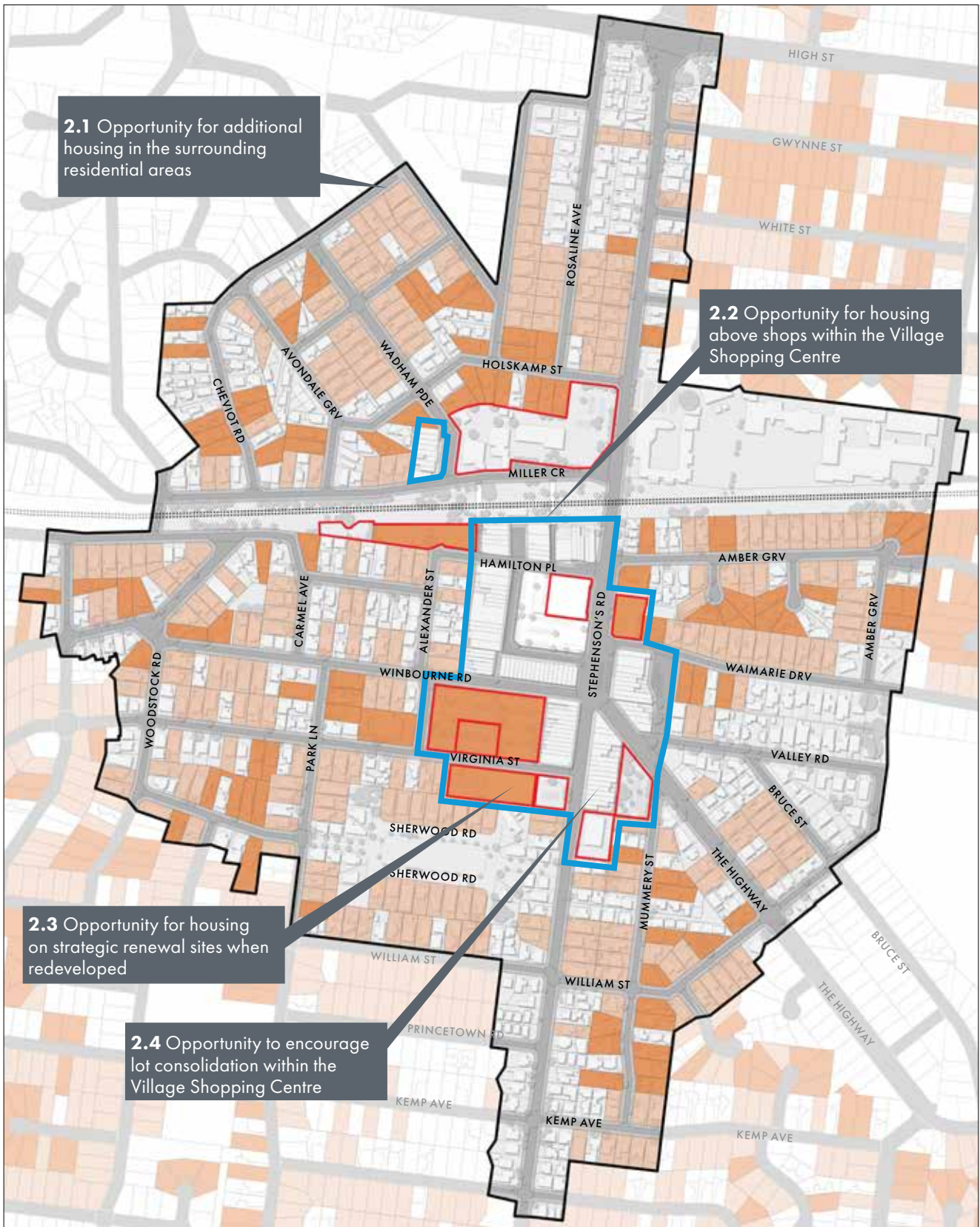


Figure 5. Housing opportunities within the Activity Centre

3. SUPPORT THE HEALTH AND WELLBEING OF THE LOCAL COMMUNITY

The Activity Centre is well serviced by a diversity of local and higher order community infrastructure. However, over the next 20 years, it is expected that there will be additional services and facilities required to meet the needs of the community.

