

21.15 OAKLEIGH MAJOR ACTIVITY CENTRE STRUCTURE PLAN

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21.15-1 Overview

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Oakleigh is identified as a Major Activity Centre in Metropolitan Policy.

The Oakleigh Major Activity Centre is centrally located in Melbourne's long established middle south-eastern suburbs approximately 14 kilometres to the south-east of Melbourne's Central Business District. The land within the Oakleigh Major Activity Centre boundary is shown in the Framework Plan below.

21.15-2 Key Issues

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

- To enhance the structure and function of the Oakleigh Major Activity Centre by supporting its continuing development as a vibrant and prosperous activity centre.
- To develop the Oakleigh Major Activity Centre as a mixed use activity centre incorporating retail, commercial, cultural, civic, and residential uses.
- To promote the Oakleigh Major Activity Centre as a focal point for the community, fostering its social and cultural development.
- Maintain the activity centre with an appropriate retail mix in the context of competition from larger centres and new forms of retailing.
- Focus on the improvement of vehicle access, circulation, parking, and loading/unloading activity: and pedestrian and bicycle movement and safety.
- Enable increased diversity and density of dwellings in the activity centre.
- Facilitate commercial and housing development within the activity centre in a manner which supports the preferred future character for the centre; and avoids conflicts with surrounding land uses.
- Ensure new development, adjacent to existing residential development located within the interface of the activity centre respects and integrates with the scale, siting and character of the prevailing built form.

Framework Plan

The Strategic Framework Plan indicates that the focus for intensive retail and commercial development will be located at Glen Waverley and Oakleigh.

The Oakleigh Major Activity Centre provides a wide range of convenience shopping and comparison shopping. The activity centre includes modern supermarkets, a traditional market and a wide range of food outlets. It also includes numerous small businesses offering a wide range of goods and services used by households. The activity centre has excellent access to public transport with trains travelling frequently to Melbourne, Dandenong and Pakenham. It is also a focal place for many bus routes to many of Melbourne's south eastern suburbs and has a large taxi rank. The area north of Atherton Road includes many significant community resources such as public open space and places for community activities and meetings.

The existing character of the Oakleigh Major Activity Centre is derived from pre-WWII civic and retail development on flat topography. This reflects the development of the original Oakleigh township. The activity centre is defined by its strong grid of streets and its prevailing low scale and heritage buildings. From outside the centre however, the sense of village is diminished as a result of a series of significant visual barriers in the Warrigal Road overpass, the Cranbourne Pakenham Railway Line and the rear of the Centro shopping centre.

In the core retail areas of the centre (Atherton Road, Chester Street, Portman Street and Station Street) the low-rise (one and two storey) nature of the existing buildings is a major factor in creating the traditional village character for which Oakleigh is valued, especially combined with the narrow frontages, verandahs cantilevering over the footpath and conventional shop fronts.

The profile of the local community is consistent with the characteristics and trends seen in the City of Monash. The demographic data indicates that the population increased slightly between 2001 and 2006. There has been an increase in the middle aged population (35 to 54 age group) and their children while there has also been a decline in the number of 25 to 34 age group and the very aged (75+ years). The population is becoming more ethnically diverse with the proportion of Greek people declining and the proportion of people from countries such as China and India increasing. By the year 2025, it is anticipated that lone person households and couple families without dependents will account for 49% of all households in Oakleigh.

VISION

The vision for the Oakleigh Major Activity Centre is:

The Oakleigh 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.

It will be a vibrant and prosperous Activity Centre, which retains its strong sense of identity and its multi-cultural character. It will remain the focal point for the community, fostering its social and cultural development.

The centre will provide a range of employment opportunities in enterprises that provide a diverse range of services.

It will provide a diverse range of residential buildings to enable a greater choice of housing for the community.

The Oakleigh Major Activity Centre consists of six precincts, surrounded by an interface area which is mainly used for residential purposes and is generally covered by a Heritage Overlay.

Precinct 3: Commercial Periphery

Vision To encourage an appropriate mix of higher density residential development and commercial uses in the precinct. High quality contemporary architecture will mark the passage to and past the Oakleigh Village.

Precinct 4: Residential Periphery

Vision Create a transition in building heights surrounding the commercial oriented precincts of the Activity Centre to protect the amenity of surrounding residential areas.

