

22.16 MOUNT WAVERLEY ACTIVITY CENTRE STRUCTURE PLAN

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This policy applies to all land within the Mount Waverley Activity Centre boundary as defined in Map 1 to this clause.

22.16-1 Policy Basis

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The purpose of this policy is to implement the Vision, Objectives, Strategies and Actions of the *Mount Waverley Activity Centre Structure Plan – Towards 2036 (2021)*.

The Mount Waverley Major Activity Centre functions as a community focal point, where there are inviting places for people to meet, shop and utilise health and commercial services. The village feel, landscaping and greenery are key focal points of the centre

22.16-2 Objectives

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- To reinforce the role of Mount Waverley Major Activity Centre as a place for the local community to meet their daily and weekly service needs.
- To foster and promote the vibrant village character of the centre and strengthen the sense of place.
- To support diverse housing choices.
- To prioritise easy and safe pedestrian movements through the centre.

22.16-3 Policy

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If a permit is required for the use and/or development of land, proposals will be assessed on how well they achieve the following aspects of the Mount Waverley Activity Centre Structure Plan 2021.

It is policy to:

Land Use

- Locate and combine land uses within the centre in accordance with Map 1 – Mount Waverley Structure Plan.
- Encourage the consolidation of key retail and hospitality activity on the western side of Stephensons Road to ensure the Centre maintains its convenient and compact nature.
- Encourage development of office, commercial, health, wellbeing and fitness uses on the eastern side of Stephensons Road.
- Encourage commercial and residential uses above ground floor within the commercially zoned areas of the centre.

Built Form

- Support a moderate intensification of built form that is well designed and enhances the garden city character where it is in residential areas.
- Ensure that development promotes Crime Prevention Through Environmental Design (principles) particularly by ensuring passive surveillance over public areas.
- Avoid visual bulk through building recesses, setback variations, and articulation of building elevations visible from the public realm.
- Where a building has a secondary active frontage to a car park, encourage pedestrian access to both the primary and secondary active frontages.
- Encourage more housing options to meet the diverse community needs and to attract future residents.

- Encourage the development of townhouses, villa units and low scale apartment buildings within the incremental change residential areas shown on Map 1 to this clause.
- Encourage greater housing intensification in the intensification area shown on Map 1 to this clause.
- Encourage development of accessible dwellings for people with limited mobility in close proximity to the shops, train station and bus stops

Access and Transport

- Encourage service and loading areas that:
 - Are well designed and adequate for the future needs of the land uses of the building.
 - Minimise impacts on surrounding traffic movements.
 - Are located away from the primary frontage.
 - Avoid conflicts with cyclists and pedestrians.
 - Are screened and/or integrated into the design of the building.
- Encourage vehicle accessways and entry and exit points that are designed and located to avoid any conflict points with pedestrians.
- Ensure that where conflict points between pedestrian and vehicle movements cannot be avoided, their design prioritises pedestrian safety and ease.

22.16-4

Reference Documents

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Mount Waverley Activity Centre Structure Plan Tract Consultants, March 2021

Map 1 - Mount Waverley Activity Centre Structure Plan

