

21.07 LOCAL AREAS

26/10/2017
C229

This clause focuses on Local Area implementation of the objectives and strategies set out in preceding clauses the Boroondara Planning Scheme. The Local Area Plan covers the Kew Junction and Glenferrie Major Activity Centres which are nominated activity centres in *Plan Melbourne 2017 - 2050*.

Council has prepared and adopted a structure plan for these activity centres to provide guidance to all stakeholders on how this centre should evolve over time.

21.07-1 Kew Junction Activity Centre

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Council has adopted the *Kew Junction Structure Plan 2009 (updated 28 December 2011)* to achieve the objective of consolidating the role of Kew Junction as a major activity centre. This clause should be read in conjunction with Design and Development Overlay Schedule 14 (Kew Junction Activity Centre).

Local area implementation

Ensure that any proposed use or development within the Kew Junction Activity Centre is generally in accordance with the objectives and strategies provided in this Local Area Plan as follows.

Objective 1

To strengthen the role of the Kew Junction Activity Centre as a vibrant mixed-use centre supporting a range of retail and commercial activity.

Strategies

- 1.1 Support the consolidation of smaller sites and the redevelopment of under-utilised sites.
- 1.2 Support a mix of uses including retail, commercial, residential, community, health, leisure and other associated uses that respond to the needs of the current and future local population.
- 1.3 Facilitate mixed-use development comprising office or retail at ground level with active frontages and offices or housing above with underground or internal deck car parking.
- 1.4 Facilitate use of upper levels, including existing shop tops, for offices or housing.
- 1.5 Avoid residential uses located at the ground level.
- 1.6 Provide new residential development in a variety of dwelling sizes to locate within the Kew Junction Activity Centre.
- 1.7 Support developments that increase the supply of affordable housing in the centre, both within private development and in the form of public or community housing.

Objective 2

To provide a high quality pedestrian environment with improved pedestrian links and public spaces.

Strategies

- 2.1 Retain and improve existing open space and linkages in line with existing Council policies and strategies.
- 2.2 Support public art that enhances the centre's local identity and sense of place.

Objective 3

To improve traffic management and car parking.

Strategies

- 3.1 Support north-south linkages along Princess/Denmark Street through to LE Bray Reserve and Glenferrie Oval.
- 3.2 Support new developments that do not result in a net loss of overall public car parking in the centre.

Objective 4

To encourage development of key sites around the five ways intersection and the VicRoads site for a mix of commercial and residential uses (Precinct 1).

Strategies

- 4.1 Require active uses at the ground level, such as shops or cafés, that complement the office or residential uses at upper levels and improve the streetscape activity and amenity of the precinct.
- 4.2 Support the use and retention of the rear laneway between Denmark Street and Fenton Way.
- 4.3 Facilitate redevelopment of the VicRoads site with new or infill mixed use development of residential or office, incorporating open spaces and north-south linkages through the site.

Objective 5

To strengthen the role of Precinct 2 as the core retail focus of the centre and a vibrant mixed-use environment.

Strategies

- 5.1 Support other uses such as office, residential, community or cultural activities that complement the core retail role of the precinct to be developed on upper levels.

North of High Street

- 5.2 Upgrade the outdoor environment by improving existing public spaces such as the supermarket entrance adjacent to Walpole Street and creating new plaza spaces or small, landscaped seating areas.
- 5.3 Recognise outdoor activity at the rear of the High Street shops as a key feature of this precinct with the creation of an improved pedestrian space.
- 5.4 Minimise supermarket loading arrangements that conflict with pedestrian and traffic movement.
- 5.5 Require primary vehicle access to the area between Princess Street and Brougham Street is provided from Princess Street and not from Brougham Street.

South of High Street

- 5.6 Facilitate the establishment of a retail or commercial anchor with residential or office uses on the upper levels around Fenton Way.
- 5.7 Support the creation of community uses (such as the new arts facility) that complement the retail and commercial role of the area based around the former Kew Court House and Police Station and Fenton Way.
- 5.8 Create pedestrian connections from the south of High Street to the retail areas north of High Street.
- 5.9 Retain a pedestrian connection from Fenton Way through to Denmark Street.

Objective 6

To expand the role of Precinct 3 as an edge-of-centre mixed-use precinct including a range of commercial uses and new residential development.

Strategies

- 6.1 Support larger scale offices and larger format retail.

