

OFFICERS' ADVICE**PROVISION OF GREEN OPEN SPACE IN THE GLEN WAVERLEY PRINCIPAL ACTIVITY CENTRE (GWPAC)**

Submitting Councillor: Cr L Saloumi

MOTION

That Council:

Council directs Council Officers to:

- 1. Forecast the future change in the GWPAC by 2034 and determine what is required to meet the open space needs of that change.*
- 2. Identify the land that will be allocated/retained or purchased in order to fully satisfy the needs identified by that analysis.*
- 3. Agree in principle to submit the resultant open space plan for GWPAC to the Office of the Victorian Government Architect for a peer review.*
- 4. Considers these outcomes within the context of the Monash Open Space Strategy.*

ADVICE

The outcome sought by the motion proposes to revisit strategic work undertaken for the planning of the Glen Waverley Activity Centre, specifically the Glen Waverley Masterplan and the Glen Waverley Activity Centre Structure Plan. The strategic planning for the Activity Centre makes provision for an increase in smaller useable, urban open space areas in the Activity Centre, such as the Central Car Park and Montclair Car park sites and greater connectivity to existing reserves such as Bogong Reserve.

Now that Amendment C120 has been approved the development and population forecasts can be revisited based on the development potential contained in the revised planning controls.

Additionally the draft Monash Open Space Strategy, once finalised and adopted proposes a hierarchy of open space provision across Monash. Officers will then identify suitable locations for the purpose of open space across the municipality, including the GWAC. This may include additional land or capital improvements to increase the open space functionality and usability of existing land. The Open Space Strategy will provide the overall policy guidance on the provision and types of open spaces across Monash.

The provision and location of open space in the Glen Waverley Activity Centre is dealt with across these existing documents.

The provision of open space is determined through a range of factors beyond a ratio of people per m² and includes consideration of the type of open space, the amount and type of infrastructure in the open space, the existing urban form, the cost of land and the role of the activity centre. These issues have fed into the existing strategic work undertaken for the Activity Centre.

In the time since Council adopted the Glen Waverley Structure Plan there have not been any changes to planning policy that would warrant a revisiting of the proposed open space provision for the Activity Centre.

The role of the Office of Victorian Government Architect (OVGA) generally relates to architectural and urban design issues rather than the provision rates for open space in urban areas. However officers will speak with the OVGA to determine whether such a review is within their remit.

On the issue of development potential and infrastructure officers have regular contact with State government forecasting units and utility/infrastructure providers such as Yarra Valley Water and SP AusNet to provide up to date information on developments and development potential across Monash and activity centres.

BUDGET IMPLICATIONS

If passed the motion would require unbudgeted expenditure for the consultant to undertake the review. (Estimate about \$30k).

IMPACT ON INTERNAL RESOURCES

If passed the motion would require the allocation of internal resources for the management of the project. (1 day a fortnight for 5 months). We would be required to try and resource this in the current work program.

COUNCIL PLAN AND COUNCIL POLICIES

The motion relates to the Council Plan Strategic Objective of Monash being, “A Liveable and Sustainable City” and “Inviting Urban and Open Spaces”, Monash Housing Strategy, Monash Open Space Strategy, Glen Waverley Activity Centre Structure Plan and the Draft Monash Open Space Strategy.

RELEVANCE TO WORK ALREADY UNDERTAKEN BY OFFICERS OR COMMITTEES

The project duplicates work undertaken by the Glen Waverley Activity Centre Structure Plan (Structure Plan) and the draft Monash Open Space Strategy.

The Structure Plan identifies several areas for the creation of urban open space including:

- up-grading the library forecourt
- a new town square/plaza as part of any redevelopment of the Central Car Park

Specifically the Structure Plans states at:

URBAN AND GREEN PUBLIC OPEN SPACE

Objective: To provide a range of public and civic spaces that promote community gathering and interaction, and reflect Glen Waverley’s character Strategies

- Seek opportunities for the establishment of new public gathering spaces including new public plazas and a public square
- Provide new ‘green’ public open spaces within the GWAC commercial area to serve existing and future visitors, residents and workers
- Enhance Bogong Reserve as a key public space and improve links to and from the park

Actions

- H.1 - Identify improvements to Bogong Reserve that enhances its role in the context of the activity centre and provides facilities that meet the needs of existing and future residents
- H.2 Develop a new public square as part of the redevelopment of the central car park site. Refer to Precinct 1 for more detail
- H.3 Provide for a public green within the existing library forecourt. Refer to Precinct 4 for more detail.

There are also specific precinct actions of the creation or enhancement of urban spaces:

Kingsway Precinct - Provide for a public square and a library and community hub within the central car park site with activated ground level uses.

Montclair Precinct - Provide local public open space to cater to the needs of existing and future residents and works.

Civic Precinct - Provide a public green within the existing library forecourt area.

The Glen Precinct - Provide public square at key shopping centre entrance (South West corner).

Surrounding Residential areas - Enhance Bogong Reserve as a major open space destination for the GWAC.

The draft open space strategy in its final form is yet to be considered by Council. Should the strategy be adopted by Council, an implementation plan, including properties that could be acquired would be developed.