

Mooroolbark Structure Plan 2011 Actions, Update on Progress 2022

1. A. Land Use – Increase Housing Opportunities and Mixed-Use Development

	Structure Plan Action	Status Notes	Recommended Update
1	Facilitate an increase in the total number and diversity of dwellings in the activity centre, with an emphasis on the provision of one and two bedroom dwellings within walking distance of the train station.	Implemented in Planning Scheme via local policy 22.09, and also Design and Development Overlay Schedule 9 (DDO9)	Delete action
2	Encourage higher density housing and/or mixed retail/ office/residency properties within the civic/ commercial core, particularly on the identified 'key redevelopment sites' to develop a sustainable suburban-village form.	Implemented in Planning Scheme via local policy 22.09, and also Design and Development Overlay Schedule 9 (DDO9)	Delete action
3	ESD treatments are to be considered for all future development in the activity centre. Encourage developers to include a sustainable transport approach to all new development	Included in Design and Development Overlay Schedule 9 (DDO9). Issue also addressed by Planning Scheme Amendment C148 (yet to be approved by Minister for Planning).	Delete action
4	Continue negotiations for the Station Street and former Mooroolbark Primary School sites with a view to achieving high quality consolidated housing outcomes as models for future development in the activity centre.	The Mooroolbark Primary School site has been developed. The Station Street site is undeveloped, and does not need negotiation as it is Council owned. It is a potential site for future affordable housing.	Edit action to: "After construction of LXR multi-level car parking structure is completed, undertake review of informal parking arrangements at 8 Station Street, Mooroolbark, with a view to potential redevelopment of the site for consolidated housing outcomes, and potential for affordable housing." Nominate Strategic Planning (lead), Infrastructure Services, and Community Wellbeing as responsible Council departments.
5	Actively encourage future redevelopment of the Terrace Shopping Centre, ideally in the form of a mixed-use development which takes full advantage of the park setting. The redevelopment could comprise commercial, office, residential, and perhaps various community uses. There is an ideal opportunity to incorporate undercover car parking given the excavated profile of the site.	The DDO9 sets out design requirements for the site. The site is in fragmented ownership and has been difficult to achieve progress on.	Keep action. Nominate Economic Development as the relevant Council department to promote the Structure Plan's strategic vision for the site with potential developers. Nominate Urban Design and Landscape Architecture as responsible department to create high level design concept to assist Economic Development (required by Action 23).
6	Investigate rezoning the current Business 4 Zone on corner Manchester and Hull Roads to a mixed use zone to facilitate mixed use residential / commercial development	Not completed.	Edit action to replace reference to Business 4 Zone with Commercial 2 Zone. Nominate Urban Design as responsible Council department to undertake a high level

			design concept to articulate how residential uses could function with commercial uses on the site. Nominate Strategic Planning as responsible department for investigation of rezoning.
7	Increase the availability, density and diversity of housing within adjoining residential precincts 2 (Western Residential) and 3 (Brushy Creek Residential).	Achieved via introduction of the DDO8 and a new local planning policy	Delete action

1. B. Land Use – Reinvigorate Civic and Commercial Precinct

	Structure Plan Action	Status Notes	Recommended Update
8	Engage a Place Manager on a part-time basis. Achieve strategic results and co-ordinate key projects, raise funding and market community events.	Place Manager employed following adoption of the Structure Plan for this work. Achieved.	Delete action.
9	Conduct greater marketing and promotion of the Mooroolbark Neighbourhood Activity Centre as a 'village' experience. Create attractions like a market or annual event. Develop marketing material and a website.	Place Manager employed following adoption of the Structure Plan for this work. Partly achieved, but requires ongoing implementation.	Keep action, nominate Economic Development as responsible Council department.
10	Improve the appearance of some outlets and assist the town centre's welcoming feel. Engage an advisor of shop presentation for local traders	Place Manager employed following adoption of the Structure Plan for this work. Achieved.	Delete action.
11	Market future re-development of the Terrace Shopping Centre (refer previous section). Encourage an innovative mixed retail/ office/residential building, with underground car parking & shopping at street level.	Duplicates Action 5.	Delete action.
12	Create much more variety for shoppers and visitors coming to Mooroolbark to compete with the larger Activity Centres, and consolidate the identified central core of the activity centre.	Achieved by local policy 22.09, and DDO9	Delete action.
13	Improve the branding and presentation of Mooroolbark. Install new village identity signage (refer section 3: Public Realm).	Achieved, previously by the remodelling of the Mooroolbark Train Station and forecourt area, and subsequently by the level crossing removal and new train station, with multi-level parking structure, i.e. to create a focal point and public forecourt areas.	Delete action.
14	Assist parking issues with improved signage and lighting in underutilised areas, stronger enforcement of parking restrictions and improved walkways.	Achieved via new multi-level parking structure, with associated pedestrian linkages.	Delete action.
15	Alleviate community concerns about public and personal safety.	Action is not well defined.	Change wording of action to: "Undertake a Crime Prevention through Environmental Design (CPTED) study to inform necessary changes to the physical

