

### 7.3 OAKLEIGH VILLAGE PUBLIC SPACE ENHANCEMENT PROGRAMME OF WORKS

Oakleigh Village Public Open Space Enhancement Master Plan Steering Committee

#### **RECOMMENDATION**

*That Council:*

1. *Adopts, in principle, the Oakleigh Village Public Space Enhancement Programme of Works and,*
2. *Refers the consideration of funding in relation to the Oakleigh Village Public Space Enhancement Programme to the budget planning process for the 2009/10 budget.*

#### **INTRODUCTION**

In December 2007 Council established the Oakleigh Village Public Space Enhancement Steering Committee to identify and examine proposals for reinvigorating the Oakleigh Activity Centre following the completion of the Oakleigh Urban Design Framework (UDF), the Tolley Report on ‘Walkability in Oakleigh’ and preparation of the Oakleigh Village Urban Design and Development Guidelines.

These reports and studies have indicated that there are some serious impediments to pedestrian circulation and safety, as well as poor pedestrian and bicycle access on some approaches to the activity centre. This, together with relevant research from the UK indicates that the quality of the public environment has a direct bearing on the amount of private investment and quality of private development, as well as the economic health of the activity centre. Michael Loveday’s research in the UK and western Europe shows that well planned rejuvenation of public spaces and pedestrianised activity centres results in increased economic activity (turnover) of between 25% and 100%. However, the research also indicates other benefits relating to community health and well-being, as well as community strengthening and cultural development.

The Steering Committee, which is chaired by Cr Dimopoulos, includes community representatives Georgia Wills, Bob Beamish and George Lekakis, Betty Thuan representing the Oakleigh Traders Association, Paul Maple representing Oakleigh Central, Helen Gobbi representing the Oakleigh and District Historical Society, Ann Barker Member of Parliament, Council officers, Councillors Denise McGill, Gerry Kottek and the Mayor, Councillor Paul Klisaris.

#### **PROCESS and ANALYSIS**

The Steering Committee members were briefed on recent and previous studies and reports relating to the Oakleigh Activity Centre by Council officers and urban planning and design consultant, John Nieman.

In keeping with strategic, urban design and infrastructure renewal principals identified in the Oakleigh UDF(2002), the Committee developed a staged Programme of Works for the District Centre with reference to three strategic objectives:

- a culturally distinctive, pedestrian-friendly urban village
- a vibrant destination-of-choice for fresh food, café culture, community and cultural activities
- a key commercial hub delivering transport, government and community services to the regional area

The Programme of Works (Attachment 1) represents the culmination of a process of debate and consensus-building in relation a range of infrastructure renewal ideas and proposals considered by the Committee.

The Programme of Works references the need to provide for additional public car parking at the centre. Council has already committed to the development of the Atkinson Street car park and that the UDF identifies opportunities for developing multi-level carparks within new developments, eg Hanover Street and Chester and Johnston Streets.

The Oakleigh Village Public Space Programme of Works has been staged over five (5) years to reflect the priorities recommended by the Committee. The plan of initiatives has been ordered in a logical sequence where one stage of work is dependent on the completion of another. However, some initiatives, while considered to be a high priority, have been programmed to occur in years 2, 3 and 4 recognising that they will require considerable consultation with external stakeholders, as well as detailed planning and design.

The programme priorities can be adjusted in relation to funding availability from external sources where necessary. There was broad consensus within the Committee that implementation over a period of more than five (5) years would be undesirable.

### ***POLICY IMPLICATIONS***

The recommended Programme of Public Space Enhancement Works supports existing policies and implements the recommendations of Council-adopted reports, specifically Oakleigh Urban Design Framework and Oakleigh Walkability Report and generally accords with the Economic Development Strategy 2008-2012.

### ***FINANCIAL IMPLICATIONS***

If adopted, the recommended Programme of Works will require further assessment by Council officers and consultants to develop a realistic estimate of cost and a cost expenditure plan.

Where one stage of work is dependent on the completion of another, Programme initiatives have been ordered in a logical sequence. A clearly articulated and comprehensive programme of works is also focused on attracting external funding

from state and federal government programs. Funding programs related to activity centre infrastructure renewal include:

- Department of Transport - TravelSmart and Local Area Access grant program
- Department of Planning and Community Development - Creating Better Places Urban Improvement grant program
- Department of Primary Industries - Power Relocation grant program

When implemented, these works are likely to encourage a higher quality of private development and associated increased revenue contributions to Council.

