

## 5.1 BRANDON PARK MAJOR ACTIVITY CENTRE - STRUCTURE PLAN INCLUDING THE FORMER BRANDON PARK SECONDARY COLLEGE SITE

(TP281:BG:HM)

Ward : Wheelers Hill

Responsible Director: Paul Kearsley

Reason for Council Consideration: Strategic Planning – Structure Plan

### ***RECOMMENDATION***

1. *That the DRAFT Brandon Park Major Activity Centre - Structure Plan, (September 2008) proceed to a public consultation process.*
2. *That following completion of the consultation process, a further report be prepared for Council that details the submissions and issues identified and that makes recommendation on the future direction of the Brandon Park Major Activity Centre (BPMAC) – Structure Plan including an amendment to the Monash Planning Scheme.*

### ***BACKGROUND***

Brandon Park is identified as a Major Activity Centre (BPMAC) pursuant to Melbourne 2030.

Following closure of the Brandon Park Secondary College (BPSC) and discussions with VicRoads concerning the future use of its land in Ferntree Gully Road, the preparation of an updated Structure Plan for the BPMAC was identified as necessary to facilitate appropriate redevelopment of these significant sites in the activity centre.

### ***DRAFT – BPMAC – STRUCTURE PLAN (September 2008)***

A DRAFT Structure Plan has been prepared for the BPMAC. A copy is attached to this report.

The vision for the Brandon Park Neighbourhood 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.”

The Objectives for the BPMAC are:-

- To develop as a vibrant activity centre with a broad mix of uses appropriate to the needs of its customers
- To increase levels of public transport use,

- To provide a focal point for the community, fostering social and cultural interaction and development.
- To encourage walking and cycling through providing safe and accessible public spaces, and by concentrating activities that generate high numbers of trips in highly accessible locations.
- To promote and enhance the unique characteristics of the Activity Centre to ensure a strong sense of identity and character, including appropriate signage.
- To promote medium rise residential development within the Activity Centre, to support ongoing economic prosperity, social advancement and environmental protection.
- To ensure the provision of appropriate buffers and interfaces between commercial, residential and industrial land uses.
- To maintain air and noise buffer zones between incompatible uses (for example, avoiding residential encroachment upon potentially offensive uses or avoiding siting incompatible industrial uses in close proximity to each other).

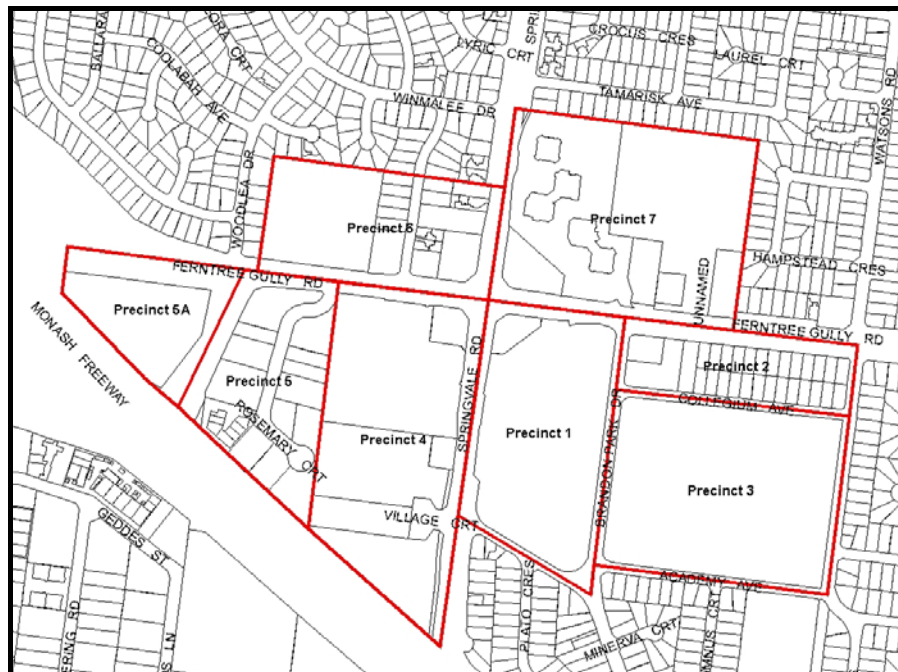
The Strategies for the BPMAC are:-

- Enhance the structure and function of activity centres by encouraging a variety of mixed use development, enhancing streetscapes and access including public transport, walking and cycling, improving car parking and creating attractive environments for the benefit of the local community.
- Maintain the vibrancy of the street by encouraging “active frontages” with retail, leisure and cultural facilities.
- Enhance the landscape and signage character of the streetscape and improve the safety and amenity of pedestrian networks including cycle ways, public transport access and parking opportunities where necessary, in all activity centres.
- Require new residential development to provide useable recreational areas, including private, communal and secluded open space areas that are well designed, integrated, functional, safe, solar oriented, well ventilated and meet the needs of future residents.
- Ensure new residential development achieves high quality architectural and urban design outcomes that positively contribute to neighbourhood character.
- Encourage development that incorporates improved energy efficiency during both building and operation, and minimises production of waste and pollution of the air.
- Consider the interface between 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.

