

## 21 MUNICIPAL STRATEGIC STATEMENT

24/09/2009  
[C65 Proposed](#)  
[C125](#)

### 21.01 MUNICIPAL PROFILE

30/07/2009  
[C57 Proposed](#)  
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#### 21.01-1 Location

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The City of Monash is one of Melbourne's most populous municipalities, with ~~almost over~~ [+63,177,000](#) residents [as of 2011](#). It is located 20 kilometres south east of the Central Business District in Melbourne's fastest growing population corridor.

The City of Monash includes the suburbs of Ashwood, Burwood [\(part\)](#), Chadstone [\(part\)](#), Clayton, Glen Waverley, Hughesdale, Huntingdale, Jordanville, Mount Waverley, Mulgrave, Notting ~~h~~[Hill](#), Oakleigh, Syndal and Wheelers Hill.

#### 21.01-2 Regional context

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This Municipal Strategic Statement has been developed to link with the objectives of the surrounding municipalities of Knox, Glen Eira, Stonnington, Boroondara, Kingston, Whitehorse and Greater Dandenong to ensure that all Councils work towards a complementary regional planning framework. (Refer to Map 1 depicting the Regional Context.)

Critical common land use issues relate to open space, transport linkages, provision of appropriate housing and industrial uses, drainage catchment health and environmental works both upstream and downstream of the municipality, the interface between conflicting land uses and linkages to key educational facilities.

#### 21.01-3 Municipal overview

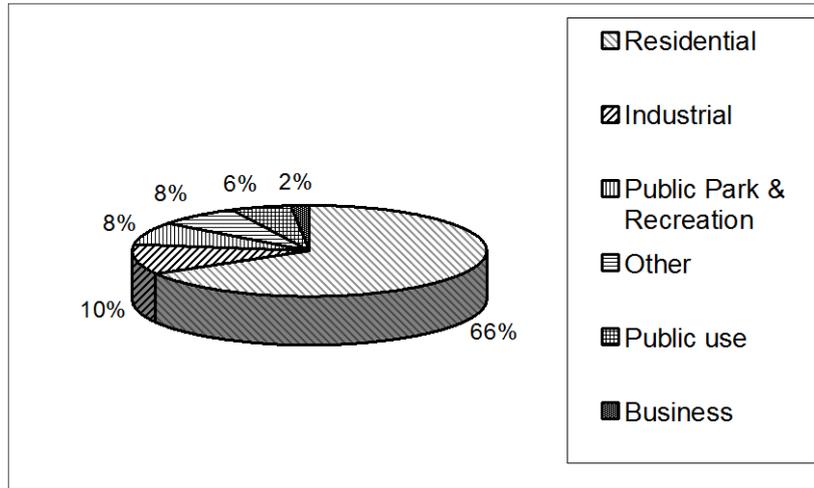
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Monash has some of Melbourne's best known landmarks within its 82 square kilometres, including Monash University, the Monash Medical Centre, the Victoria Police Academy, Waverley Netball Centre and Jells Park.

Monash comprises primarily residential land but has significant areas of commercial, industrial and open space land uses. ~~-~~This includes Glen Waverley, Oakleigh and Clayton Activity Centres, ~~and~~ the Monash Technology Precinct [and the Monash National Employment Cluster that contains a critical mass of leading education, health, research and commercial facilities.](#)

