

22 LOCAL PLANNING POLICIES

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22.01 CARRUM DOWNS NON RETAIL COMMERCIAL AREA POLICY

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This policy applies to land in the Business 2 Zone near the intersection of Cadles Road and Hall Road, Carrum Downs.

22.01-1 Policy basis

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The MSS recognises the need to identify the preferred mix of uses in the northern part of the Carrum Downs activity centre.

Land in that location is set aside to accommodate a range of commercial uses to meet the needs of the local community and to complement core retailing which is provided on the southern side of Hall Road.

22.01-2 Objectives

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- To provide a local focus for a range of essentially non retail commercial uses to serve the Carrum Downs community.
- To ensure that the interface with surrounding housing is treated in a sensitive way and that an appropriate level of residential amenity is maintained.
- To provide appropriate vehicular and non vehicular access and traffic circulation.
- To ensure that the built form and landscaping is of a high standard.

22.01-3 Policy

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It is policy that:

- Offices (including medical centres), bulky goods retailing, service industry (including the fitting of motor vehicle components) and recreation and entertainment uses be encouraged.
- Core retailing activities and industry (including panel beating) be encouraged to locate elsewhere.
- Uses be sited to provide “good neighbours” to housing in order to minimise conflicts between commercial and residential uses.
- Landscaped setbacks and, where necessary, acoustic fencing be used to maintain appropriate standards of amenity for nearby housing.
- A high standard of architectural design, external finishes, and identification and advertising signs be required. (Refer to the Streetscapes policy at Clause 22.07.)
- Good vehicular access and circulation be provided.
- Safe pedestrian access be provided.

22.01-4 Policy references

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Carrum Downs Outline Development Plan

Municipal Streetscape Strategy, Commercial and Community Facilities - Technical Report 4, 1987