Precinct 5: Civic, Warrawee Park and Heritage

Vision Maintain the Precinct as a consolidated focus for civic, community and recreation facilities and associated activities while retaining and enhancing the heritage places within the Precinct

Precinct 6: Station and Railway

Vision Consideration should be given to development linking and/or spanning over the Oakleigh Railway Station and rail tracks connecting development in Precincts 1, 2 and 3.

Residential Interface Area

Location Includes the area generally within 400 metres of the boundary of the Activity Centre.
 Vision Continue to provide housing and infill medium density multi-dwelling developments compatible with the context and urban character of each location.

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Structure Plan Objectives

Land Use

- To promote the Activity Centre as a key focus for convenience, multi-cultural and culinary shopping and community services, serving both the local and wider catchments.
- To increase residential accommodation that provides housing diversity and choice, including affordable housing, within the activity centre.
- To provide a mix of land uses, including health, fitness, medical services and a wide range of arts, cultural, leisure, social and entertainment facilities, which support the strategic role of the activity centre.
- To encourage the development of integrated shopping, offices, housing, recreation and community services, which provide a mix and level of activity that attracts people, creates a safe environment, stimulates interaction and provides a lively community focus.
- To provide increased employment opportunities within the activity centre, in enterprises that serve the local community and wider catchments.
- Encourage the maintenance, expansion and enhancement of high quality education facilities located on the periphery of the Activity Centre.
- Encourage the use of education facilities to become a resource for the community and help promote connection between residents.

Built Form

- To retain the existing strong sense of identity and the traditional/cultural character of Precinct 1 – Oakleigh Village.
- To ensure that the form and scale of buildings respect the context of their surrounds, particularly the village character of Precinct 1 – Oakleigh Village.

- Provide new buildings and streetscape works designed to enhance the public realm and promote safety and access.
- To ensure that the form and scale of buildings meet the design objectives of the relevant Precinct.
- To ensure that any new buildings located at the interface of any residentially zoned land are sensitively designed, with an appropriate siting, scale, form, bulk and screening
- To ensure that buildings are designed to have regard to the specific needs and requirements of all people, including those with limited mobility.
- To ensure new public and private developments respect, conserve, enhance and integrate with areas of cultural and heritage significance.
- To positively contribute to environmental sustainability through appropriate building designs and technologies.

Public Realm

- To provide attractive and safe civic spaces to enhance community interaction, health and connectedness.
- To ensure that public spaces in the Oakleigh Major Activity Centre are well designed and enhance community safety through informal surveillance, lighting and appropriate landscaping.
- To encourage existing public spaces within the Oakleigh Major Activity Centre to become preferred meeting places and a resource for community learning and interaction.
- To include informal civic spaces to enable people to interact with their local community.

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.
- To encourage people to the catchment area to walk and cycle to the various facilities within the Major Activity Centre.
- To be conveniently linked to major public open space and other recreation facilities 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 Framework Plan.

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Strategies

General

- Facilitate use and development within the Oakleigh Major Activity Centre that:-
 - supports the existing strong sense of identity and the traditional/cultural character of Precinct 1 – Oakleigh Village
 - promotes the Centre as a focal point for the community, fostering its social and cultural development.
 - increases diversity and density of dwellings
 - meets the form and scale of buildings and the design objectives of the relevant Precinct.
- Consolidate Precinct 1 and 2 as the retail core of the Oakleigh Major Activity Centre.

- Provide a diversity of retail, commercial and community activities to serve the needs of the local community.
- Support the location of major retail developments that may serve a wider catchment area in the retail core of the Oakleigh Major Activity Centre.
- Encourage high quality commercial, residential and mixed use development within and adjacent to the retail core.
- Encourage the maintenance and enhancement of the traditional fine grain streetscape rhythm and building scale of the Oakleigh Village
- Encourage increased diversity and density of housing to meet the needs of the community and increase activity in the Oakleigh Major Activity Centre.
- Encourage new development to be compatible with the future role and preferred design outcomes for the centre.
- Encourage buildings at the interface between business and residential precincts to be designed to respect the amenity of existing residential uses, including in relation to noise generating uses and equipment.
- Support development to incorporate environmentally sustainable design through appropriate building designs and technology.
- Encourage access, movement and car parking within, around and through the Oakleigh Major Activity Centre to be improved.
- Provide adequate new car parking spaces for any new use and/or development replacing the existing public car park spaces so that the total number of public car parking spaces within the Oakleigh Major Activity Centre is not reduced.
- Encourage the development of an appropriate mix of commercial and higher density residential uses, including the redevelopment of existing railway commuter car parks and the area above the railway line.