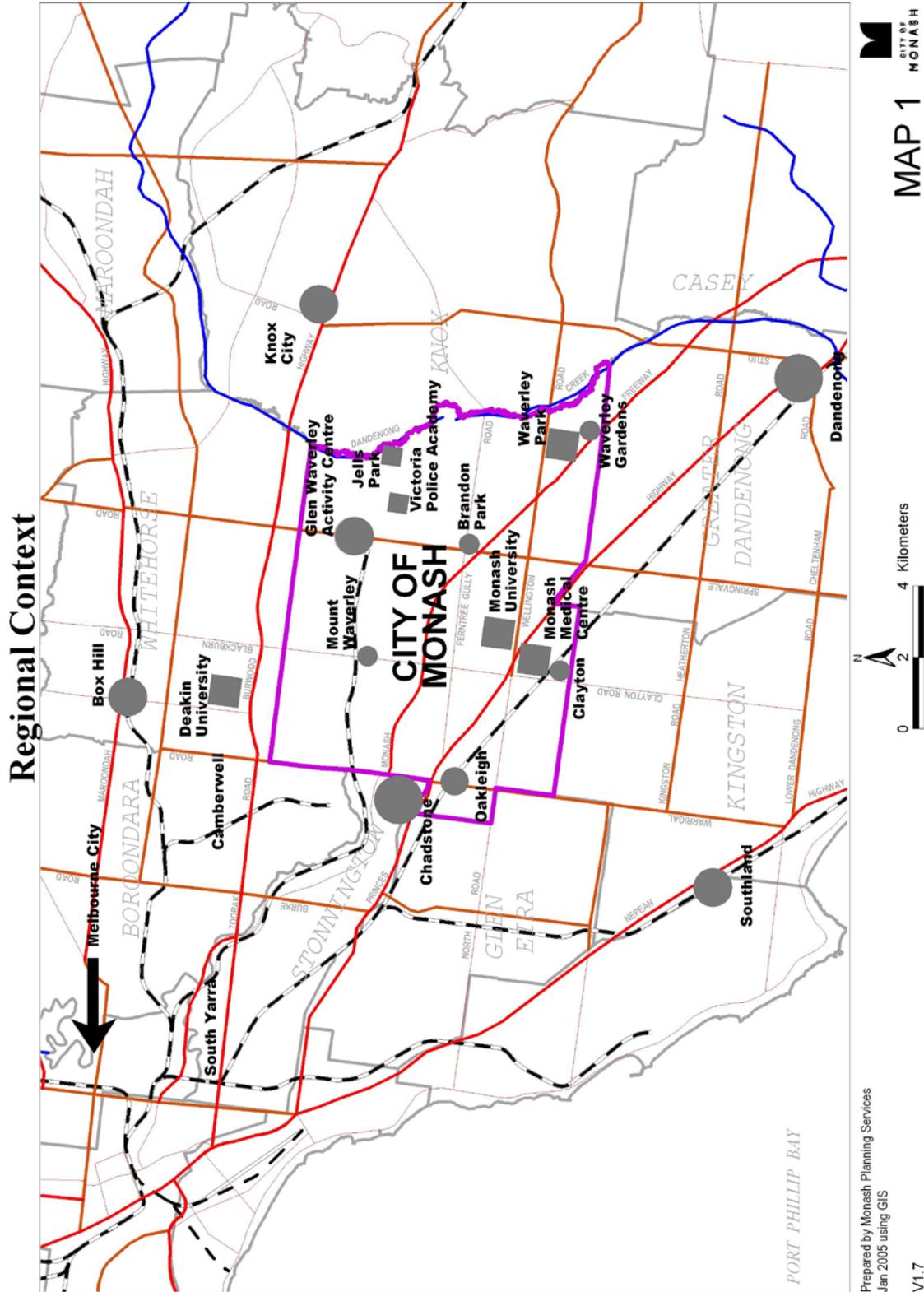
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#### *City of Monash - Land Use Areas*



Source: \_\_\_\_\_  
Monash Planning Scheme – Total Zone Areas - 2004

Map 1: Regional Context



### Garden city character

Monash 2021 establishes a vision for ‘a green and naturally rich city that keeps its green leafy character and values open spaces’. The City of Monash is known for its garden city character, consisting of leafy, low-rise suburbs with well vegetated private gardens and wide streets with street trees. This characteristic is highly valued by the community and visitors to the municipality. High canopy trees are a dominant feature, particularly towards the east of the municipality.~~characterised by its leafy suburbs, comprising both front and rear private gardens, and its treed streetscapes.~~ This garden city characteristic is predominant in residential areas and the higher quality commercial areas, especially the planned business parks. Industrial areas are clearly designated and buffered precincts that incorporate wide streets, large, well landscaped setbacks and provide an overall high quality environment.

~~The garden City Character is represented by the extensive and heavily treed residential areas, the industrial areas with clearly defined precincts and buffers, wide streets, large well landscaped setbacks and an overall high quality environment.~~

Except for the older areas to the south west where some precincts are of heritage significance, Monash has generally developed post World War 2 with detached dwellings on single allotments. Recent redevelopment has included removal of existing dwellings and replacement with larger houses or multi-unit developments.

The garden city character of Monash reflects the historical development of the area and contemporary community values. It therefore has strong cultural and community significance for Monash residents. As the suburban housing stock ages and the size and profile of the community changes, different forms of housing will be needed to address future requirements, expectations and environmental standards.

### Open space

There are approximately 650 hectares of land zoned for open space in Monash which equates to approximately 8% of the municipality. Over 371 hectares is passive recreation. This includes Jells Park which has an area of 127 hectares.

### Environment

Monash enjoys good air quality partly due to actions taken by Council in the last 25 years. These include banning of incinerators in the 1980s and undertaking extensive tree planting. Currently local industrial, commercial and motor vehicle emissions pose the greatest threat to air quality.

