

### 8.3 STRUCTURE PLANS FOR OAKLEIGH AND HUGHESDALE

Submitting Councillor: Cr Stephen Dimopoulos

***NOTICE OF MOTION***

*That this update Report on priorities for structure plans in Oakleigh and Hughesdale be noted.*

***BACKGROUND***

In July 2006, Council noted a report on Structure Plans for Activity Centres which identified priorities in relation to the preparation of Structure Plans for various Activity Centres in Monash and set a work program for the following five years.

Structure planning is the process of developing a framework for the integrated development of an activity centre. They guide the major changes to land use, built form and public spaces that together can achieve economic, social and environmental objectives for the centre.

The aim of structure planning for activity centres is to give effect to policies and objectives to provide effectively for changing community needs. They produce both a framework articulating how the centre will develop and the actions needed to realise that framework.

A structure plan will usually require a planning scheme amendment as one of its implementation mechanisms.

The 2006 Report ranked activity centres according to the following classification:

High	1 to 2 years
Moderate	3 to 5 years
Low	more than 5 years

The Monash Planning Scheme recognises Oakleigh as a Major Activity Centre and Hughesdale as a Neighbourhood Activity Centre. The 2006 Report ranked Oakleigh Major Activity Centre as a high priority and Hughesdale Neighbourhood Activity Centre as a Moderate priority.

The report acknowledged that the Hughesdale activity centre had at that time faced recent development pressure from multi-storey apartment development approved by the Victorian Civil and Administrative Tribunal (VCAT) and that moves towards assessment of the need for a structure plan would require a joint process with Glen Eira Council as the Centre falls between the cities of Monash and Glen Eira.

In relation to the Oakleigh activity centre, the report acknowledged that this centre has come under pressure by significant apartment type developments on the periphery of the retail core.

That Report acknowledged that the priority given for each of the Activity Centres is based on an assessment of the potential for increased development pressure. This increased development pressure may require the preparation of enhanced provisions within the Monash Planning Scheme for effective management of that development pressure within a specified timeline.

The assessed priority is therefore subjective and needs to be continually monitored. Priorities could change quickly if development pressure is increased by lodgement of a significant application for permit.

The anticipated timeline in relation to structure planning for the Oakleigh Activity Centre has not been met and the purpose of this Report is to inform Council of the reasons for this. It is anticipated however that a structure planning process for the Oakleigh Activity Centre will commence in the middle of 2009 and the reasons for this are twofold.

While the Oakleigh Urban Design Framework has been a reference document in the Monash Planning Scheme since 2002, a number of other key plans and strategies for Oakleigh have only now been completed and/or adopted and they include:

- Draft Urban Design Guidelines for Oakleigh;
- The Oakleigh Parking Precinct Plan; and
- The Oakleigh Village Public Space Enhancement Programme of Works

These three documents, as well as the Oakleigh Urban Design Framework are important foundations for any work in relation to a possible structure plan for the Oakleigh Activity Centre.

In addition to the need to see through the development of these plans, the development of a structure plan for the Oakleigh Activity Centre has been delayed due to the internal reprioritisation of resources within the Strategic Planning unit to the development of structure plans for Wheelers Hill and Brandon Park and work around protracted negotiations with the State Government to achieve a reasonable outcome for the community in relation to the rezoning of two former school sites in Notting Hill.

The anticipated timeline for the structure planning process in relation to the Hughesdale Neighbourhood Activity Centre remains unchanged and is anticipated to commence within a 3 to 5 year timeline from July 2006.

### ***FINANCIAL IMPLICATIONS***

In addition to staff and management time the costs associated with the development of structure plans for Activity Centres is around \$100,000 and for Neighbourhood Activity Centres is around \$50,000.