One area that requires strengthening will be early years services. Additional long day childcare services will be needed to meet the future demands. This could be provided through a mix of private operator and Council run facilities. Council's existing Maternal Child Healthcare (MCH) services may also need to be expanded and provide a small increase in sessional kindergarten facilities.

Additional aged care facilities and services also presents an opportunity for the Activity Centre given the ageing population.

The City of Monash is committed to delivering a range of services, activities and facilities that enable positive health and wellbeing in the community. Council's action plan to achieve this at a municipal level has been outlined in the Monash Health and Wellbeing Partnership Plan, 2013 - 2017.

The development of a Structure Plan for the Mount Waverley Activity Centre provides the opportunity to consider how this can be applied within the Activity Centre.



The Mount Waverley Community Centre

OPPORTUNITIES FOR CONSIDERATION

- 3.1** Opportunity to improve the community facilities along Miller Crescent to create a cohesive precinct. This could include defining clear pedestrian links between the facilities, making vehicle movements more efficient, providing high quality and functional landscaped spaces between the buildings, and enhancing building interfaces.
- 3.2** Opportunity to enhance links to the Mount Waverley Community Centre and Library from areas south of the railway line.
- 3.3** Opportunity to support the long term needs of the MCH Centre with additional kindergarten, maternal and child health care facilities. Consider the potential refurbishment of the existing facility on its current site.
- 3.4** Opportunity to enhance access to the MCH Centre and Sherwood Park from the Village Shopping Centre.
- 3.5** Opportunity for private and not-for-profit providers servicing additional long day child care services within the Activity Centre.
- 3.6** Opportunity for additional private sector and not for profit residential aged care facilities within Mount Waverley Activity Centre where feasible.

KEY QUESTIONS

- Are there any community services or facilities you think are currently missing from the Activity Centre?
- How could existing facilities be improved?
- What can be done to promote healthy and active lifestyles within the Activity Centre?



Figure 6. Community Facilities Opportunities

4. CREATE MORE PLACES FOR PEOPLE TO GATHER

The Activity Centre has a mix of civic spaces, paved plazas, parks and sports and recreation facilities, however, the opportunities for social interaction within the Village Shopping Centre are limited. In order to transform the Activity Centre into a truly people focused destination, the opportunities for people to meet, gather and enjoy the centre should be increased.

At the heart of the Activity Centre is the Village Shopping Centre, the main attractor of people to the centre. It is compact, open and somewhat protected from the heavy traffic on Stephenson's Road. It's an ideal place to walk around, however, comfortable places to sit, meet and relax are limited to cafe seating and the occasional bench seat (often with limited shade). In addition, the paving surface is tired and uneven in many areas. Opportunities exist to enhance this area to make it a better place for people.

Within the Activity Centre, there are few places to hold outdoor community events and no landmarks to provide a focal point for the centre. There is potential to create such a space on Winbourne Road by expanding the existing plaza space.

This plaza could form part of an extensive network of public spaces that connect people from the community facilities in the north through to the station and shops and down to Sherwood Park. These spaces would be activated by new, adjoining land uses and could be programmed to meet the diverse needs of the local community.



Walkway through to Winbourne Road

OPPORTUNITIES FOR CONSIDERATION

(Refer to Figure 7 for locations)

- 4.1 Opportunity to provide a strong north-south connection that connects the community facilities and railway line to the shops and further south to Sherwood Park. This would require redevelopment of the Woolworths site and modification of the Maternal Child Healthcare site to achieve a southern connection into Sherwood Park.
- 4.2 Opportunity to transform Winbourne Plaza into a local landmark. The current plaza could be improved by widening the walkway to provide a direct line of sight. The plaza could also be expanded onto Winbourne Road with minimal interruptions to vehicle access.
- 4.3 Opportunity to create a pedestrian precinct around Wadham Parade to support greater activation of the existing shops and nearby civic uses.
- 4.4 Opportunity to enhance Hamilton Parade and the Railway Station forecourt, transforming it into a people focused precinct and a gateway to the Centre.
- 4.5 Opportunity to widen footpaths in strategic locations, provide additional seating and street tree planting, and upgrade paving within the Village Shopping Centre.
- 4.6 Encourage the Community Centre and the Library to hold activities that spill out into the adjoining community gardens.

