

21 MUNICIPAL STRATEGIC STATEMENT

24/09/2009
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21.01 MUNICIPAL PROFILE

30/07/2009
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21.01-1 Location

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The City of Monash is one of Melbourne’s most populous municipalities, with almost 163,000 residents. It is located 20 kilometres south east of the Central Business District in Melbourne’s fastest growing population corridor.

The City of Monash includes the suburbs of Ashwood, Burwood, Chadstone, Clayton, Glen Waverley, Hughesdale, Huntingdale, Jordanville, Mount Waverley, Mulgrave, Nottinghill, Oakleigh, Syndal and Wheelers Hill.

21.01-2 Regional context

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This Municipal Strategic Statement has been developed to link with the objectives of the surrounding municipalities of Knox, Glen Eira, Stonnington, Boroondara, Kingston, Whitehorse and Greater Dandenong to ensure that all Councils work towards a complementary regional planning framework. (Refer to Map 1 depicting the Regional Context.)

Critical common land use issues relate to open space, transport linkages, provision of appropriate housing and industrial uses, drainage catchment health and environmental works both upstream and downstream of the municipality, the interface between conflicting land uses and linkages to key educational facilities.

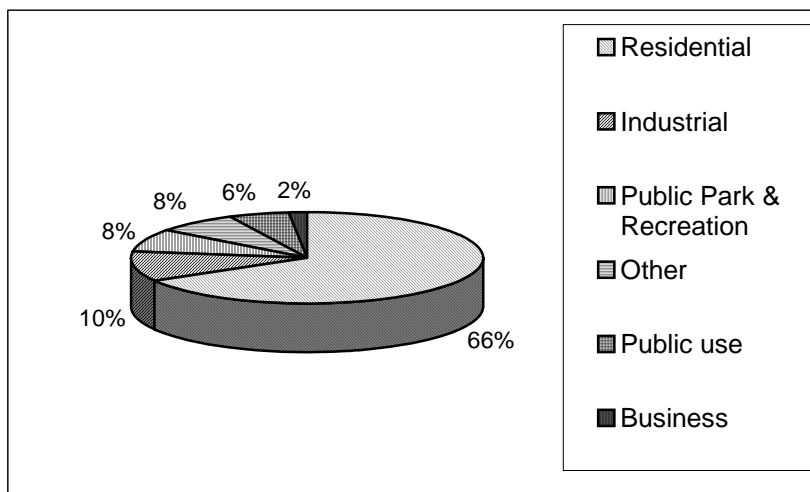
21.01-3 Municipal overview

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Monash has some of Melbourne’s best known landmarks within its 82 square kilometres, including Monash University, the Monash Medical Centre, the Victoria Police Academy, Waverley Netball Centre and Jells Park.

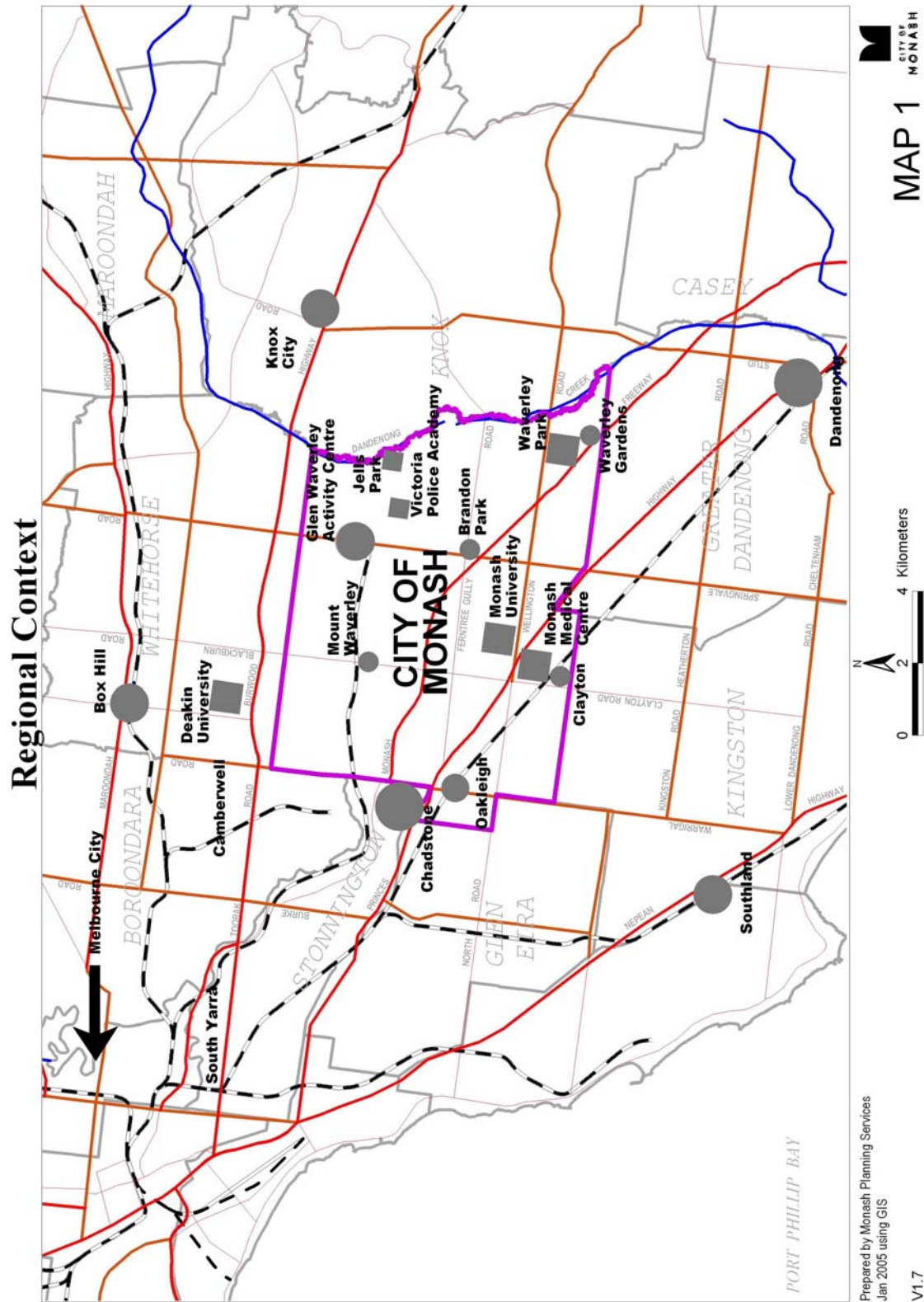
Monash comprises primarily residential land but has significant areas of commercial, industrial and open space land uses. This includes Glen Waverley, Oakleigh and Clayton Activity Centres and the Monash Technology Precinct.