Council funding of these works would need to be provided for in Council's forward capital works program and will be referred to the annual budget deliberations.

### ***CONSULTATION***

Once adopted by Council, the staged implementation of the Oakleigh Village Public Space Enhancement Programme will provide for a process of staged community consultation, design development and construction documentation.

### ***CONCLUSION***

The extensive consultation and evaluation process adopted by the Steering Committee has identified many important initiatives which will contribute to the enhancement and invigoration of the Oakleigh Village precinct.

The Oakleigh Village Public Space Enhancement Programme of Works (Attachment 1) represents the key recommendations and priorities of the Steering Committee.

If adopted in principle, these recommended initiatives will be referred to Council's capital works budget planning process for further consideration.

*ATTACHMENT 1*

## Oakleigh Public Space Enhancement -Proposed Programme of Works

<b>Task / Initiative</b>	<b>Comments</b>
<b>Current/Ongoing</b>	
Create <b>carparks on periphery</b> of Village at Atkinson St and integrated with development on other sites.	Will ultimately allow for improved pedestrian spaces and result in economic benefits to traders.
Upgrade <b>Atherton Road</b> ; footpath pavements, landscape, lighting, furniture. (between Station & Eaton mall)	Funding has been approved to upgrade and lower the stormwater pipe. Melbourne Water is contributing funds for 'Rain Garden' pits incorporated into tree bays.

<b>Stage 1</b>	
<b>West gateway:</b> upgrade pedestrian / bike path, Warrigal Road underpass & pedestrian overpass, public art & lighting included.	Complete missing bike path Examine the possibility of narrowing the roadway parallel to Warrigal Road. Pedestrian safety & comfort is critical.
<b>South East gateway:</b> upgrade access via Hanover bridge, including Hanover / Burlington intersection & access to Oakleigh Central	Consider the treatment of the road and pedestrian spaces leading up to this intersection. Safety is a major consideration in this project. Previous treatments have not been successful.
Eaton Mall - <b>Rejuvenate Eaton Mall</b> , (Portman to Atherton) including public art, lighting, landscape & furniture	
Install <b>wayfinding signage</b> system at strategic locations	
<b>Stage 2</b>	
Upgrade <b>Eaton Mall South</b> – “Agora”	Create a small square compatible with upgraded Eaton Mall. Dependent on partnership and financial support from Centro.
Upgrade <b>Portman Street</b> , Eaton Mall to Station St; create ‘shared’ street with at grade pavements. Explore options of pedestrian pavement widening and removal of parallel parking (to north side only). Upgrade landscape, lighting, and	Parallel parking spaces could be moved out on both sides to widen pedestrian pavements.

furniture	
Upgrade <b>Atherton Road</b> ; (Drummond to Warrigal & Station to Warrigal –north and south sides) footpath pavements, landscape, lighting, furniture. Connect to Warrawee Park Heritage precinct.	Connection to Warrawee Park Heritage precinct is important.
Upgrade <b>Chester street</b> , (Eaton to Jones St)	
Create <b>carparks on periphery</b> –Hanover, Johnson St	Will ultimately facilitate improved pedestrian spaces, increase pedestrian activity in the Centre and result in economic benefits to traders.
Upgrade bus <b>interchange &amp; station access</b> & underpass to achieve a safe, attractive pedestrian environment.	This work is a necessary first step in the development of a high quality ‘shared space’ & town square and requires further consultation with stakeholders.
<b>Stage 3</b>	
Major road and <b>carpark wayfinding signage</b> on thoroughfares into and past Oakleigh	
Re-create an ‘at grade’ <b>town square</b> or ‘shared public space’ north of the station, including the transport hub and interchange.	Square design will need to follow or be developed in conjunction with any works which are part of the bus/transport interchange upgrade and incorporate the north platform.
Upgrade <b>Atherton Road East</b> (between Eaton & Hanover); footpath pavements, landscape, lighting, furniture.	
Upgrade <b>Portman Street East</b> ; (Eaton to Hanover) footpath pavements landscape, lighting, furniture	
<b>Stage 4</b>	
Upgrade <b>Chester street</b> , (Eaton to Hanover St)	
Establish <b>north-south pedestrian routes</b> between Portman & Atherton	
Establish <b>cultural heritage walks</b> with markers on footpath	
<b>Stage 5</b>	
Upgrade <b>North East gateway</b> approaches via Atherton & Atkinson	
Upgrade <b>Hanover Street</b> in conjunction with and following new infill development	Integrate with new development on car park site.