

1.1 DRAFT HUNTINGDALE AND CLAYTON ACTIVITY CENTRE PRECINCT PLANS (SMC: File No. TP)

Responsible Director: Peter Panagakos

RECOMMENDATION

That Council:

- 1. Note the content and recommendations of the Draft Huntingdale and Clayton Activity Centre Precinct Plans appended to this report.*
- 2. Release the Draft Huntingdale and Clayton Activity Centre Precinct Plans for community consultation in accordance with the consultation program set out in this report.*
- 3. Note that a further report will be presented to Council upon the completion of the community consultation program for the draft Huntingdale and Clayton Activity Centre Precinct Plans.*

INTRODUCTION

The purpose of this report is to consider the draft Huntingdale and Clayton Activity Centre Precinct Plans and to seek endorsement of the draft Plans for community consultation.

BACKGROUND

The Monash National Employment and Innovation Cluster (NEIC) is Melbourne's largest established national employment and innovation cluster, with a mix of education, research and industry organisations. It is home to over 80,000 jobs and is the largest concentration of employment outside the central city.

The cluster has a critical mass of leading education, health and research facilities, including Australia's largest university (Monash University,) the Australian Synchrotron, the Melbourne Centre for Nanofabrication, Monash Medical Centre, a new Monash Children's Hospital, proposed Heart Hospital, CSIRO's largest site in Victoria and the Monash Enterprise Centre.

Its mix of education, research and commercial facilities creates a unique environment for innovation and world-leading research, which will continue to contribute significantly to Melbourne's economy. This unique blend of knowledge and researched based activity will help existing businesses, such as the manufacturing sector, produce products and services that are competitive in the global market.

Employment within the Monash Cluster is expected to double over the next 30 years. Coupled with the State Government's announcement to build a Suburban Rail Loop with potentially new underground stations at Clayton, Monash University and Glen Waverley, the Huntingdale and Clayton Activity Centre are strategically located to benefit from the expected growth in employment and population. Attachment 1 shows the proposed route and new stations for the Suburb Rail Loop project.

The ability of Monash University and its partners in Clayton to continue to act as a generator of economic development and jobs growth, drive innovation and deliver export income is directly impacted by structural decisions and investments in public transport.

Improved transport linkages will help elevate the Monash NEIC, the Clayton Health, Education and Research Precinct (CHERP), and the Clayton Innovation Precinct to a world-leading location, attract international investment and deliver substantial economic and social benefits to Victoria. Forecast growth in the Precinct will bring new opportunities for employment, housing, retail, education, innovation, and leading-edge research. This will underpin future economic development and job creation within the City of Monash.

The future growth of the Precinct is being constrained by traffic congestion and limited existing public transport options. The Victorian Heart Hospital, for example, will require improved connectivity to ensure that patients and visitors have adequate access.

Critical to the continued growth and development of the Precinct will be the investigation of high-capacity, high-frequency public transport initiatives integrated with road-network and active transport initiatives, such as the Rowville Rail Extension, Caulfield to Rowville Light Rail and Suburban Rail Loop.

Both Huntingdale and Clayton Activity Centres have unique transformative opportunities given their proximity to the Monash University Precinct. The future role of Clayton is proposed as a residential and medical precinct in contrast Huntingdale which is proposed as a largely mixed employment centre with supporting retail.

The opportunities to transform Huntingdale into a vibrant centre contributing to the Monash NEIC includes:

- Consolidating and expanding employment, innovation and residential activity
 - Creating greater connectivity to and integration with the key tenants with the Monash NEIC that are driving innovation and knowledge intensive employment
-

- Improving the amenity and creating a better sense of place

The opportunities to transform Clayton into a vibrant centre contributing to the Monash NEIC and the Clayton Health, Education and Research Precinct (CHERP) includes:

- Intensifying and expanding its retail, medical, research and residential role in the CHERP
- Creating greater connectivity to and integration with the key tenants with the NEIC that are driving health, education and research
- Creating a new identity and sense of place through redevelopment and public realm improvements

ISSUES AND DISCUSSION

The Draft Precinct Plans for Clayton and Huntingdale are included as Attachments 2 and 3 to this report.

Clayton Activity Centre Precinct Plan

The Clayton Activity Centre Study Area is focused along Clayton Road extending from Centre Road through to North Road. The Study Area includes key residential, employment and medical precincts located either side of Clayton Road. These areas play a key role in the function of the centre.

