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BRANDON PARK MAJOR ACTIVITY CENTRE STRUCTURE PLAN

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Overview

Brandon Park is identified as a Major Activity Centre in Metropolitan Policy.

The Brandon Park Major Activity Centre is centred on the intersection of Ferntree Gully Road and Springvale Road within the suburbs of Glen Waverley, Wheelers Hill and Mulgrave. It is located 2.5 kilometres south of the Glen Waverley Principal Activity Centre in Springvale Road at Glen Waverley and abuts the Monash Freeway to its southwest. The land within the Brandon Park Major Activity Centre boundary is shown in the Framework Plan below.

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Key Issues

The key planning principles that underpin the Brandon Park Major Activity Centre Structure Plan are:

- To enhance the structure and function of the Brandon Park Major Activity Centre by supporting its development as a vibrant and prosperous activity centre.
- Continue to develop the activity centre as a mixed use activity centre incorporating retail, commercial, cultural, civic, residential, office and industrial uses.
- Maintain the activity centre with an appropriate retail mix in the context of competition from larger centres and new forms of retailing.
- Continue the growth of employment in the centre.
- Promote the Activity Centre as a key focus for convenience shopping and community services, primarily serving the local catchment.
- Continue the fostering of social and cultural development within the activity centre.
- Increase residential accommodation, including affordable housing, within the centre.
- Provide diversity in choice of housing types and opportunities for new housing to meet the needs of existing and future households.
- Provide for increased intensity and scale of development within the Major Activity Centre while respecting the existing character of adjoining areas.
- A key influence on any future development within the activity centre is the Garden City Character.
- Improvement of vehicle access, circulation, parking, and pedestrian and bicycle movement and safety.

Vision and Objectives

The vision for the Brandon Park Major Activity Centre is:

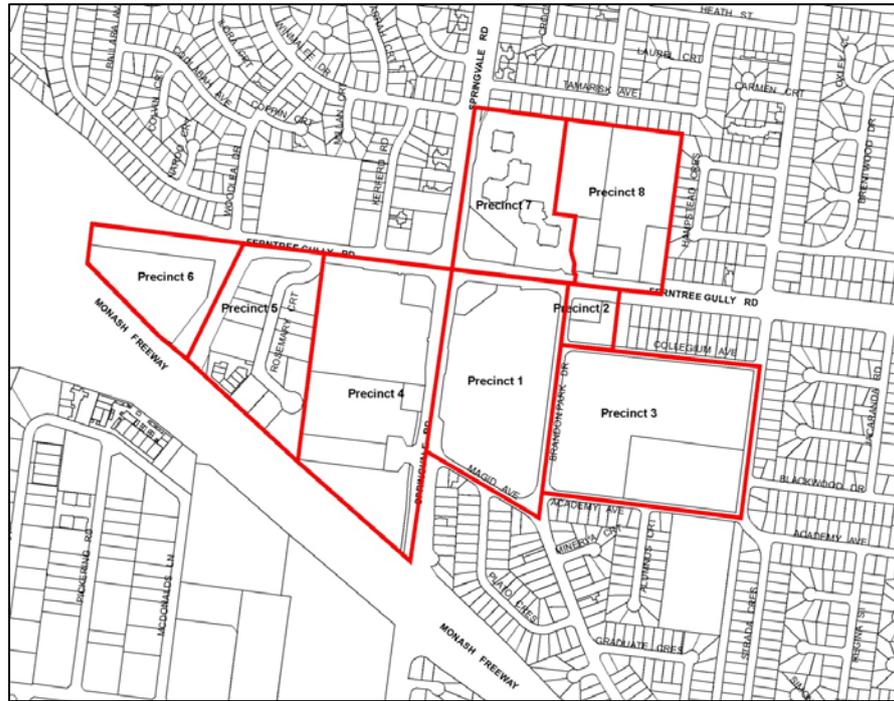
The Brandon Park Major Activity Centre will be an attractive, safe and highly accessible place where people can access shops and services to meet most of their daily and weekly needs.

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 Brandon Park Major Activity Centre consists of six precincts, surrounded by an interface area which is mainly used for residential purposes.

The precincts of the Brandon Park Major Activity Centre are:-



Precinct 1: Retail - Brandon Park Shopping Centre

- Objective Update the free standing shopping centre so that it consolidates its function as the retail core of the Activity Centre. Inclusion of other services including medical centre facilities is appropriate.
- Implementation Retain the existing Commercial 1 zoning and replace the existing Design and Development Overlay Schedule 1 with a new Design and Development Overlay Schedule 8.