Precinct 1 – Oakleigh Village

- Encourage an appropriate mix of residential and commercial uses to develop within the precinct, in addition to the existing retail development.
- Support the retention and enhancement of the pattern of development in the core centre that is characterised by small lot frontages, two storey federation and inter-war buildings, steeply pitched roofs and architecturally detailed upper storeys.
- Encourage, where possible, the retention of existing facades.
- Encourage the use, renovation and development of shop top dwellings.
- Improve and encourage active street frontages to create interest and vitality at the pedestrian level.
- Encourage redevelopment of large sites to include higher density residential dwellings.
- Encourage the establishment of larger retail premises abutting Hanover Street to strengthen the competitiveness of the Activity Centre and to better meet the needs of residents.
- Promote the incorporation of art and creative advertising in the Oakleigh Village.
- Encourage an enhanced pedestrian environment within the Precinct.
- Support the continued improvement of the public realm.

Precinct 2 – Oakleigh Centro

- Modify the shopping centre to improve access, retail and service facilities for the community.
- Provide development with active retail street frontages with residential and/or office uses located at first floor and upper levels.
- Maintain an adequate supply of on-site car parking.
- Encourage an enhanced pedestrian environment within the Precinct that integrates with the surrounding Precincts, particularly Precinct 1 and the adjacent Oakleigh Railway Station and Bus Interchange area.

- Develop a building in the south east sector of the precinct to promote the “Gateway” entrance to the Activity Centre.
- Encourage development fronting Hanover Street to exhibit architecture of contemporary excellence that is energy efficient and sustainable.

Precinct 3 – Commercial Periphery

- Encourage high quality, contemporary architecture that promotes the Oakleigh Major Activity Centre.
- Encourage larger retail premises fronting Hanover Street in Sub-Precinct 3B.
- Discourage retail shop uses in Sub-Precincts 3C and 3D.
- Encourage urban design improvements that enhance the existing built form and the public realm.
- Encourage an enhanced pedestrian environment within the Precinct that integrates with the surrounding Precincts, particularly Precinct 1 and the Oakleigh Railway Station and Bus Interchange area.

Precinct 4 – Residential Periphery

- Provide residential accommodation that increases residential diversity and choice.
- Create a transition in building heights surrounding the commercial oriented precincts of the Oakleigh Major Activity Centre to protect the amenity in surrounding residential neighbourhoods.
- Encourage upper floor levels of buildings within the precinct to be recessed and well articulated from rear and side boundaries which abut or are opposite residential properties.
- Encourage higher density development within the Precinct.
- Encourage high standards of architectural design, incorporating environmentally sustainable design principles.

Precinct 5 – Civic, Warrawee Park and Heritage

- Encourage new development to respect the historical character of the precinct.
- Encourage an enhanced pedestrian environment within the Precinct.
- Support the continued improvement of the public realm.

Precinct 6 – Station and Railway

- Encourage the urban design of new development to respect and enhance the existing historic station building.
- Encourage an enhanced pedestrian environment within the Precinct.
- Support the continued improvement of the public realm.

Residential Interface Area

Continuing to provide housing for families in single and two storey detached dwellings and infill medium density multi-dwelling developments compatible with the context and urban character of each location.

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Implementation

The strategies in relation to the Oakleigh 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 Oakleigh Major Activity Centre Structure Plan, City of Monash, 28 June 2011.
- The design objectives and directions of this policy.
- 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.

Application of Zones and Overlays

- Apply a Business 2 Zone in Precinct 3D with a restriction on shop use.
- Retain the existing zonings over the balance of the Oakleigh Major Activity Centre.
- Apply a Design and Development Overlay that defines development guidelines for all sites within the Oakleigh Major Activity Centre.

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Reference documents

Oakleigh Major Activity Centre Structure Plan, City of Monash, 28 August 2012.

Background Report – Oakleigh Major Activity Centre Structure Plan, City of Monash, 28 August 2012.