Health is the dominant employment sector in the Clayton Activity Centre, anchored by the Monash Medical Centre. This sector is projected to grow significantly with an estimated additional 3,000 to 5,000 jobs to be accommodated with the Activity Centre by 2036. The Precinct Plan seeks to support this growth to reinforce Clayton's health focus for the Monash NEIC.

Key Actions for Clayton

The Draft Clayton Activity Centre Precinct Plan sets out a clear framework to guide the growth of Clayton (on current estimates) from a suburb of 21,219 people in 2018 to approximately 29,000 people by 2036. The growth of Clayton will be transformative, long term vision for the Clayton Precinct, assisting in the facilitation of:

- An expanded retail, medical, research and residential role for the Clayton Precinct
- Greater connectivity to, and integration between Monash Health's Monash Campus including Monash Medical Centre, Jessie McPherson Private Hospital and soon to be build Monash Heart Hospital

- Monash Children’s Hospital and Translational Research Facility and the Monash University Precinct
- Improved transport and movement connections into the Clayton Precinct and between major employment, research and activity locations/destinations in the Precinct
- The creation of a new identity and sense of place across the Precinct that is reflective of its roles and position in the Monash NEIC

The Precinct Plan delivers clear planning and urban design policies and principles that will inform future land use changes within the Centre, future built form controls and policies to encourage and incentivise investment and development.

Suburban Rail Loop – Clayton Superhub

It should be noted that with the proposed location of a Suburban Rail Loop “Superhub” at Clayton development opportunity and growth is likely to be greater than current forecasts.

Huntingdale Activity Centre Precinct Plan

The Huntingdale Activity Centre contains two distinct elements: a neighbourhood activity centre along Huntingdale Road, adjacent to the Huntingdale train station, and surrounding industrial areas to the south east, east and north-west – divided into precincts between North Road, the rail corridor and Huntingdale Road.

Huntingdale forms the western gateway to the Monash NEIC and is a common transfer point for students, staff and visitors to connect to Monash University via bus.

The study area includes the small retail core, Jack Edwards Reserve, the surrounding industrial areas, and residential areas with 400m walking distance of the retail core. It includes some residential properties on the south side of Burlington Street.

Employment

Huntingdale has a strong legacy of industrial activity, but these industries are unlikely to be present in the future.

Given the age of the building stock there is opportunity for significant renewal if the right investment conditions are in place. New building stock represents an opportunity to create mixed use industrial and business parks that feature modern workplace facilities and attract higher quality tenants.

The current retail offer in Huntingdale is consistent with that of an older neighbourhood centre. At a minimum, catalytic development for the

Huntingdale retail strip would be with the addition of specialty shops and the development of supermarket, potentially incorporating residential development.

Community Infrastructure

There is little 'local' community infrastructure with the Huntingdale community and surrounding infrastructure is over utilised. The Precinct Plan recommends to target investment in community infrastructure to create the right conditions of 'place'.

Movement and Place

The North Road overpass and the Cranbourne-Pakenham Train Line create a complex network of major roads adjacent to Huntingdale Train Station and Huntingdale Shopping Centre, making it difficult to access other parts of the Huntingdale Activity Centre. Finding a long term solution to this convoluted road and rail network is critical to the future growth of the Huntingdale Activity Centre.

Key Actions for Huntingdale

The Draft Precinct Plan for Huntingdale identifies five development areas for Huntingdale in the context of the NEIC:

1. Foster innovation as a cornerstone of the local economy:
 - Encourage/attract trade and investment in knowledge intensive and high value industry sectors such as advanced technology and biomedical industries that can compete in the national and international context
 - Encourage/facilitate employment growth in high skilled, high wage jobs
 - Plan for economic resilience and transition to a digitised economy
2. Productive use of industrial land:
 - Recognise the changing land and site requirements necessary to attract knowledge intensive industrial sectors
 - Encourage less land intensive land uses with high employee per sqm ratio, improved amenity, reduced negative spill over and extended hours of operation to provide greater vitality
3. The role of housing in supporting closer proximity to jobs and transport and in locations that support population growth:

-
- Provide opportunities for housing in close proximity and accessible to activities that generate significant inward migration such as Monash NEIC and Clayton Medical Precinct
 - Increase mixed use developments in a manner which does not cause negative amenity impacts to adjoining and nearby sensitive interfaces
 - Increase housing density within the activity centre and around the Huntingdale Station
4. 20 minute neighbourhoods:
- Ensure the scale of retail and commercial activity is commensurate with the scale of the activities in the centre from both a residential and employment perspective
 - Provide transport networks that have capacity to accommodate all trips, including the provision of active transport networks (walking and cycling)
5. Place through exemplary design
- Mandate design excellence that is focused on creating amenity uplift and exemplary design in both the public and private realms

CONSULTATION

Subject to Council endorsement, community consultation on the two draft Precinct Plans will be undertaken over 8 weeks from mid-July through to September 2019. The proposed consultation approach includes the following steps:

- Direct mail out to owners, occupier, traders and business owners within each of the study areas
- Direct mail out to other interested stakeholders, Government agencies
- Static visual displays Clayton, Oakleigh and Glen Waverley Libraries
- Draft Precinct Plans on Council's web site with ability to make on-line comments
- Hard copies of the Draft Precinct Plans at Libraries and customer service outlets
- A Brochure distilling the recommendations of the precinct plans, with details of where to view the precincts plans and how to comment. The Brochure will be available on-line, at Council offices, Libraries, Listening Posts and at drop in sessions.
- Afternoon and evening drop in sessions in Clayton
- Afternoon and evening drop in sessions in Huntingdale
- Notice in Monash leader
- Article in the Monash Bulletin

The discussion papers and background reports that informed the draft Precinct Plans will also be available as part of the community consultation program.

At the conclusion of the consultation a report will be presented to Council which will:

- Summarise all submissions received
- Provide a response to submissions
- Detail changes made to the Precinct Plans in response to the submissions
- Seek Council's endorsement of the Precinct Plans

POLICY IMPLICATIONS

The preparation of the Monash and Huntingdale Activity Centre Precinct Plans is consistent with following Council and State Government Policies.

Consistency with Council Strategies and Policies

Monash 2021: A Thriving Community (2010)

This long term strategy states (as relevant) that our community values convenience (we are in walking distance to all we need); a balance between residential, commercial and industrial development; good connections to bus and train services, and easy access by train/freeway; we have a friendly, community based atmosphere in shopping strips; and a safe place to live and bring up a family.

Monash Council Plan (2017-2021)

The following are relevant strategic objectives and strategies from the Council Plan:

A liveable sustainable city

- Strengthening our strategic policy and local planning framework
 - Advocacy for enhancement of the National Employment Cluster
 - Increasing our community engagement and education about town planning [...]
 - *Inviting open and urban spaces*
 - Ensuring the walkability of our city
 - Improving our green open spaces and linking up our bicycle trails
 - Enhancing our activity centres with an increased focus on the moveability and prioritisation of pedestrians
 - *An inclusive community*
-

- Delivering integrated planning and community strengthening
- *Responsive and efficient services*
- Enhancing community consultation and involvement in our decision-making

The Council Plan identified the following relevant priority projects:

- Enhancing the Monash Planning Scheme by reviewing the scheme and by undertaking structure plans for Huntingdale and Mount Waverley. (Related strategic indicator: number of structure plans completed)
- Advocacy for the Rowville Rail and Huntingdale Station redevelopment.
- Improve our activity centres and pedestrian movements therein.

Monash Economic Development Strategy & Action Plan 2018

The recently adopted Economic Development Strategy has four Key Strategic Directions. The relevant directions are:

- *Direction 2 – Places for Business: connected, accessible, quality and diverse employment precincts*
This direction specifically actions the preparation of the Precinct Plans for Clayton and Huntingdale Activity Centres.
- *Direction 3. Diversity in Business: Facilitating economic growth and prosperity through diversity, collaboration and innovation.*
The Precinct Plans promote diverse business opportunities that build on the strengths of each of the Activity Centres.
- *Direction 4. Attracting business: Investment, industry leaders, innovators and emerging talent.*
The Precinct Plans propose action to attract infrastructure and employment investment in leading sectors such as health, education and research in Clayton. Huntingdale will be positioned for investment in collaboration, innovators and emerging talent.

