

**22.09 MOOROOLBARK ACTIVITY CENTRE**

05/03/2015  
C137

This local planning policy applies to the precincts within the Mooroolbark Activity Centre as shown on the map that forms part of this policy.

**22.09-1 Policy Basis**

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The Mooroolbark Neighbourhood Activity Centre (NAC) encompasses the civic/commercial core as well as its immediate residential environs. It is strategically significant in the Yarra Ranges municipality and well placed to accommodate change, being one of the very few activity centres focussed on a railway station and commercial centre with close proximity to services, several parks and associated community facilities, employment opportunities, and schools. The centre’s favourable location away from major arterial highways is conducive to urban consolidation and development as a non-car dependent urban village.

The *Yarra Ranges Activity Centres Network Strategy* identifies Mooroolbark as a Large Neighbourhood Activity Area/Town Centre, with a total shopfront floor area of 18,210 square metres (third-largest in the municipality after Chirnside Park and Lilydale). It notes that the centre has issues with limited supermarket provision and choice, and poor performance of the Mooroolbark Terrace Shopping Centre, but also has opportunities for redevelopment of the Terrace site and building on the existing physical layout of the centre.

The Mooroolbark Activity Centre should complement rather than compete with Lilydale and Chirnside Park Activity Centres.

The civic and commercial core of Mooroolbark has a natural geographic focus around Brice Avenue, with a logical geographic area defined by the railway line to the north, Manchester Road to the west and Hull Road to the south-east. Some centre-based activity has ‘spilled over’ from this area, such as the shops and medical facilities on the west side of Manchester Road. Dispersed commercial development of this kind will compromise the overall functionality and attractiveness of the centre. Commercial development should remain focussed on the twin axes of Brice Avenue and Manchester Road east.

**22.09-2 Objectives**

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- To create a more vibrant and visually interesting neighbourhood centre that establishes a safe and friendly ‘village’ identity, providing for people of all ages and levels of mobility.
- To rejuvenate, revitalise and consolidate the Mooroolbark Civic & Commercial Precinct.
- To provide additional and more diverse quality housing by increasing the dwelling density in the town centre and adjoining residential precincts within walking distance of the train station.
- To enhance the potential natural environment of Brushy Creek.
- To encourage pedestrian activity and create pleasant safe places for people to relax and meet.
- To enhance and improve connectivity of the existing areas of open space in the Mooroolbark Activity Centre, making them safer and more enjoyable to use by the community.

**22.09-3 Policy**

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*Housing & Mixed-Use Opportunities*

It is policy that:

- The total number and diversity of dwellings in the activity centre be increased, with an emphasis on the provision of one and two bedroom dwellings in well designed new buildings that contribute to the complexity and diversity of the centre.
- Higher density housing and/or mixed retail/office/residential buildings be encouraged within the civic/commercial core, particularly on the key redevelopment sites, including the Mooroolbark Terrace Shopping Centre and the railway station car park.
- Affordable housing be encouraged where significant renewal sites exist, particularly in the Council owned Station Street site.

*Civic and Commercial Precinct*

It is policy that:

- The existing civic and commercial precinct be maintained and strengthened as the key focal point for activity within the centre.
- Accessibility and amenity of local businesses and community facilities be improved.
- Activities which increase the vitality of the centre, such as convenience and comparison retail, community services, additional café, dining, entertainment and recreational facilities be concentrated within the precinct, and that further dispersal of these activities to other precincts be avoided.
- Innovative redevelopment be encouraged comprising mixed retail/office/residential buildings, with underground car parking and shopping at street level.
- Redevelopment of the Terrace Shopping Centre be prioritised to improve the Mooroolbark NAC.

*Transport and access*

It is policy that:

- A movement network be created that supports a vibrant ‘village atmosphere’ where pedestrians and cyclists are encouraged to move freely within the town centre and between key destinations.
- Public transport is supported and encouraged, including the provision of options such as bus shelters and park and ride.
- The town centre and railway station are consolidated as a hub for bicycle facilities with linkages to nearby facilities and surrounding residential neighbourhoods.
- Traffic permeability is enhanced through the area, so that walkways, bike paths and traffic flow are improved; cars can move slowly and safely; local freight such as deliveries can access their destinations; and mobility impaired pedestrians are able to move freely.
- Suitable levels of security and surveillance supplement the proposed car parking and movement network to encourage the use of these facilities.
- The density of housing and mixed use development within close proximity of the town centre and transit interchange be increased to support increased use of public transport.
- Reduced car parking provision in new development be allowed in locations close to efficient public transport.
- Multi-use development on redevelopment sites with decked parking for commuters be encouraged.
- Undercroft or decked car parking be encouraged in all future commercial and mixed use development in the civic and commercial precinct, with minimal parking at the street frontage.

*Open Space*

It is policy that:

- Brushy Creek and associated parkland be rehabilitated to positively contribute to the local environment.
- Development on sites adjoining Brushy Creek reinforce the presence of the creek by strengthening the connections between Brushy Creek and the town centre, railway line, open space, community facilities and surrounding residential neighbourhoods.
- Hookey Park be redeveloped as a central ‘village green’ for social recreation.
- Development of sites adjoining and adjacent to Hookey Park sympathetically interface with the park, by encouraging interaction with the park and increasing passive surveillance.

**22.09-4**

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**Policy references**

*Mooroolbark Activity Centre Structure Plan (March 2011)*

*Yarra Ranges Housing Strategy (May 2009)*

*Yarra Ranges Activity Centres Network Strategy (April 2013)*

