



hansen



heathmont activity centre structure plan

prepared by hansen partnership pty ltd for maroondah city council | march 2014

acknowledgements

community reference group

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- Natalie Thomas, Arrabri Ward Councillor
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maroondah city council officers

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heathmont business and community network

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project team

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- Terry Hardingham: Director
Mark O'Brien: Transportation Engineer

Tim Nott economics

- Tim Nott: Economic analyst

version	title	date	issuer	changes
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B	Heathmont NAC Structure Plan	4.10.2012	SB	Minor corrections following internal Council review
C	Heathmont NAC Structure Plan	1.03.2013	SB	Following Community Reference Group and Council comments.
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1 introduction

In 2011 Maroondah City Council engaged Hansen Partnership, a planning, urban design and landscape architecture consultancy, to work with key stakeholders and the local community in preparing a Structure Plan for the Heathmont Neighbourhood Activity Centre. Hansen Partnership has been assisted in this project through expert input and advice on transportation matters by O'Brien Traffic and economic assessment by Tim Nott, an economic analyst.

Heathmont is a leafy outer eastern suburb located in the heart of the City of Maroondah. The suburb has a focus on the Canterbury Road commercial strip, which accommodates diverse commercial and community uses that serve a local convenience role. The Heathmont Rail Station and railway line lie at a counterbalance to Canterbury Road. At the junction of these two transport corridors lies the Neighbourhood Activity Centre (NAC).

In line with current State Government expectations there is a need for the Heathmont NAC to provide a variety of housing options through higher density housing as well as accommodate additional commercial activities. At the same time, ensuring an appropriate 'fit' within the existing context, in order to enhance the local character of the Centre, is also a priority. The Heathmont NAC Structure Plan seeks to balance these competing objectives by ensuring future growth is accommodated whilst Heathmont's unique village character and natural bush setting are protected and enhanced.

This project is being undertaken in a three stage process. Stage 1 involved the collation of a range of background materials and consultation with the Heathmont community. Stage 2 is the preparation of the Structure Plan itself and, following on from this is Stage 3, which will seek to implement the outcomes sought in the Structure Plan through an amendment to the Maroondah Planning Scheme and various other actions.

1.1 what is a structure plan

A Structure Plan is a strategic planning document, which has the aim of giving effect to the policies and objectives set out for use and development of land in the State and Local Planning Policy Frameworks and providing effectively for changing community needs. Structure Plans provide the framework for the long term development of a place by defining the preferred nature of future growth and articulating how this change will be managed. Structure Plans guide the major changes to land use, built form, access and movement networks, and public spaces that together can achieve environmental, social and economic outcomes for the place.

A co-ordinated and holistic plan allows a wide range of stakeholders, service authorities, State Government departments and internal Maroondah City Council departments to all 'read from the same page'. This produces a coherent outcome and certainty for residents, developers and Council (as the Responsible Authority).

A Structure Plan also provides the framework for statutory planning controls, which will be implemented through the Maroondah Planning Scheme.

Structure Plans are informed by extensive public consultation and discussion. While everyone may not agree on every aspect of the plan, it should reflect a broad community consensus.

1.2 how will the plan be used?

The aim of the Structure Plan for Heathmont is to guide future land use and development in a co-ordinated manner and provide greater certainty for all stakeholders in terms of delivering a preferred future. In establishing an agreed vision for the centre for a period of 15 to 20 years, the Structure Plan outlines key policy directions, and important physical outcomes as relates to Heathmont's land use and activity, built form and public realm, natural environment, access and movement.

The Structure Plan will be used by:

Maroondah City Council:

- as a basis for introducing new planning policies, zones and overlay controls into the Maroondah Planning Scheme (as appropriate);
- in assessing planning permit applications;
- in assessing requests to rezone land;
- in guiding non-statutory initiatives, arrangements or partnerships to assist in realising potential future opportunities within the Activity Centre;
- in preparing capital works budgets to implement public works; and
- in delivering community services.

The Community:

- to understand how the area, and specific precincts within the Activity Centre, are likely to change in the future;
- to assist community groups in prioritising future work and in seeking funding for projects;
- to provide a framework for community groups to assist in making long term plans; and
- to advocate for transport network, public realm and sustainability improvements to foster a more liveable neighbourhood and community wellbeing.



Existing Business Owners:

- to create greater certainty and understanding regarding the future direction of the Centre.

Developers:

- to understand the development opportunities that exist and the matters that will be taken into account when assessing development proposals.

Other Government agencies:

- in coordinating infrastructure improvements with work undertaken by Maroondah City Council and other agencies including public transport, roads, water and power.

The Structure Plan must be regularly reviewed to ensure its directions and ambitions continue to remain relevant to the Heathmont NAC as it changes over time.

1.3 what is the study area

The study area (refer Figure 1) for the Heathmont NAC focuses on both sides of the Canterbury Road commercial strip and the Heathmont Railway Station. Canterbury Road acts as the central spine of the Activity Centre, which combined with the intersecting railway line, creates four separate precincts.

The study area boundary is generally defined as 400 metres walking distance from the Heathmont Railway Station, with areas subject to land constraints such as extensive vegetation, restrictive covenants and topography excluded. In general, the NAC boundary follows road reserves where possible and is defined by Balfour Avenue to the west, residential properties and Royal Avenue to the north and Allens Road and the Uambi property to the east. To the south Bennett Avenue, Dickasons Road and Mountain View Road define the boundary. The total size of the study area is approximately 520,000m² (or 52 hectares).