KEY QUESTIONS

- What types of public spaces would you like to see within the Activity Centre?
- What improvements would you make to the Village Shopping Centre?

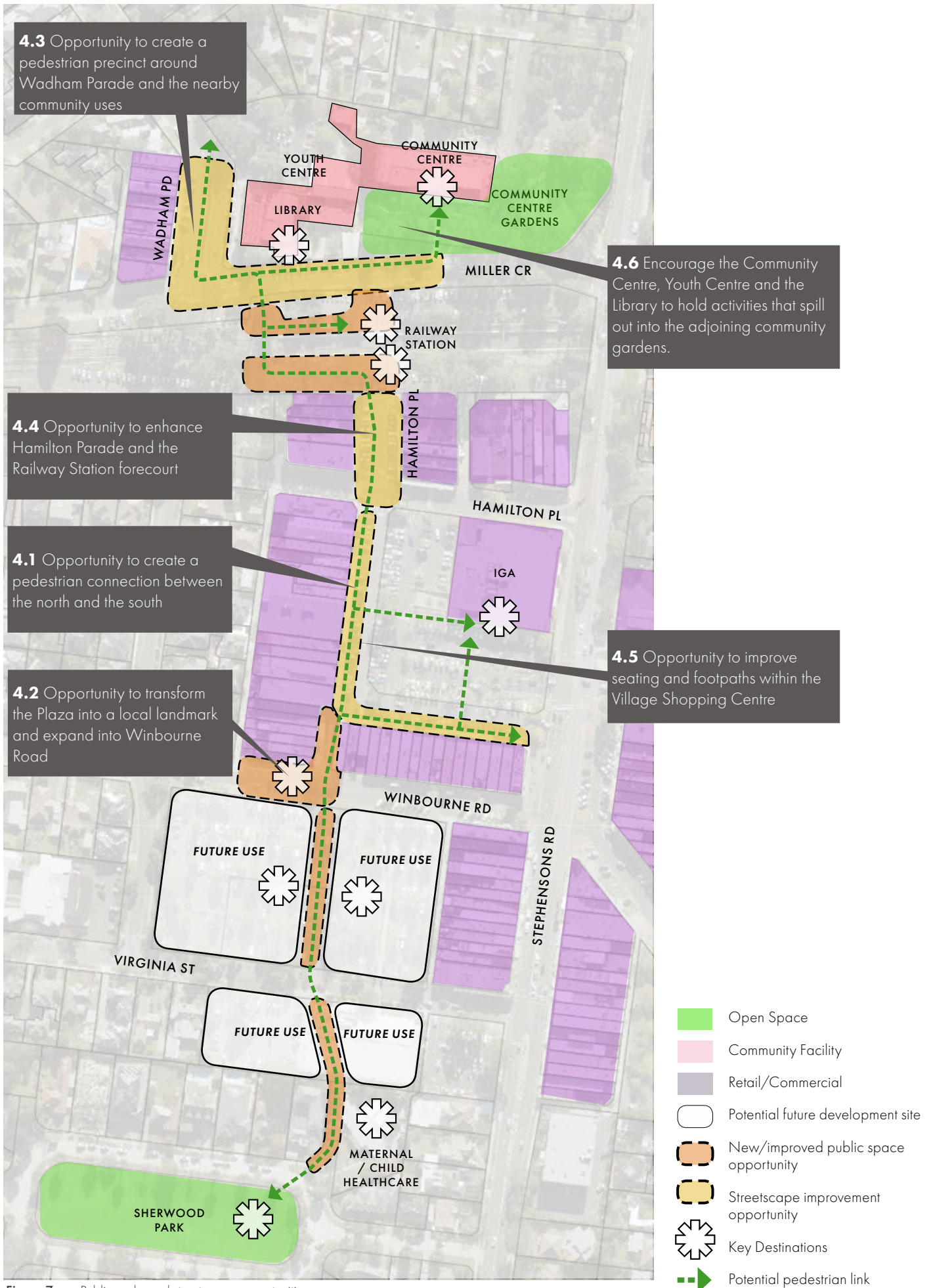
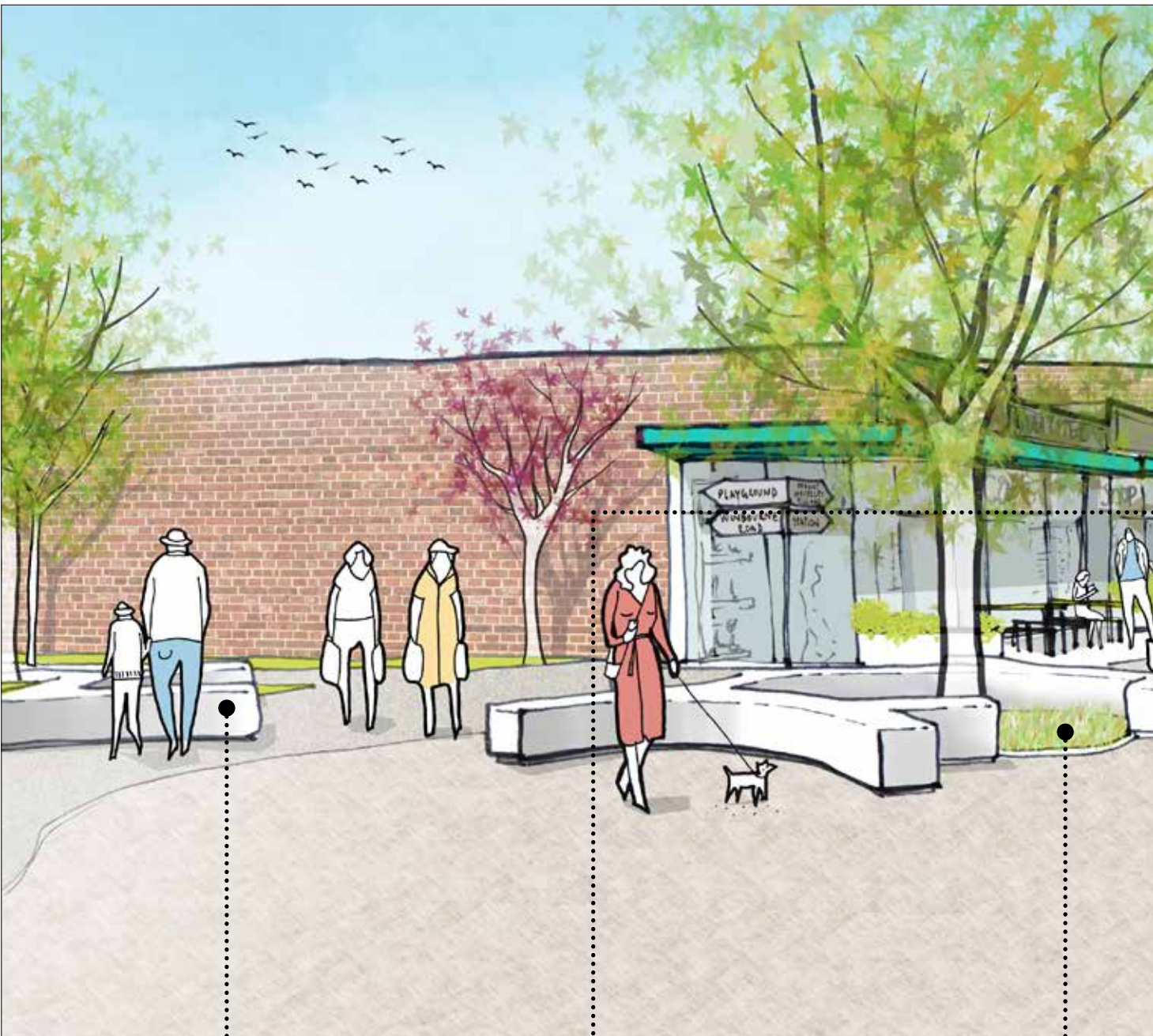