Implementation

Application of zones and overlays

- Apply the Commercial 1 Zone (C1Z) to commercial land within the boundaries of the centre to facilitate land use outcomes in the Kew Junction Activity Centre consistent with the *Kew Junction Activity Centre Structure Plan (2011)*.
- Apply the General Residential Zone Schedule 4 (GRZ4) to facilitate higher density housing on residential land within the Kew Junction Structure Plan area.
- Apply the Design and Development Overlay Schedule 14 to the Kew Junction Activity Centre to manage built form outcomes in the centre.
- Apply the Design and Development Overlay Schedule 19 to 32-36 Princess Street and 11-15 Brougham Street, Kew to guide built form outcomes on these sites.

Decision guidelines

Before deciding on an application, the responsible authority will consider, as appropriate:

- Whether the proposal makes a positive contribution to the image and character of the centre and its pedestrian environment.
- The impact of the proposal upon local traffic management and car parking.
- The objectives and strategies of the *Kew Junction Structure Plan*.

Policy guidelines

- Apply local policy (Advertising Signs at Clause 22.01) to manage the development of signage across the municipality.
- Apply local policy (Heritage Policy at Clause 22.03) to protect, conserve and enhance all heritage places within the Heritage Overlay.
- Apply local policy (Public Open Space Contributions Policy at Clause 22.04) to collect funds for public open space from non-exempt subdivisions.

Further strategic work

- Review General Residential Zone Schedule 4 (GRZ4) land in the Kew Junction Structure Plan area to determine whether this is an appropriate zone for this land.
- Develop a transport access plan including for sustainable transport modes for Kew Junction.

Reference documents

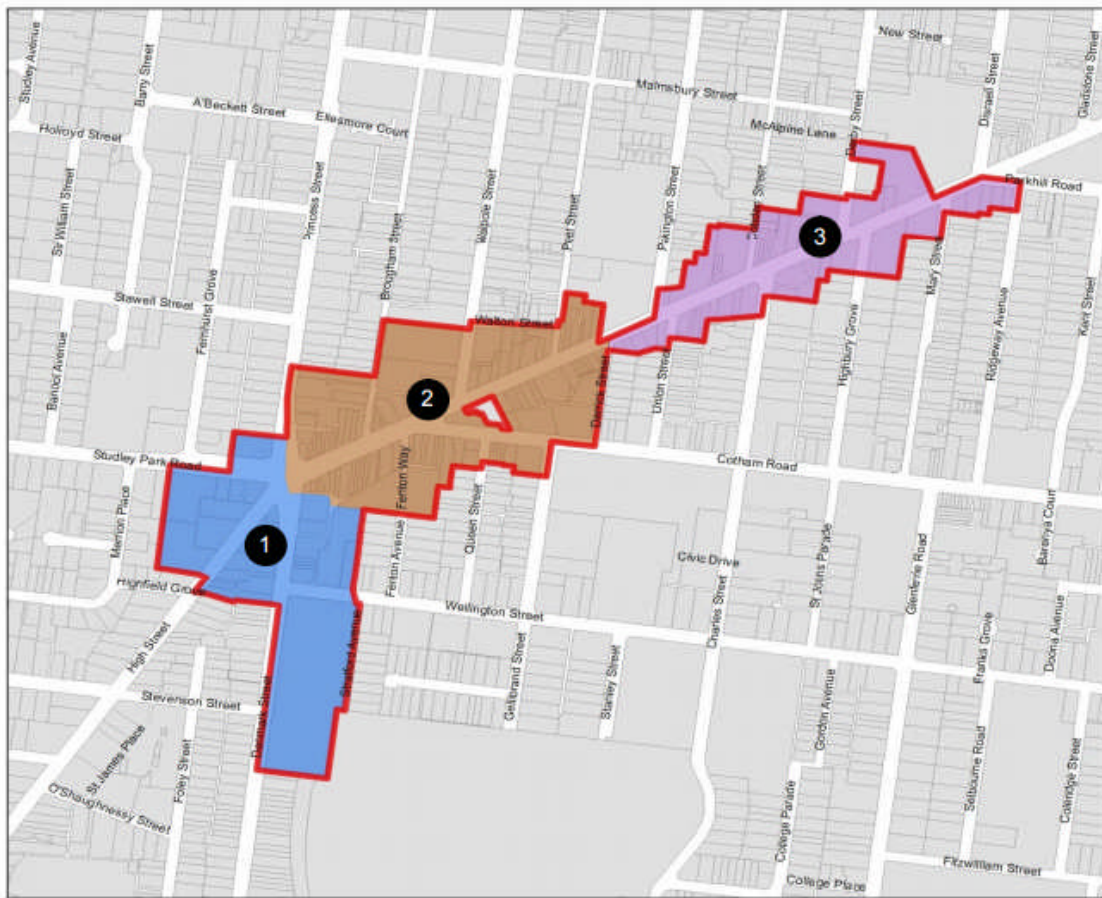
Design Guidelines for Activity Centres (Department of Sustainability and Environment 2004)