There are several significant waterways in Monash, for example Scotchman’s, Gardiners, Damper and Dandenong Creeks. These areas have been revegetated and restored through significant works by Council and are now seeing native fauna species return.

The parkland along creeks form corridors for recreation and wildlife and make a significant contribution to the character and landscape of local areas. Other waterways have been highly modified into pipes or concrete lined sections. Rehabilitation of these waterways is needed to restore their natural ecology which will also provide effective stormwater management.

Council is committed to reducing the environmental impact of urban development on water quality and quantity through improved stormwater management and drainage infrastructure. It is recognised that poor water quality detracts from the natural and recreational value of waterways and the surrounding reserves. New development and redevelopment has increased some drainage flows. This impact is being managed through Council’s infrastructure program.

Although much of the municipality has been cleared of vegetation, there are key remaining areas of remnant vegetation in existence as well as the tree corridors along major traffic routes and throughout the northern part of the municipality. Much of the vegetation remnants are along creek lines, however there are also significant areas for conservation in Jells Park, some smaller parks and in golf courses.

## Industry and business

Over 10% of the land within the municipality is zoned for industrial or business purposes. The industrial areas ~~enter-accommodate~~for general and light industrial uses, whereas Monash's activity centres typically comprise retail, business and office type land uses and ~~which comprise the core of Monash's activity centres,~~ are located in ~~the business commercial~~ zoned areas.

Plan Melbourne: Metropolitan Planning Strategy (2014) identifies National Employment Clusters that are designated geographic concentrations of interconnected businesses and institutions that make a major contribution to the national economy and Melbourne's place as a global city. Within the City of Monash, the Monash National Employment Cluster (which also extends into the Cities of Kingston and Greater Dandenong) is Melbourne's largest established employment cluster, with a unique mix of education, research and industry participants. The cluster supports 58,500 jobs and has the largest concentration of jobs outside of the central city. The cluster has a critical mass of leading education, health, research and commercialisation facilities including Australia's largest university (Monash University-Clayton Campus), the Australian Synchrotron, the Melbourne Centre for Nanofabrication, Monash Medical Centre, CSIRO's largest site in Victoria, Monash Business Incubator and the Monash Enterprise Centre. The new Monash Children's Hospital at Clayton is due for completion in 2016.

~~There are two main areas which have regional significance as industry centres. These are~~ The Monash Technology Precinct, Precinct, centred on Monash University, generally zoned Business 3 is land situated within the Monash National Employment Cluster and identified in Schedule 6 to the Special Use Zone in the Monash Planning Scheme. The Monash Technology Precinct, one of the most important Technology Precincts in Australia, contains some of the nation's most prestigious research organisations and high technology industries including Australia's first Synchrotron facility, which, and the ~~There are larger large~~ areas of industrial land concentrated along the Oakleigh-Clayton railway ~~axis~~ corridor and. ~~The remaining industrial areas throughout the municipality are interspersed clearly defined precincts throughout the municipality.~~

Business and related research facilities play a major role in the economic and commercial profile of the City. Monash has developed a reputation as a "high tech" centre for industry, with a thriving business community comprised of small businesses, some large businesses and multi-national corporations.

~~The Monash Technology Precinct, one of the most important Technology Precincts in Australia, contains some of the nation's most prestigious research organisations and high technology industries including Australia's first Synchrotron facility. The Precinct is recognised by Melbourne 2030 as a Specialised Activity Centre.~~

Monash has particular locational advantages for industry due to its central location, good access for its workforce within the south eastern suburbs and easy 25 minute access to the Central Business District via the Monash Freeway. It also has a strong educational base, existing physical infrastructure, availability of industrial zoned land and buildings within a quality landscaped environment.

The industrial areas ~~forms~~ a significant component of the physical structure of the ~~c~~City and ~~has~~ have an important visual impact particularly where industry abuts major roads.

Activity and neighbourhood centres are located throughout the municipality and provide attractive environments and a focus for community activities and social life within Monash. They play a diverse role in terms of accommodating future housing, retail, commercial and civic services. These centres range in scale and function from the larger centres of Glen Waverley, which has experienced major renewal and redevelopment in the past decade, Oakleigh, Clayton, Brandon Park and Mount Waverley, and smaller neighbourhood centres including Pinewood, Wheelers Hill, Waverley Gardens, Syndal, Hughesdale, Holmesglen, Huntingdale and Oakleigh South that serve local community shopping needs.