			environment to address community concerns about public and personal safety.” Nominate Strategic Planning as responsible Council department to advocate to Victoria Police to undertake this study.
16	Improve accessibility for all within the civic/ commercial precinct.	LXRP has provided improved internodal transport (car parking, trains, buses, bicycle parking, pedestrian access, etc.). With the completion of the LXRP works, there is a need for an accessibility audit to ascertain any needed improvements for accessibility, particularly for groups with limited mobility, such as aged and disabled.	Change wording of action to: “After completion of LXRP works, undertake an accessibility audit to ascertain any needed improvements for accessibility, particularly for groups with limited mobility, such as aged and disabled.” Nominate Urban Design and Landscape Architecture as responsible Council department.

2. Transport and accessibility

	Structure Plan Action	Status Notes	Recommended Update
17	Investigate future potential road layout options for Brice Avenue to encourage reduced speeds, plant trees and increase outdoor dining & shopfront utilisation.	Streetscape works completed in Brice Avenue as part of the level crossing removal works, regarding road layout. Traffic speed maintained at 50kmph, as per pre-works limit. Outdoor dining use has been improved. However, there is a need for review following completion of LXRP works.	Edit action, and consolidate in content from Actions 18 and 19: 'After completion of LXRP works, undertake streetscape masterplan for Brice Avenue to identify opportunities for: <ul style="list-style-type: none"> • tree planting and landscaping • increased outdoor dining opportunities and shopfront utilisation. • improved pedestrian and cycle connections (including between the train station and the Community Centre car park) • parking and bicycle lanes between Hull Road and the Mooroolbark Community Centre' Nominate Urban Design and Landscape Architecture as responsible Council Department.
18	Create a safe and well-lit pedestrian link between the Mooroolbark Community Centre car park and the station.	Shared path adjacent to the station along Brice Avenue created by LXRP works. LXRP has improved pedestrian linkages in the station precinct, however those works do not include linkages in the area of the Community Centre.	Consolidate action into edited Action 17.

19	Construct a parking and bicycle lane along both sides of Brice Avenue, between Hull Road and Mooroolbark Community Centre.	A parking and bicycle lane along both sides of Brice Avenue may not be achievable due to road width constraints. Recommend this for review as part of the edited Action 17 above.	Consolidate action into edited Action 17.
20	Upgrade northern car park in the short term to improve efficiency and pedestrian access from Winyard Drive to Station. Encourage multi-use development with decked car parking for longer term use of the site.	Achieved by LXR P multi-level parking structure.	Delete action.
21	Construct pedestrian crossing north of railway line on Manchester Road, & upgrade shared path link to the railway station. Improve station approaches and bicycle storage.	Achieved. Signalised pedestrian crossing at multi-level carpark intersection on Manchester Road constructed as part of the level crossing removal. LXR P are improving pedestrian crossing across Manchester Rd at Brushy Creek Trail SUP location as well as providing bicycle storage.	Delete action.
22	Mooroolbark Community Centre car park – install better lighting, access, signage and passive surveillance to encourage more parking in day & evening.	Not completed. However, there is a need for a wider review of the Red Earth Community Centre, which contains aging Council assets, with opportunity for renewal to the benefit of the local community.	Edit action and consolidate in content from Action 40: 'Pending recommendations of Integrated Community Facility Options Study (Action 37), undertake a masterplan for the Red Earth Community Centre, to establish a vision and framework for its future renewal, in order to: <ul style="list-style-type: none"> • enhance the park as a gateway to the centre • enhance the park's community appeal • improve the park's functioning and natural character • improve social recreation activity areas' Nominate Design and Place as the responsible Council department.
23	Charles Street and Bathurst Street car park (behind Terrace shopping centre) – Increase surveillance and security of the car park.	Not completed. The action has limited usefulness, and could be better expressed as a broader action.	Edit action to: 'Create a high-level design concept for the Terrace Shopping Centre, including short term initiatives for the car park area, and long-term aspirations for the site as a whole.' Nominate Urban Design and Landscape Architecture as responsible Council department
24	George Street at the intersection with Brice Avenue – Construct a kerb outstand on the western side of George Street.	Completed	Delete action.
25	Intersection of Hull Road and Brice Avenue – Undertake further investigation to determine the most appropriate intersection control.	Completed. Intersection signalised with a signalised pedestrian crossing.	Delete action.