Monash Housing Strategy (2014)

This strategy has formed the basis for Amendment C125 to the Monash Planning Scheme and identifies locations suitable for substantial residential growth, and areas suitable for limited and incremental growth. Amendment C125 has sought to implement Stage 1 of the housing strategy, which focussed growth around the Clayton activity centre and applying the Neighbourhood Residential Zone to sensitive areas around creeks.

The Precinct Plans identify increase residential density and diversity as key supporting roles for the Activity Centres bring housing and employment closer together.

Other relevant Draft Strategies

The following adopted strategies are also relevant to the Clayton and Huntingdale Precinct Plans. Recommendations within these strategies should align with future precinct plans:

- Monash Integrated Transport Strategy
- Monash Open Space Strategy
- Monash Urban Landscape and Canopy Vegetation Strategy

Monash Planning Scheme

Clauses from the Monash Planning Scheme that are relevant to Clayton include:

- Clause 11.06 – Metropolitan Melbourne
- Clause 17 – Economic Development
- Clause 21.05 (MSS) – Economic Development
- Clause 21.06 (MSS) – Activity Centres
- Clause 22.03 – Industry and Business Development and Character Policy

State Government Policy Context

Plan Melbourne

There are numerous references and policy directions throughout Plan Melbourne that highlight the importance of the MNEIC, specifically.

“Direction 1.1 Create a city structure that strengthens Melbourne’s competitiveness for jobs and investment”

“Policy 1.1.4 Support the significant employment and servicing role of Health and Education Precincts across Melbourne”

“Policy 1.17 Plan for adequate commercial land across Melbourne”

“Direction 2.2 Deliver more housing closer to jobs and public transport”

“Direction 2.4 Facilitate decision-making processes for housing in the right locations”

“Directions 3.1 Transform Melbourne’s transport system to support a productive city”

“Policy 3.1.2 Provide high quality public transport access to job rich areas

FINANCIAL IMPLICATIONS

The development of the Precinct Plans are funded in the 2017/18 and 2018/19 Council Budgets

The Precinct Plans are essentially an aspiration statement of Council’s intent to address the future pressures and needs of the Clayton and Huntingdale Activity Centres, but in a financial sense the recommendations of the Precinct Plans are largely unfunded within Council’s current Strategic Resource Plan (SRP) and Long Term Financial Plan (LTFP).

While proposed projects have transformative potential for the Monash NEIC and the Study areas, the current level of project definition and large scale investment requirements mean that delivery and timings are uncertain.

Recommended public realm improvements and new Community Infrastructure will need to be assessed by Council as part of future budget consideration and in accordance with the LTFP.

Council will be able to use the analysis, findings and recommendations to the Precinct Plans to seek opportunities to leverage major investment in the transport network to drive urban renewal in Clayton and Huntingdale.

Where the opportunity presents itself Council should advocate for transformative investment in Clayton and Huntingdale and the broader Monash NIEC alongside large scale investment such as the proposed transport projects. In the context of Huntingdale this could mean leveraging future investment to address the North Road overpass.

CONCLUSION

The Draft Precinct Plans sets out a transformative, long term (at least 20 years) vision assisting in the facilitation of:

- An expanded retail, medical, research and residential role for the Clayton Precinct;
- Greater connectivity to and integration between Monash Health’s Monash campus including Monash Medical Centre, Jessie McPherson Private Hospital, Monash Children’s Hospital, proposed

Heart Hospital, Translational Research Facility and the Monash University Precinct;

- Improved transport and movement connections into the Clayton Precinct and between major employment, research and activity locations/destinations in the Precinct;
- The creation of a new identity and sense of place across the Clayton Precinct that is reflective of its roles and position in the Cluster;
- A greatly expanded employment, innovation and residential role for the Huntingdale Precinct;
- Greater connectivity to and integration with the Monash University Precinct and Monash Medical Centre Precinct;
- Improved transport and movement connections into the Huntingdale Precinct and between major employment, research and activity locations/destinations in the Precinct; and
- The creation of a new identity and sense of place across the Huntingdale Precinct that is reflective of its future role as a CBD level employment, research and residential Precinct

The proposed consultation strategy is extensive and will run for 8 weeks.

At the conclusion of the consultation a report will be presented to Council on the outcomes of the consultation.

Attachments.

Attachment 1 - Suburban Rail Loop Concept Plan

Attachment 2 - Draft Clayton Activity Centre Precinct Plan

Attachment 3 - Draft Huntingdale Activity Centre Precinct Plan