~~Glen Waverley is the principal activity centre within the municipality. It is supported by the Major Activity Centres of Oakleigh, Mount Waverley, Clayton, and Brandon Park, whilst Pinewood, Wheelers Hill, Waverley Gardens, Hughesdale and Syndal act as neighbourhood centres.~~

~~Monash also has a range of smaller centres that serve local community shopping needs.~~

## Transport

~~The City of Monash is serviced by the Cranbourne, Glen Waverley and Pakenham rail lines. There are eight train stations in the municipality for local, student and commuter passengers and these stations form the basis for the majority of activity centres and urban consolidation opportunities. Major roads such as the Monash Freeway, Princess Highway and Springvale Road serve the City. The transport network will be further enhanced by the construction of the Mitcham – Frankston Freeway.~~

~~Public transport comprises The City has extensive bus routes including Smart Bus routes on major arterials and the Glen Waverley and Melbourne/Dandenong railway services.~~

Major roads such as the Monash Freeway, Princes Highway and Springvale Road serve the City.

## Population

~~The City of Monash is one of Melbourne's most populous municipalities, with over 163,000 estimated 177,000-970 residents in 2001-2011. The population is expected to increase by over 19,400 to 197,467 by 2026 equating to an average annual growth rate of 0.7 percent.~~

~~The rising population has resulted in an increase in the number of households and it is estimated that this will drive demand for at least 10,000 new dwellings over the period 2011 to 2026. This increase in demand is due in part to an aging population, smaller sized households (estimated to drop from 2.72 in 2011 to 2.65 by 2026), lifestyle changes and altered household structures.~~

~~The population in Monash is noticeably ageing, with almost 23 percent of the population aged over 60. There are a lower proportion of people in the younger age group (0 – 17 years) and a higher proportion of people in the older age group (60+ years) compared to Greater Melbourne. Since 2006, the largest increase in the population has occurred in the young workforce group aged 25 – 34, which comprises just over 23,500 people. The majority of the population in Monash is in the 35 – 49 year age bracket with over 34,000 people. This change is attributed in part to rapidly increasing house prices over the past few years as well as a desire by the current residents to remain within their locality as they grow older.~~

~~Monash is a cosmopolitan city with 37% of its residents coming from more than 30 countries 44 percent of residents born overseas and 39 percent speaking a language other than English at home. The City has a highly skilled and well educated workforce, with 30% percent having a degree or higher education degree.~~

~~Residents Households of Monash also enjoy a high level of home ownership with 40.6 percent of dwellings owned that is considerably higher than the compared to 31.5 percent in the Greater Melbourne average area.~~

~~The population in Monash is noticeably ageing, with over 20% of the population over 60. Since 1996, the largest increase in population has occurred in the 70 – 84 age bracket, which comprises nearly 14,000 people,~~

~~A decline in the number of persons under 39 is apparent in recent years, with the largest decrease since 1996 observed in the 18 – 24 age group. This change is attributed in part to the rapidly increasing house prices over the past few years as well as a desire by the current residents to remain within their locality as they grow older. The median house price has risen from \$210,000 in 1999 to over \$344,000 in 2003. Monash has experienced a relatively stable population size over the past fifteen years with growth of 0.6% from 1996 to 2001 reversing a slight downward trend of -0.7% since 1986. By 2021 the population of Monash is expected to have increased to over 170,000.~~

~~Although, population is predicted to marginally increase, the number of households and hence demand for dwellings is estimated to increase by nearly 10,000 new households over the period 2001 to 2021.~~

~~The predicted population trend is primarily caused by smaller sized households (estimated to drop from 2.66 in 2001 to 2.5 by 2021), ageing of the population, continued changes in lifestyle, changes to structure of family households and a static birth rate.~~

### **Family structure**

The combination of family and non-family household types in the City of Monash in part reflects the diverse household structure of the area in 2011. The basis for the mix of household types relates to the variety of dwellings, the cost of housing and the age structure of the area.

~~The proportion of families with dependant children and youth living at home in Monash structure of families and households in Monash has decreased remained fairly static over the last decade during the period 2001-2011 although there has been a slight increase in lone person and group households. About half of the 42,000 families had dependent children in 2001. Of these over 12% (5,342) were single parent families.~~

Analysis of the household/family types in the City of Monash in 2011 compared to Greater Melbourne shows that there was a higher proportion of two-parent families with dependents as well as a lower proportion of one-parent families. Overall, 35.6 percent of total families were two-parent families with dependents, and 9.6 percent were one-parent families compared with 33.6 percent and 10.4 percent respectively for Greater Melbourne.