26	Modify the road environment along Manchester Road to improve connectivity for pedestrians & cyclists. Reduce confusion for unfamiliar users of the Fiveways intersection & improve pedestrian & cyclist connectivity & priority.	LXRP provided cyclist shared lane through the area of their works at Manchester Rd and the overhead rail crossing. However, outside the area of LXRP works, the action remains relevant.	Keep action.
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3. Enhance the public realm

	Structure Plan Action	Status Notes	Recommended Update
27	Remodel station building and entry. Consider including new café, improved toilet facilities and spaces for community use.	Achieved. LXRP overhead rail and new station with new facilities.	Delete action.
28	Create a Village Square in station forecourt, integrating both sides of Brice Avenue into a central village focal point	Achieved as part of LXRP works.	Delete action.
29	Continue to implement street tree strategy. Consider shade, bird attracting trees and drought tolerant species in all future planting.	This is covered by broader, municipal wide strategies, such as the Environment Strategy 2015-2025, and the draft Yarra Ranges Nature Plan: Protecting Our Biodiversity, and the street tree planting and renewal program.	Delete action.
30	Initiate a lighting strategy throughout the activity centre to improve both safety and amenity	There is no centre-wide strategy. There has been lighting improvement works such as along Station Street and through the LXRP works.	Keep action.
31	Provide for integration of public art and other cultural and community activities within designs and initiatives to enhance centre identity	Some public artwork delivered as part of the LXRP works such as the abutment wall (west of Manchester Rd). Ongoing action.	Keep action. Nominate Creative and Connected Communities as Council lead department, supported by Urban Design and Landscape Architecture.
32	Enhance the streetscapes and general public realm of the centre	This is a poorly defined action, which can never be finished. Suggest this is better expressed by requiring design frameworks and masterplans for specific streets and places (as per Actions 6, 15, 16, 17, 22, 23).	Delete action.
33	Install new village identity signage at the entrances to both ends of Brice Avenue and other key locations, & community notice board in central location	The LXRP works have significantly changed the sense of place and legibility of the centre. Suggest this is better approached through a way finding strategy, to complement the LXRP works.	Edit action to: “Once the level crossing works are completed, undertake a way finding strategy for the centre” Nominate Urban Design and Landscape Architecture as responsible Council department.
34	Create a stronger presence of Brushy Creek in the study area, by strengthening the connections and consequently the township identity between Brushy Creek and the town centre, railway line and community facilities	Achieved. As part of LXRP works, the interface to the creek is being improved, with pedestrian connections between this area and Brice Avenue.	Delete action.

35	Improve environmental quality of creek environs and investigate WSUD opportunities and innovations such as re-establishing a creek environment in Red Earth Park, north car park redesign and all future development	Partly achieved. WSUD is being delivered through level crossing works, as well as the multi-level car park replacing the north car park. Re-establishment of the creek through Red Earth Park can be explored as part of Action 22.	Keep action. Nominate Environmental Stewardship as responsible Council department.
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4. Consolidate community facilities and activities

	Structure Plan Action	Status Notes	Recommended Update
36	Provide for increased use and consolidation of the Mooroolbark Community Centre, with safer and more direct links to the station and town centre.	Not achieved, dependent on Action 37 to occur first.	Keep action, remove references to increased use and consolidation as this is addressed by action 22. Edit action wording to: "Provide for safer and more direct links between the Mooroolbark Community Centre and the station and town centre."
37	Determine the future location of the library & future use of the existing library building as part of a feasibility study for the Community Centre	Feasibility study completed as per Action 37, but no action yet taken. There is a need to further the feasibility study findings to undertake an Integrated Community Facility Options Study for Mooroolbark, to assess use of council facilities, and options for future integration.	Edit action to: "Undertake an Integrated Community Facility Options Study for Mooroolbark, to assess use of council facilities, and options for future integration." Nominate Social Infrastructure Planning as Council lead department, supported by Design and Place.
38	Prepare a Master Plan during 2010-11 in liaison with the community and a first stage of work commenced to re-establish Hookey Park as a central 'village green' and major meeting place for social recreation	Hookey Park design implemented, and has been substantially improved over recent years.	Delete action.
39	Establish a regional play facility in Hookey Park	Achieved. An adventure playground has been constructed with landscaping, paths, picnic/BBQ facilities, and lighting	Delete action.
40	Enhance the gateway and community appeal, functioning and natural character of Red Earth Park. Improve social recreation activity areas	Not completed. Park masterplanning needed.	Consolidate action into Action 22.
41	Provide for integration of public art and other cultural and community activities within designs and initiatives to enhance community facilities	Duplicates Action 31	Delete action.