

## **22 LOCAL PLANNING POLICIES**

21/03/2013  
C117

### **22.01 SOUTHLAND PRINCIPAL ACTIVITY CENTRE POLICY**

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The policy applies to all land shown on Map 1 which forms part of this clause.

#### **22.01-1 Policy basis**

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The MSS identifies a range of land use opportunities and urban design objectives for the centre which gives rise to this policy. The purpose of this policy is to provide a more detailed regime of use and development objectives for the centre, as a basis for land use decision making within the centre.

#### **22.01-2 Objectives**

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- To provide clear direction for land use and development within each precinct forming part of the Southland Principal Activity Centre.
- To recognise the regional role of the Southland Principal Activity Centre as a focus for regional office and retailing activities within Kingston's commercial centre hierarchy.
- To promote the restructuring of the built environment of the centre, through improved linkages and pedestrian networks, clustering of like functions, improved management of car parking and traffic management, integrated tree planting and landscaping, and high quality urban design in the built form.
- To encourage the consolidation and renewal of the built form through the redevelopment of key sites within the centre for innovative medium density housing.
- To encourage medium density residential development in areas around the centre with a mixture of accommodation types and building scales.
- To encourage the aggregation of sites as a means of providing greater flexibility for the design of higher density housing.

#### **22.01-3 Policy**

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It is policy that:

- The development and use of land within the Southland Principal Activity Centre be guided by the Framework Plan attached to this clause.
- Development is appropriate to the identified role and function of each precinct within the Activity Centre, and facilitates the consolidation of a range of retail, office, commercial, peripheral sales, community services, medical, entertainment and medium to higher density residential uses in specific locations across the centre.
- Medical, office and peripheral sales activity be consolidated in defined precincts along the Nepean Highway.
- A high level of pedestrian amenity and activity be promoted throughout the centre and the physical/pedestrian linkages along the Nepean Highway between Westfield Southland, the Charman Road commercial area, the Sir William Fry Reserve and other key open space/community facilities within the centre be enhanced.
- The scale, bulk and height of buildings reflects the local context and character of surrounding buildings.
- The design and siting of buildings incorporates landscape and urban design themes to enhance the visual amenity of the centre.
- Adequate on-site parking is provided.

- New development provides safe access to and from the Nepean Highway.
- Medium density residential development be encouraged within the surrounding precincts, so as to maximise the use of the available public transport in the area and promote the viability of local shopping facilities.

#### **Mixed use (office and peripheral sales precinct)**

- Larger scale office, peripheral sales and commercial development be promoted on sites of at least 1000m<sup>2</sup>, which complement the retailing role and provide a regional focus for office related activities.
- High quality office and peripheral sales development be promoted which integrates with the landscape and urban design themes and complements the character of the Nepean Highway frontage.
- Development provides adequate on site car parking and safe and easy access to and from the Nepean Highway.
- Large high exposure sites be created through the consolidation of smaller sites.
- Pedestrian, landscape and visual amenity be enhanced by encouraging consistency in building setbacks of at least 5 metres on land with frontage to Nepean Highway. Reductions in setbacks will be supported only where an exceptional design response can be demonstrated.

#### **Mixed use (commercial support precinct)**

- A wide mix of commercial development be encouraged which integrates with the landscape and urban design themes of the Sir William Fry Reserve and performs a key business support role for the centre. High standards of urban and landscape design, including coordinated advertising signage, should be achieved to ensure that this area provides a quality landmark gateway to the Southland Principal Activity Centre.
- The visual and landscape amenity of the area be enhanced by encouraging development which is compatible with the scale of surrounding development and achieves setbacks of at least 5 metres from the Nepean Highway on land to the east of the highway, and at least 9 metres on land to the west of the highway. Setback areas should incorporate high standards of landscaping.

#### **Mixed use (office and medical precinct)**

- Office and medical functions which complement the regional retailing focus provided by the Southland Shopping Centre be promoted. Traditional retailing including peripheral sales activity is discouraged within this area.
- The visual, landscape and pedestrian amenity of the area be enhanced by encouraging consistency in building setbacks of at least 5 metres on land with frontage to Nepean Highway and at least 2 metres on land with frontage to Chesterville Road and Jamieson Street. Reductions in setbacks will be supported only where an exceptional design response can be demonstrated.

#### **Regional retailing**

- Major retailing facilities be promoted which cater for the needs of the regional population and reinforce the function of this area as the predominant focus for regional retail activity, higher order good shopping facilities, discount department stores and specialty retailing.
- A range of entertainment, leisure and community facilities be provided which strengthen the role of the centre as a regional entertainment and retail centre.

- The views of the community be sought for any application for use or development which is not generally in accordance with the approved concept plan for the site.

#### **Medium density residential precinct**

- Medium density residential development be encouraged with a mixture of accommodation types and building scales.
- Development optimises site utilisation, is innovative, responsive to its streetscape context and incorporates the following design features:
  - A high level of articulation in building setbacks, facades and roof lines.
  - Open landscaped front gardens.
  - Low or transparent front fencing styles.
- Where site consolidation is proposed, the following design responses may be supported:  
Where the amenity of adjoining properties will not be significantly reduced:
  - Multi-level buildings (up to a maximum of two storey plus attic, giving three levels).
  - Construction of single storey walls on side boundaries.
  - Flexibility in the size and layout of private open space.
  - Reduction in street frontage setbacks.

#### **22.01-4 Policy references**

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Cheltenham District Centre Urban Design Plan (Update, 1997)

Southland Principal Activity Centre Policy