- Promote and facilitate residential housing projects to locate in the activity centre with access to public transport services and other community facilities.
- Addressing streetscape and neighbourhood character issues in any new development or redevelopment.
- Encouraging creative design solutions for new development that enhances the quality of streetscapes particularly in relation to bulk of buildings, outdoor advertising, provision of open space and setbacks to ensure quality landscaping of frontages.
- Ensuring that adequate car parking is provided.

#### DRAFT Structure Plan Detail

The BPMAC has been divided into 8 distinct precincts, surrounded by a residential interface area.



In summary, the Structure Plan proposal is:-

**Precinct 1:- Brandon Park Shopping Centre (page 14 – BPMAC-SP)**

- Consolidated as retail core of BPMAC.
- Maximum building height four-storey with three-storey within 50m of Magid Avenue.
- 20m setback into Springvale Road.
- 10m setback to other streets.

**Precinct 2 Ferntree Gully Rd to Collegium Ave (page 15 – BPMAC-SP)**

- Office and residential uses.
- Four-storey offices at western end.
- Two storey residential development.
- 7.5m setbacks to all streets.

- Precinct 3**    Brandon Park Secondary College site    **(page 16 – BPMAC-SP)**
- Redevelopment of vacant school site for residential purposes.
  - Four-storey development abutting Brandon Park drive with transition to two storey adjacent to Academy Avenue.
  - Two storey development adjacent to Collegium Avenue.
  - 15% public open space including plantation reserve.
  - 7.5m setbacks to all streets.
- Precinct 4**    West side of Springvale Road    **(page 18 – BPMAC-SP)**
- Landmark building on the village green hotel site.
  - Restricted retail to be the primary precinct use.
  - Maximum building height five storey.
  - 20m setbacks to streets.
- Precinct 5**    Rosemary Court    **(page 19 – BPMAC-SP)**
- Retain industry uses with potential car sales at 23 Rosemary Court.
  - Maximum building height four storey.
  - 7.5m setbacks to street.
- Precinct 5a**    VicRoads site    **(page 20 – BPMAC-SP)**
- Fourstorey office building.
  - 20m setback to Ferntree Gully Road.
  - 7.5m setback to freeway access ramp.
- Precinct 6**    North of Ferntree Gully Road    **(page 21 – BPMAC-SP)**
- Retain existing land uses.
  - Extend the motel to north in Kerferd Road.
  - Potential three storey development 615-621 Ferntree Gully Rd, adjacent to the intersection of Springvale and Ferntree Gully Rds.
  - 10m setbacks to Springvale and Ferntree Gully Road.
- Precinct 7**    Brandon Office Park and surrounds    **(page 22 – BPMAC-SP)**
- Further two storey office development at north end of site.
  - Potential for five storey office development adjacent to the intersection of Springvale and Ferntree Gully Roads.
  - 20m setbacks to streets.

The Residential Interface Area includes all residentially used and zoned land generally within 400m of the retail core of the BPMAC. This area should continue to provide housing for families in single and two storey detached and medium density dwellings.

## ***CONSULTATION***

### Preliminary Consultation

Discussions have been held with interested commercial property owners within the precincts covered by the BPMAC - Structure Plan and the detail of the Draft Structure Plan generally conforms with their stated objectives for their individual sites.

The community surrounding the BPMAC has shown particular interest in the future of the BPSC site. The Brandon Park Residents Action Group (BRAG) has participated in consultation in respect of the heritage windrow of trees, and office development in Brandon Park Drive. The group has also been active in informing the local community about local issues.

Discussions with BRAG has only been general to date, discussing broad concepts about the BPSC site.

### Structure Plan Consultation – (proposed)

Property owner and community feedback is required to enable the BPMAC – Structure Plan to progress.

The following consultation plan is recommended.

- Send a copy of the DRAFT Structure Plan to all commercial property owners within the BPMAC area for their comment.
- Meet with BRAG to brief the residents group on the detail of the DRAFT Structure Plan.
- Notify all residents within the BPMAC and Residential Interface Area that a DRAFT Structure Plan has been prepared and invite them to a briefing meeting.
- Provide copies of the DRAFT Structure Plan to Wheelers Hill and Glen Waverley libraries for inspection.
- Issue a press release for inclusion in a local newspaper.
- Provide a display at the Brandon Park shopping centre detailing the principal elements of the DRAFT Structure Plan.

Following completion of this consultation process, a further report would be prepared discussing the submissions and issues identified for Councils determination on the future direction of the BPMAC – Structure Plan including any future amendment to the Monash Planning Scheme.

## ***CONCLUSION***

It is recommended that the Draft BPMAC - Structure Plan proceed to a public exhibition to enable community comment on the Draft plan.