

22.02 ACTIVITY CENTRES

08/10/2009
C84

This policy applies to all land within the Business 1, 4 and 5 Zones.

22.02-1 Policy basis

08/10/2009
C84

This policy builds on the State Planning Policy Framework, in particular:

- Clause 12.01 - Metropolitan Development – A more compact city
- Clause 14 - Settlement
- Clause 17.02 - Economic Development - Business
- Clause 19.03 - Design and Built Form

This policy further builds on Clause 21.07-3 of the Municipal Strategic Statement and on the *Mornington Peninsula Activity Centres Strategy – September 2005*.

The map to Clause 21.07-3 shows the hierarchy of activity centres on the Mornington Peninsula. It also shows the boundaries of the Statistical Local Areas.

22.02-2 Objectives

08/10/2009
C84

Directions for commercial growth

- To ensure that the provision of additional commercial development strengthens the hierarchy of activity centres on the Mornington Peninsula shown on the map to Clause 21.07-3 and in Table 1 to Clause 21.07-3.
- To ensure any activity centre achieves the highest level of commercial and non-commercial services to the community in its catchment and to visitors and tourists, commensurate with the role and function of that activity centre in the activity centres hierarchy on the Mornington Peninsula.
- To facilitate the provision of additional retail (excluding restricted retail) and office floor space in major and township activity centres.
- To facilitate the provision of additional restricted retail floor space in bulky goods clusters on the edge of townships that have major activity centres.
- To optimise commercial business (including tourism) and employment opportunities in activity centres on the Mornington Peninsula.

Design and development of activity centres

- To ensure commercial development in activity centres achieves excellence in urban design and contributes to the identity and the sense-of-place of the localities served by these centres.
- To ensure commercial development achieves a balance between the need for additional commercial facilities and the valued character of activity centres.
- To ensure activity centres provide a broad range of uses, including retail and commercial services, leisure and hospitality/entertainment services, community facilities, residential development, open space and public infrastructure.
- To achieve orderly design and development in activity centres by maintaining consistent standards for commercial development in relation to siting, height and landscaping.

22.02-3 Policy

08/10/2009
C84

Where a permit is required it is policy to:

Directions for commercial growth

- Encourage retail premises (excluding restricted retail premises) in a Business 1 Zone in Major and Large Township Activity Centres that facilitate achieving the additional retail floor area envisaged by 2021.
- Encourage offices in a Business 1 Zone or a Business 5 Zone in Major and Large Township Activity Centres that facilitate achieving the additional office floor area envisaged by 2021.
- Encourage restricted retail premises in a Business 4 Zone on the edge of townships with a Major Activity Centre that facilitate achieving the additional restricted retail floor area envisaged by 2021.
- Oppose retail, restricted retail or office developments that would cause a change to the classification of any activity centre within the hierarchy of activity centres as shown on the map and in Table 1 to Clause 21.07-3.
- Strongly discourage retail, restricted retail or office developments that would cause the additional floor area envisaged by 2021 for identified centres or types of centres to be significantly exceeded.

Design and development of activity centres

- Encourage applications to give effect to any structure plan, urban design framework or streetscape guidelines for individual activity centres that are included as a Reference Document in Clause 21.12.
- Encourage applications to provide activity centres with a broad range of retail, commercial, community, recreational and tourism facilities, as well as a variety of housing opportunities, commensurate with the role and function of activity centres in the hierarchy of activity centres as shown on the map to Clause 21.07-3 and in Table 1 to Clause 21.07-3.
- Ensure that the use and development of land in activity centres contribute to the character, scale and urban design quality of those centres, enhances the public realm and respects heritage values.
- Ensure that development proposals accord with the recommended design standards listed in the table to this policy. Alternative design approaches may be considered provided it is demonstrated that an equal or better design outcome in terms of the objectives of this policy is achieved, to the satisfaction of the responsible authority.
- Encourage the use and development of land in activity centres with a foreshore reserve to contribute to the visual, recreational and environmental qualities of that reserve.
- Encourage commercial development to contribute to pedestrian amenity and safety by maintaining a continuous retail frontage and by providing continuous weather protection to streets in activity centres. Developments with crossovers or blank walls that detract from pedestrian routes should be avoided in the core of retail areas. Residential uses should not occupy ground floor street frontages in retail core areas, to prevent disruption to commercial activity.
- Support the provision of residential accommodation above commercial premises in activity centres.
- Facilitate good access to and parking in activity centres for all modes of transport. Encourage centres to be focal points for extended public transport services.
- Ensure that the design of community facilities and public infrastructure contributes to the character of each centre.
- Require a submission to be provided with any application for retail, restricted retail or office developments with (either individually or combined) a Leasable Floor Area in excess of 1,000 square metres that assesses the impact of such application on the basis of a range of criteria. These criteria must include: the strategic context of the