City of Monash - Land Use Areas



Source:- Monash Planning Scheme – Total Zone Areas - 2004

Map 1: Regional Context



Garden city character

The City of Monash is characterised by its leafy suburbs, comprising both front and rear private gardens, and its treed streetscapes. This garden city characteristic is predominant in residential areas and the higher quality commercial areas, especially the planned business parks.

The garden City Character is represented by the extensive and heavily treed residential areas, the industrial areas with clearly defined precincts and buffers, wide streets, large well landscaped setbacks and an overall high quality environment.

Except for the older areas to the south west where some precincts are of heritage significance, Monash has generally developed post World War 2 with detached dwellings on single allotments.

Open space

There are approximately 650 hectares of land zoned for open space in Monash which equates to approximately 8% of the municipality. Over 371 hectares is passive recreation. This includes Jells Park which has an area of 127 hectares.

Environment

Monash enjoys good air quality partly due to actions taken by Council in the last 25 years. These include banning of incinerators in the 1980s and undertaking extensive tree planting. Currently local industrial, commercial and motor vehicle emissions pose the greatest threat to air quality.

There are several significant waterways in Monash, for example Scotchman's, Gardiners, Damper and Dandenong Creeks. These areas have been revegetated and restored through significant works by Council and are now seeing a return by native fauna species.

The parkland along creeks form corridors for recreation and wildlife and make a significant contribution to the character and landscape of local areas. Other waterways have been highly modified into pipes or concrete lined sections. Rehabilitation of these waterways is needed to restore their natural ecology which will also provide effective stormwater management.

Council is committed to reducing the environmental impact of urban development on water quality and quantity through improved stormwater management and drainage infrastructure. It is recognised that poor water quality detracts from the natural and recreational value of waterways and the surrounding reserves. New development and redevelopment has increased some drainage flows. This impact is being managed through Council's infrastructure program.

Although much of the municipality has been cleared of vegetation, there are key remaining areas of remnant vegetation in existence as well as the tree corridors along major traffic routes and throughout the northern part of the municipality. Much of the vegetation remnants are along creek lines, however there are also significant areas for conservation in Jells Park, some smaller parks and in golf courses.

Industry and business

Over 10% of the land within the municipality is zoned for industrial or business purposes. The industrial areas cater for general and light industrial uses, whereas business and office type land uses, which comprise the core of Monash's activity centres, are located in the business zoned areas.

There are two main areas which have regional significance as industry centres. These are the Monash Technology Precinct, generally zoned Business 3 in the Monash Planning Scheme, which is centred around Monash University, and the larger areas of industrial land concentrated along the Oakleigh Clayton railway axis. The remaining industrial areas are interspersed throughout the municipality.

Business and related research facilities play a major role in the economic and commercial profile of the City. Monash has developed a reputation as a “high tech” centre for industry, with a thriving business community comprised of small businesses, some large businesses and multi-national corporations.

The Monash Technology Precinct, one of the most important Technology Precincts in Australia, contains some of the nation’s most prestigious research organisations and high technology industries including Australia’s first Synchrotron facility. The Precinct is recognised by Melbourne 2030 as a Specialised Activity Centre.