Figure 7. Public realm and streetscape opportunities

WINBOURNE PLAZA CONCEPTUAL VISUALISATION



Opportunity to transform Winbourne Plaza into a local landmark - 'a green heart'. The current plaza could be improved by widening the walkway to provide a direct line of sight, and could be expanded onto Winbourne Road with minimal interruptions to vehicle access.



Improve the seating arrangements and provide additional seating

Encourage activation from surrounding land uses

Increase the amount of planting and landscaping to soften the space and create a 'great heart'



Potential removal of building to provide a direct line of sight and improve pedestrian connectivity between the car park, the core retail area and the train station

Widen the walkway through to the car park to improve solar access and provide more seating options

HAMILTON PLACE CONCEPTUAL VISUALISATION



Located in the heart of the centre, Hamilton Place and the station forecourt provide a great opportunity to create a people focused precinct. The concept is to enhance the station forecourt area to create a space where people can meet, sit, wait, people watch and where small street markets can be held. The area has the potential to become a much loved gateway to the Activity Centre.



Remove existing 45 degree parking configuration and relocate to a central parking bay

Reconfiguration of the existing traffic management conditions to prioritise pedestrian flows between the station, and retail area and allow for increased footpath width to accommodate kerbside dining options.



Expand the footpath area and the station forecourt to provide space for kerbside dining/trading

Provide more comfortable seating areas

5. CREATE STREETS FOR PEOPLE

Encouraging more walking and cycling in the local streets of the Activity Centre will contribute to the improved health and wellbeing of the community and creates a more vibrant neighbourhood. Designing streets to balance the needs of walkers, cyclists and vehicles ensures safety, comfort and enjoyment for everyone.

The Walking Network

The majority of residents living within the Activity Centre are located within walking distance of the shops and Railway Station. In most cases, good walking infrastructure is provided along existing streets allowing for a comfortable journey from people's homes to the destination. However, there are some locations where improved pedestrian infrastructure can be provided, particularly along routes that are likely to be heavily used.

Figure 8 shows a potential Principal Pedestrian Network identifying where streets should be prioritised for pedestrian improvement. This network is based on pedestrian modelling, which measures the number of potential walking trips along each street.

Improvements to the pedestrian network could include widening footpaths if required, increasing street tree planting for shade and ensuring priority for walkers over vehicles at key intersections.

The Cycling Network

Analysis has revealed low levels of cycling in the Activity Centre. The centre is lacking in a delineated bike network, as well as the provision of bike facilities. Bike facilities provide convenience for cyclists but also act as a signal to welcome cyclists to an area.

More bike parking within the centre will attract more commuting cyclists (including those who cycle to railway station) and more recreational riders accessing the surrounding shared paths network. Figure 8 identifies some potential new cycling links that can connect into the existing shared path network.



26 Walking and cycling connections to the Railway Station

OPPORTUNITIES FOR CONSIDERATION

(Refer to Figure 8 for locations)

5.1

Opportunity to implement a Principal Pedestrian Network to encourage walking as the preferred mode of transport for short trips within the Activity Centre. Improvements along the network could include;

- Ensuring footpaths are wide enough for anticipated volumes and disabled access, and surfaces are even,
- Increasing the amount of canopy street tree planting along residential streets,
- Provide pedestrian priority at intersections and reduce pedestrian waiting times, particularly on streets that intersect with major roads, such as Stephensons Road.

5.2

Opportunity to improve the shared path by providing a link between the Village Centre and Sherwood Park.

5.3

Opportunity to improve the shared path by providing a link between the Village Centre and Valley Reserve.