location of the subject land, equitable access to a range of transport modes, public amenity, the character of the locality and economic, environmental, social and cultural sustainability.

- Require a development plan to be provided with an application for retail, restricted retail or office developments with (either individually or combined) a Leasable Floor Area in excess of 1,000 square metres or with an application for the subdivision of vacant commercial land.

A development plan should provide for:

- The envisaged built form concept for the proposed development. The plans should be accompanied by sections and 3-dimensional drawings to effectively illustrate the scope, scale and massing of the proposed development. These should demonstrate the extent to which the proposed development is consistent with any structure plan for the affected activity centre.
- Landscape and urban design concept plans that protect remnant areas of vegetation, streamlines, wetlands and other environmentally sensitive features.
- The protection of vistas to historic or significant buildings forming part of the streetscape.
- The provision of safe and sheltered pedestrian routes through commercial centres, including access through buildings, arcades and plaza areas, pedestrian links to car parks, sheltered rest areas and the lighting of public areas and car parks.
- Control of access to main roads and the provision of any necessary road improvements.
- The integration of proposed car parking areas with existing and proposed car parking areas on other land, access roads, driveways and landscaped areas.
- The provision of convenient and safe access for people with disabilities.
- Intended access to or facilities for public transport services.
- Coordinated servicing of the land and the connection of all lots to reticulated sewerage, drainage, under ground electricity supply and other infrastructure services.

A subdivision development plan may be required to indicate the proposed siting of all buildings, car parking areas, access-ways, landscaping and other design elements and to incorporate appropriate siting and building design guidelines.

Table to Clause 22.02-3: Recommended design standards

This table does not apply to land within the Business 1 or 5 Zones that are located within the Mornington Activity Centre area as specified in Clause 22.18.

DESIGN ELEMENT	RECOMMENDED STANDARD
Area provided as landscaped open space or pedestrian precinct area within the Business 1 or Business 4 Zones	At least 15% of the site area. An additional landscaped area with a minimum dimension of at least 3 metres should be provided adjacent to a residential zone boundary (not being a road). The width of the landscaped buffer strip should be increased to 5 metres where land is to be developed for factory purposes.
Area provided as landscaped open space or pedestrian precinct area within the	At least 25% of the site area, including land within 10 metres of the frontage and excluding areas with a dimension of less than 3 metres. An additional landscaped area with a minimum dimension of at least 3 metres should be provided adjacent to a residential zone boundary (not being

Business 5 Zone	a road).
Maximum building height	8 metres or as specified in an adopted local centre plan.
Building setbacks	Buildings should be setback from the property frontage in accordance with the existing building line, having regard to the provision of frontage car parking, landscaping and pedestrian areas. In the development of isolated sites, car parking should generally be located at the frontage of the property. A minimum setback of 15 metres is generally required on lots within the Business 4 Zone where land adjoins a Road Zone. A setback of 5 metres is generally required from a residential zone boundary.

22.02-4 Decision guidelines

08/10/2009
C84

It is policy that the responsible authority considers as appropriate:

- The extent to which the application meets the objectives and directions of this policy.
- The extent to which the application responds to the provisions of Clause 19.03 - Design and built form.
- The extent to which proposed commercial development meets the objectives of State Environment Protection Policies, best practice environmental management guidelines, provision of infrastructure (such as sewerage) and the preservation of air and noise buffers between incompatible uses.

22.02-5 Policy references

08/10/2009
C84

Mornington Peninsula Activity Centres Strategy – September 2005, Mornington Peninsula Shire.

Sorrento Townscape Study (Centre for Environmental Studies - University of Melbourne/ Shire of Flinders August, 1979)

Sorrento Streetscape Guidelines (Jacobs Lewis Vines, 1981)