~~Family structures in the City of Monash show some differences to the broader Melbourne population. In 2001, Monash had a lesser share of lone person households; a greater proportion of couples without children; more mature families; and less young families than the Melbourne average.~~

~~The combination of family and non family household types in Monash in part reflects the diverse household structure of the area in 2001. The basis for the mix of household types relates to the variety of dwellings, the cost of housing and the age structure of the area.~~

### **Dwellings and households**

There are approximately ~~60,500~~65,500 dwellings within Monash, with ~~a~~the significant majority of these being single detached dwellings on blocks greater than 600m<sup>2</sup>. The number of dwellings in the City of Monash is forecast to grow to 75,384 in 2026, with the average household size falling from 2.72 people in 2011 to 2.65 people by 2026.

As a primarily ageing municipality, Monash's housing stock tends to comprise single family homes built during the post war boom between 1945 and 1965. These properties are generally located to the west of Springvale Road with exceptions at Glen Waverley and the western portion of Mulgrave.

This development accompanied the baby boomer growth of the 1950s and 1960s where the average household size exceeded 4.5 persons per household during the 1960s.

The largest proportion of properties was constructed between 1965 and 1990. This coincided with the suburban expansion of the middle ring suburbs of Melbourne. These properties are generally located in the eastern section of the municipality.

Analysis of the types of dwellings in the City of Monash in 2011 shows that 77.3 percent (50,627) of all dwellings were separate houses; 21.0 (13,759) percent were medium density dwellings and 1.4 percent (944) were high density dwellings, compared with 71.1 percent, 21.1 percent, and 7.2 percent in the Greater Melbourne area respectively.

The total number of dwellings sold in 2013 was slightly less than the total number sold in 2006. There was a higher disposal of units to houses in 2013 compared to 2006 and a significant reduction in vacant house block sales in 2013 compared to 2006.

The total number of households in the City of Monash increased by 2,146 from 2006 to 2011. From a metropolitan perspective, Monash caters mostly for traditional family households with two parents and children. ~~80%~~ Close to 80 percent of households live in a separate house compared to ~~74.1%~~ percent for the metropolitan area.

In ~~2001~~ 2011, ~~75.69%~~ percent of households were purchasing or fully owned their home in the City of Monash ~~owned their own home~~ compared to ~~70.67 percent~~ % of metropolitan households in metropolitan Melbourne. Twenty three percent of residents lived in private rental accommodation ~~17% lived in private rental housing~~ and ~~2%~~ percent lived in public rental housing. The median house price rose from \$429,000 in 2006 to \$750,000 in 2013.

### Household income

In ~~2001~~ 2011, the average annual household income in the City of Monash was ~~around approximately \$57,000~~ 68,700, ~~with an average individual gross weekly income of \$520.~~

Analysis of individual income levels in the City of Monash in 2011 compared to Greater Melbourne shows a similar proportion of people earning a high income (those earning \$1,500 per week or more) and a higher proportion of people earning a low income (those earning less than \$400 per week). Overall, 12.5 percent of the population earned a high income, and 40.3 percent earned a low income.

~~Within the City of Monash there is a range in income distribution from the middle income areas of Oakleigh, Huntingdale and Clayton to the higher income areas of Mount Waverley, Glen Waverley and Wheelers Hill.~~

### Employment

The occupational groupings of employed persons living in the City of Monash are similar to the Melbourne metropolitan area.

Monash has a ~~slightly~~ higher proportion of people employed as professionals, managers, and administrators ~~and sales workers or professionals~~ and a slightly lower proportion of people employed as trades ~~persons~~ workers, plant and machine operators and drivers and labourers. ~~People employed as para-professionals, clerks and sales and service providers are also slightly higher than the Melbourne average~~ community and personal services workers are slightly lower than the Melbourne average however this group has grown in representation since 2006.

The business community is an important generator of income and employment for the local economy and current trends towards home based business and high technology work options will continue to increase the employment base within the City.

Monash is characterised by employment in activity centres and also has a large proportion of economic activity generated by small business. ~~The industrial areas within the City of Monash are a significant regional and metropolitan generator of economic activity and employment, of both the “high tech” and manufacturing sectors.~~

Across the City of Monash as a whole, 11,500 businesses provide around 90,000 jobs predominantly for residents in the municipality and Melbourne’s south eastern region. Approximately ~~40,000~~ 58,500 ~~persons~~ people are employed in businesses and institutions located within the boundaries of the Monash National Employment Cluster and in the ~~businesses~~ businesses and institutions ~~which are~~ located in the Monash Technology Precinct.