Precinct 2 Office - Brandon Park Drive Office

- Objective Maintain the precinct as a focus for office development.
- Implementation Retain the existing Commercial 1 zoning and replace the existing Design and Development Overlay Schedule 1 with a new Design and Development Overlay Schedule 8.

Precinct 3 Residential and Education

- Objective Redevelop the vacant land for residential purposes with a mix of housing types including a component of Affordable Housing. Retain significant mature vegetation within the public open space reserves and where possible, trees scattered throughout the site.
- Implementation Rezone vacant land to a General Residential Zone with an accompanying schedule and apply the new Design and Development Overlay Schedule 8.

Precinct 4 Springvale Road Mixed Use

Objective Encourage an appropriate mix of commercial uses (restricted retail, office etc) incorporating higher density residential development in the precinct. Retail (Shop) uses are discouraged.

Implementation: Rezone to a Commercial 2 Zone and replace the existing Design and Development Overlay Schedule 1 with a new Design and Development Overlay Schedule 8.

Precinct 5 Rosemary Court Industrial

Objective Maintain the precinct as an employment precinct focusing on industry, service industry and car sales uses.

Implementation: Retain the existing Industrial 1 Zone and replace the existing Design and Development Overlay Schedule 1 with a new Design and Development Overlay Schedule 8.

Precinct 6 Freeway Office

Vision Encourage office development on the site with the inclusion of residential development and medical centre facilities. Retail uses are discouraged.

Implementation: Rezone to a Mixed Use Zone with an accompanying Schedule and apply the new Design and Development Overlay Schedule 8 and an Environmental Audit Overlay over the site.

Precinct 7 Brandon Office Park

Objective Continue to encourage office development within the precinct with the inclusion of residential development and medical centre facilities.

Implementation: Retain the existing Commercial 1 Zone and replace the existing Design and Development Overlay Schedule 1 with the new Design and Development Overlay Schedule 8.

Precinct 8 Service and Community

Objective Continue to provide the existing mix of recreation, community and service uses.

Implementation: Retain existing zoning.

Residential Interface Area

Location Includes the area generally within 400 metres of the boundary of the Activity Centre.

Objective Continue to provide housing and infill medium density multi-dwelling developments compatible with the context and urban character of each location.

Public Realm

- To provide attractive and safe civic spaces to enhance community interaction, health and connectedness.

- To ensure that public spaces in the Brandon Park Major Activity Centre are well designed and enhance community safety through informal surveillance, lighting and appropriate landscaping.
- To encourage public spaces within the Brandon Park Major Activity Centre to become preferred meeting places and a resource for community learning and interaction.

Accessibility

- To provide vibrant, attractive pedestrian environments that are safe and accessible for people with all levels of mobility.
- To be highly accessible by all travel modes.
- Encourage people to the catchment area to walk and cycle to the various facilities within the Major Activity Centre.
- To create opportunities for improved local permeability through provision of new pedestrian/cycle pathways or new local street networks.
- To be conveniently linked to major public open space and other recreation facilities in the region.
- To be conveniently linked by public transport to other Activity Centres in the region.

Land Configuration and Ownership

- To encourage the configuration and consolidation of land where necessary to create viable development sites and optimal development of the centre.
- To avoid the fragmentation of land through subdivision that does not achieve the outcomes of the Development Framework.

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Implementation

The objectives in relation to the Brandon Park Major Activity Centre will be implemented through the planning scheme by:

Policy Guidelines

When deciding on an application for use and development, the responsible authority must consider as appropriate:

- The setback of upper levels of a building from any residential zoned land.
- Design Guidelines for Higher Density Residential Development (Department of Sustainability and Environment 2004) in assessing the design and built form of residential development of four or more storeys.
- Safe Design Guidelines for Victoria (Crime Prevention Victoria and Department of Sustainability and Environment 2005) in assessing the design and built form of new development.
- Victorian Urban Design Charter (Department of Planning and Community Development 2010) in assessing the design and built form of new development.
- Activity Centre Design Guidelines (Department of Sustainability and Environment 2005) in assessing the design and built form of new development.

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Reference documents

Brandon Park Major Activity Centre Structure Plan – *October 2013*

Background Report – Brandon Park Major Activity Centre Structure Plan – *October 2013*