Monash has particular locational advantages for industry due to its central location, good access for its workforce within the south eastern suburbs and easy 25 minute access to the Central Business District via the Monash Freeway. It also has a strong educational base, existing physical infrastructure, availability of industrial zoned land and buildings within a quality landscaped environment.

The industrial area forms a significant component of the physical structure of the City and has an important visual impact particularly where industry abuts major roads.

Glen Waverley is the principal activity centre within the municipality. It is supported by the Major Activity Centres of Oakleigh, Mount Waverley, Clayton, and Brandon Park, whilst Pinewood, Wheelers Hill, Waverley Gardens, Hughesdale and Syndal act as neighbourhood centres.

Monash also has a range of smaller centres that serve local community shopping needs.

Transport

Major roads such as the Monash Freeway, Princess Highway and Springvale Road serve the City. The transport network will be further enhanced by the construction of the Mitcham – Frankston Freeway.

Public transport comprises extensive bus routes including Smart Bus routes on major arterials and the Glen Waverley and Melbourne/Dandenong railway services.

Population

The City of Monash is one of Melbourne's most populous municipalities, with over 163,000 residents in 2001. Monash is a cosmopolitan city with 37% of its residents coming from more than 30 countries. The City has a highly skilled and well educated workforce, with 13% having a degree or higher education. Its residents also enjoy a level of home ownership that is considerably higher than the Melbourne average.

The population in Monash is noticeably ageing, with over 20% of the population over 60. Since 1996, the largest increase in population has occurred in the 70 – 84 age bracket, which comprises nearly 14,000 people,

A decline in the number of persons under 39 is apparent in recent years, with the largest decrease since 1996 observed in the 18 – 24 age group. This change is attributed in part to the rapidly increasing house prices over the past few years as well as a desire by the current residents to remain within their locality as they grow older. The median house price has risen from \$210,000 in 1999 to over \$344,000 in 2003.

Monash has experienced a relatively stable population size over the past fifteen years with growth of 0.6% from 1996 to 2001 reversing a slight downward trend of -0.7% since 1986. By 2021 the population of Monash is expected to have increased to over 170,000.

Although, population is predicted to marginally increase, the number of households and hence demand for dwellings is estimated to increase by nearly 10,000 new households over the period 2001 to 2021.

The predicted population trend is primarily caused by smaller sized households (estimated to drop from 2.66 in 2001 to 2.5 by 2021), ageing of the population, continued changes in lifestyle, changes to structure of family households and a static birth rate.

Family structure

The proportion of families with dependant children and youth living at home in Monash has decreased over the last decade. About half of the 42,000 families had dependent children in 2001. Of these over 12% (5,342) were single parent families.

Family structures in the City of Monash show some differences to the broader Melbourne population. In 2001, Monash had a lesser share of lone person households; a greater proportion of couples without children; more mature families; and less young families than the Melbourne average.

The combination of family and non-family household types in Monash in part reflects the diverse household structure of the area in 2001. The basis for the mix of household types relates to the variety of dwellings, the cost of housing and the age structure of the area.

Dwellings and households

There are approximately 60,500 dwellings within Monash, with a significant majority of these being single detached dwellings on blocks greater than 600m². As a primarily ageing municipality, Monash's housing stock tends to comprise single family homes built in the 1950s and 1960s when population growth was high.

This development accompanied the baby boomer growth of the 1950s and 1960s where the average household size exceeded 4.5 persons per household during the 1960s.

From a metropolitan perspective, Monash caters mostly for traditional family households with two parents and children. 80% of households live in a separate house compared to 74% for the metropolitan area. In 2001, 75% of households in the City of Monash owned their own home compared to 70% of metropolitan households. 17% lived in private rental housing and 2% lived in public rental housing.

Household income

In 2001, the average household income in the City of Monash was around \$57,000, with an average individual gross weekly income of \$520.

Within the City of Monash there is a range in income distribution from the middle income areas of Oakleigh, Huntingdale and Clayton to the higher income areas of Mount Waverley, Glen Waverley and Wheelers Hill.

Employment

The occupational groupings of employed persons living in the City of Monash is similar to the Melbourne metropolitan area.

Monash has a slightly higher proportion of people employed as managers and administrators or professionals and a slightly lower proportion employed as trades persons, plant and machine operators and drivers and labourers. People employed as para-professionals, clerks and sales and service providers are also slightly higher than the Melbourne average.

The business community is an important generator of income and employment for the local economy and current trends towards home based business and high technology work options will continue to increase the employment base within the City.

Monash is characterised by employment in activity centres and also has a large proportion of economic activity generated by small business. The industrial areas within the City of Monash are a significant regional and metropolitan generator of economic activity and employment, of both the "high tech" and manufacturing sectors.

Approximately 40,000 persons are employed in businesses and institutions which are located in the Monash Technology Precinct.