5.4

Opportunity to improve the shared path by providing a link between the The Village Centre and the Scotchmans Creek Trail.

5.5

Opportunity to improve the shared path by providing a link between the Community Precinct, Bowman Street and Damper Creek Reserve.

5.6

Opportunity to improve the shared path by providing a link between the Railway line connecting Mount Waverley Rail Station to Jordanville Railway Station.

5.7

Opportunity to promote low vehicle speeds within the residential streets of the centre to support a comfortable mix of cyclists and vehicles.

KEY QUESTIONS

- Are there currently any barriers preventing you from walking in the Activity Centre?
- What improvements would encourage you to walk and cycle more in your neighbourhood?



Figure 8. Opportunities to improve walking and cycling within the Activity Centre.

Stephensons Road

Stephensons Road provides vehicles with a north-south connection between Burwood Highway and the Eastern Freeway. With over 40,000 vehicle movements per weekday, it is a highly utilised arterial road. Locally it functions as the spine of the Activity Centre, and the 'front door' to the Village Shopping Centre. The speed limit is 60km per hour (40km per hour in the school zones). The high traffic volumes and speeds contribute to a vehicular dominated environment, and potential conflicts between people and vehicles.

The heart of the Activity Centre is located between Sherwood Road and Holkskamp Street. Unfortunately, this section of the road feels the most vehicle dominated and least people focused. Localised opportunities to improve the pedestrian environment and amenity along Stephensons Road should be considered.

The Village Centre Car Park

The main retail car park, entered off Stephensons Road, has developed in an ad-hoc way in response to the growth of the Village Shopping Centre. The disjointed development has resulted in an inefficient car park layout, as well as some safety issues. Unnecessary vehicle movements are occurring due to driver confusion over the disjointed car park layout.

There is an opportunity to reduce unnecessary vehicle movements in order to minimise vehicle congestion and safety issues between vehicles, pedestrians and other vehicles.



Pedestrian connections in and around the Village Centre car park

OPPORTUNITIES FOR CONSIDERATION

(Refer to Figure 9 for locations)

- 5.8** Opportunity to investigate the implications of a reduced speed limit along Stephensons Road within the Activity Centre at peak times.
- 5.9** Investigate the potential reconfiguration of the central car park in the Village Shopping Centre to rationalise vehicle movements in and around the car park. Key areas to consider should include:
 - Removal of all points of driver confusion such as unclear access points to the car park
 - Conversion of one-way traffic routes to two-way were possible
 - The use of a car parking guidance signage to direct customers to appropriate car park zones in the key car parks
 - Removal of vehicle queuing areas within the car park
 - Using the additional space gained by any car parking re-configuration to increase the footpath area, particularly along the shop frontages. Additional space will create a more comfortable mix of street trading and pedestrian movement.

KEY QUESTIONS

- What improvements would you like to see happen along Stephensons Road?
- What improvements would you like to see made to the Village Shopping Centre car park?