Design Guidelines for Higher Density Residential Development (Department of Sustainability and Environment, 2004)

Kew Junction Structure Plan (City of Boroondara, 2009, updated 28 December 2011)

Safer Design Guidelines for Victoria (Crime Prevention Victoria and Department of Sustainability and Environment, 2005)

Map 3: Kew Junction Structure Plan



- Activity Centre Boundary
- 1 Precinct 1: Five Way Intersection & VicRoads
- 2 Precinct 2: Retail and Activity Core
- 3 Precinct 3: High Street East

Source: Kew Junction Structure Plan (2011)

21.07-2 Glenferrie Activity Centre

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Council has prepared the Glenferrie: Heart of Hawthorn Structure Plan (2011) to manage development within the centre and to ensure that Glenferrie is a more attractive, vibrant and functional place to visit, work and live.

This clause should be read in conjunction with Design and Development Overlay Schedule 15 (Glenferrie Activity Centre).

Local area implementation

Ensure that any proposed use or development within the Glenferrie Activity Centre is generally in accordance with the objectives and strategies provided in this Local Area Plan as follows.

Objective 1

To maintain and enhance the centre's role as a vibrant mixed-use shopping strip and hub for learning and innovation.

Strategies

- 1.1 Support mixed-use development comprising of retail at ground level, and offices or residential uses on upper levels to locate within the retail core and mixed-use areas.
- 1.2 Facilitate customer or community focused ground floor uses that activate the pedestrian environment.
- 1.3 Support developments that increase the supply of affordable housing in the centre, both within private development and in the form of public or community housing.
- 1.4 Support community, civic and recreation facilities that integrate with the rest of the centre, are well connected, easily accessible and meet the current and future needs of the community.
- 1.5 Support retail and commercial development that does not undermine the role of the Burwood/Camberwell Road Commercial Corridor as Boroondara's primary location for large format retail and office uses.
- 1.6 Avoid large format uses such as warehouses, that do not have an active public interface with the street, from locating in the centre.

Objective 2

To enhance the centre's amenity and sense of safety at all hours and to minimise amenity impacts of night time uses on surrounding businesses and residents.

Strategies

- 2.1 Locate late night uses away from residential areas and on sites that do not have a direct abuttal to land in a residential zone.
- 2.2 Require night time uses to be suitably designed and managed to minimise amenity impacts on surrounding residential areas and businesses.

Objective 3

To reduce private vehicle travel to and around the centre and encourage people to use public transport, walking and cycling as alternate modes of transport.

Strategies

- 3.1 Require planning permit applications seeking a waiver or reduction of the parking requirements for dwellings to incorporate sustainable transport alternatives as part of the development.

Implementation

Application of zones and overlays

- Apply the Commercial 1 Zone (C1Z) to commercial land within the centre to facilitate land use outcomes in the Glenferrie Road Activity Centre consistent with the *Glenferrie: Heart of Hawthorn Structure Plan (2011)*.
- Apply the Design and Development Overlay Schedule 15 to the Glenferrie Activity Centre to manage built form outcomes in the centre.

Decision guidelines

Before deciding on an application, the responsible authority will consider, as appropriate:

- Whether the proposal makes the best use of available land and provides opportunities for additional retail, commercial or housing.
- Whether the proposal contributes to the creation of a vibrant retail centre.

- The impacts the proposed use will have on the amenity of the surrounding residential area.
- The objectives and strategies of the *Glenferrie Structure Plan and Implementation Plan*.

Policy guidelines

- Apply local policy (Advertising Signs at Clause 22.01) to manage the development of signage across the municipality.
- Apply local policy (Heritage Policy at Clause 22.03) to protect, conserve and enhance all heritage places within the Heritage Overlay.
- Apply local policy (Public Open Space Contributions Policy at Clause 22.04) to collect funds for public open space from non-exempt subdivisions.

Further strategic work

- Review General Residential Zone Schedule 4 (GRZ4) land in the Glenferrie Structure Plan area to determine whether this is an appropriate zone for this land.
- Develop a transport access plan including for sustainable transport modes for Glenferrie.

Reference documents

Design Guidelines for Activity Centres (Department of Sustainability and Environment, 2004)

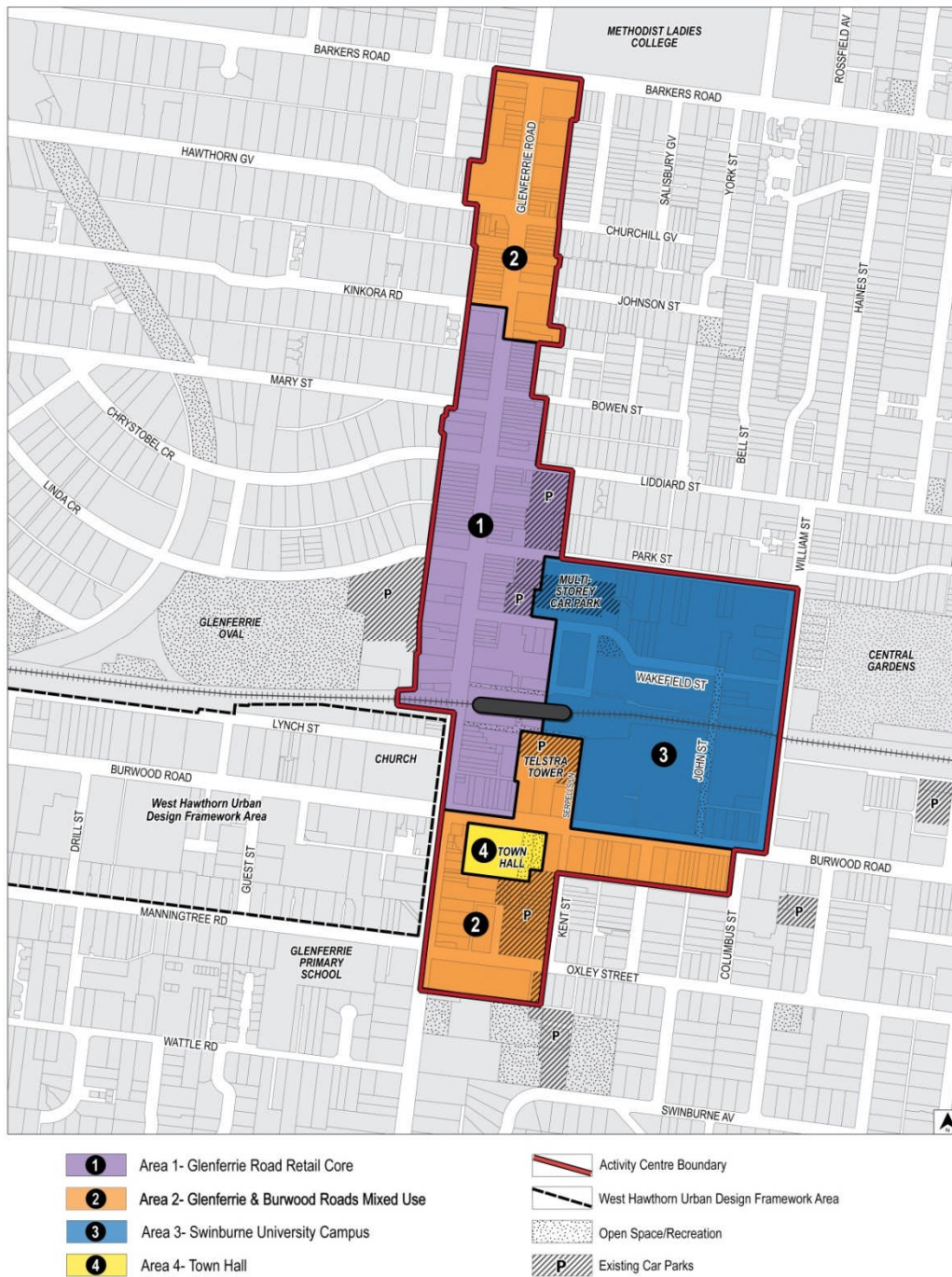
Design Guidelines for Higher Density Residential Development (Department of Sustainability and Environment, 2004)

Glenferrie: Heart of Hawthorn Structure Plan (City of Boroondara 2010, updated 28 December 2011)

Glenferrie: Heart of Hawthorn Structure Plan Implementation Plan (City of Boroondara, 2010, updated 28 December 2011)

Safer Design Guidelines for Victoria (Crime Prevention Victoria and Department of Sustainability and Environment, 2005)

Map 4: Glenferrie Structure Plan



Source: Glenferrie: Heart of Hawthorn Structure Plan (2011)