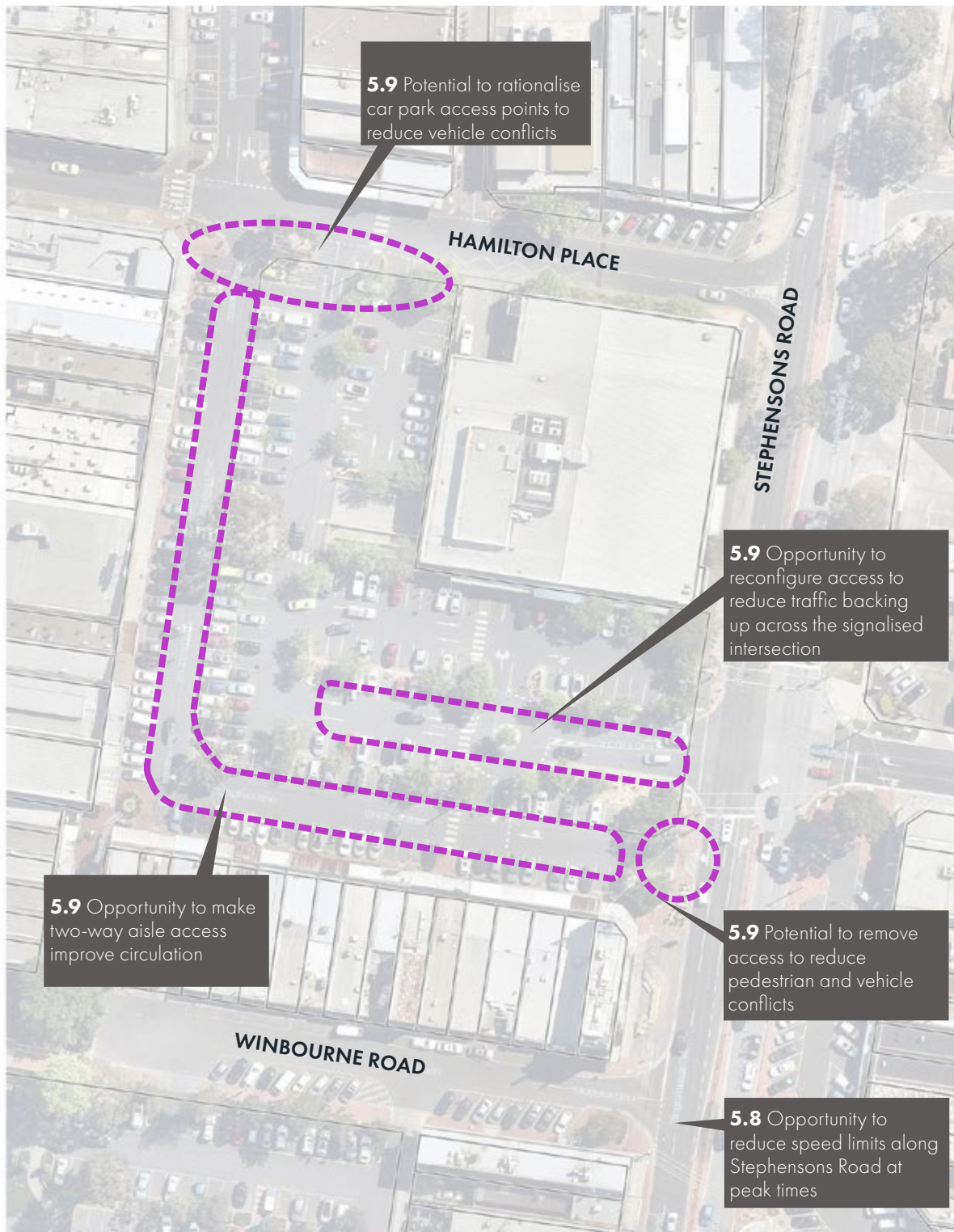


Figure 9. Opportunities to improve access and movement in the Village Shopping Centre Car Park

Improvement Opportunities 

D - CONCLUSION

SUMMARY OF THE KEY OPPORTUNITIES

The aim of developing a Structure Plan for the Mount Waverley Activity Centre is to define a shared vision for how the centre will develop and improve into the future. This will ensure the centre remains commercially viable and meets the housing, social and recreational needs of the local community.

This Discussion Paper has outlined a number of key issues and opportunities that should be addressed in the Structure Plan. The Paper also provides the opportunity to get agreement on a shared vision for the centre, a vision that will support and underpin all decisions about the desired future growth.

The Discussion Paper is organised into five key directions outlined opposite. These directions will ensure a Structure Plan that delivers the agreed shared vision for the future Activity Centre.

1



STRENGTHEN THE ECONOMIC VIABILITY

+

4



CREATE MORE PLACES TO GATHER

+

2



PROVIDE DIVERSE
HOUSING OPTIONS



3



SUPPORT COMMUNITY
HEALTH & WELLBEING

5



CREATE STREETS
FOR PEOPLE



STRUCTURE PLAN
FRAMEWORK