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C137**SETTLEMENT – OBJECTIVES, STRATEGIES AND IMPLEMENTATION****Key Issues**

- Activity centres in the Shire range in size from large suburban centres on the metropolitan fringe, to those serving towns and smaller settlements in the rural and green wedge areas.
- These activity centres provide a range of retail, commercial and other community services and are important sources of employment opportunities for the local population.
- The Shire's two major activity centres, at Lilydale and Chirnside Park, offer significant opportunities for more intensive redevelopment including employment generating commercial uses and higher density housing.

Objective 1- Sustainable Towns

To establish sustainable and attractive townships which can support a range of residential, commercial, retail, community and recreational facilities and services.

Strategies

- Enhance the economic viability, safety and efficiency of the towns.
- Encourage activities which reinforce the character and function of each centre while catering for local and visitor needs.
- Set strategic directions for future development and changes in land use.
- Encourage small business and their use by local communities.
- Promote good design and a high quality level of amenity which helps to define and enhance the individual character of each town.
- Consider and respond to needs for infrastructure.
- Provide for quality retail, commercial and community facilities which cater for consumer needs.
- Provide adequate design and services that allow rapid and effective response by emergency services.
- Retain compact townships with their distinct village-like character and environmental features.
- In rural townships, provide for small scale home businesses which provide local employment opportunities.
- Prevent the intrusion of uses that would fragment the form and layout, and that are not complementary to the role and function, of the centre.
- Cluster land uses that complement the role and function of the centre.
- Encourage land uses that will maintain and enhance the viability of the centre.
- Contain and consolidate existing commercial centres to improve the centre's convenience to users and minimise any impacts or intrusions into adjoining residential areas or natural environments.
- Develop the continuity of shopping activity at street frontages in the core retail area.

Implementation

Applying local planning policy for Advertising Signs that seeks to minimise visual clutter from signs and ensure that they are consistent with any urban design theme established for the area.

Applying appropriate commercial zones to areas of commercial development under which a permit will be required for new development and consideration will need to be given to the relevant local planning policies.

Apply the Design and Development Overlay for Mount Evelyn to ensure development reinforces and strengthens the distinctive character of the Mt Evelyn town centre.

Apply the Design and Development Overlay to Mooroolbark to implement the Mooroolbark Activity Centre Structure Plan 2011.

Objective 2 – Major Activity Centres

To strengthen the role of Lilydale and Chirnside Park, as the Shire's two major activity centres, in providing integrated clusters of well designed and conveniently located business, employment and housing opportunities.

Strategies

Strategies to achieve this objective include:

Lilydale Activity Centre

- Reinforce Lilydale's role as an activity centre that provides a wide range of retail, employment, business, community, entertainment and transport services.
- Enhance Lilydale's unique identity through the protection of identified heritage elements and the encouragement of new development that adopts sustainable design principles and provides an interesting and attractive environment for residents, employees and visitors to the centre.
- Encourage the provision of additional housing at higher densities within the Lilydale activity centre to increase the diversity of conveniently located accommodation available within the Shire.
- Reinforce a strong and consolidated retail core area for the Lilydale activity centre and avoid the further dispersal of retail activities.
- Encourage the redevelopment of key sites within the Lilydale activity centre for mixed business and high density residential use.
- Recognise distinctive attributes of Lilydale that give it a sense of identity and ensure that new development is designed to complement and reinforce these attributes.
- Facilitate the further expansion of the University and promote its integration with the Lilydale activity centre.

Chirnside Park Activity Centre

- Create a vibrant and cohesive activity centre comprising a compact town centre and supported by surrounding precincts of mixed use and higher density residential development.
- Encourage innovative development that adopts sustainable design principles to achieve a desirable environment for residents, employees and visitors, and create a distinctive and attractive gateway to Yarra Ranges.

- Encourage the comprehensive redevelopment of key sites and other underutilised industrial land to provide a diverse range of employment opportunities and community services.
- Encourage the provision of additional housing at higher densities to increase the diversity of conveniently located accommodation within Yarra Ranges.
- Design roads and other public spaces that provide a safe, accessible and attractive circulation network that reduces the reliance on cars, and provides strong linkages within the activity centre and to surrounding neighbourhoods.
- Create a boldly landscaped boulevard along the Maroondah Highway that provides pedestrian and bicycle linkages within the activity centre and the wider open space and recreational trail network.
- Provide additional public open space in strategic locations to meet the needs generated by additional residential development and increases in employment within the activity centre.

Implementation

Chirnside Park Activity Centre

Apply a local planning policy that gives effect to the Chirnside Park Urban Design Master Plan September 2010.

Apply the Commercial 1 Zone to the precinct designated as the town centre and retail hub of the activity centre.

Apply the Commercial 1 Zone to precincts where commercial and entertainment uses are encouraged to be the predominant activity.

Apply the Commercial 2 Zone to precincts where bulky goods retailing is expected to remain the predominant activity.

Apply the Mixed Use Zone to precincts where a combination of commercial, entertainment and higher density housing activities are encouraged.

Apply the Residential Growth Zone-, in conjunction with a Development Plan Overlay, to precincts where higher density residential development is encouraged.

Apply the General Residential Zone to land that is encouraged to be redeveloped for residential use in a form that is compatible with the adjoining established residential neighbourhoods.

Apply the Industrial 3 Zone to precincts where industrial and bulky goods retailing is expected to remain the predominant activity in accordance with the recommendations of the 'Yarra Ranges Industrial Areas Review May 2010'.

Apply the Development Plan Overlay to provide a framework for the redevelopment of each key development site in a form that is consistent with the Chirnside Park Urban Design Master Plan September 2010.

Apply the Design and Development Overlay to guide the design of future development of other sites in the activity centre in a form that is consistent with the Chirnside Park Urban Design Master Plan September 2010.

Apply the Development Contributions Plan Overlay to ensure the provision of appropriate community infrastructure to support anticipated future development within the activity centre.

Apply the Environmental Audit Overlay to ensure that potential soil contamination issues are addressed prior to the use of the land for residential or other sensitive land uses.

Apply the Special Building Overlay or a Land Subject to Inundation Overlay to specific areas within the activity centre that are subject to flooding.

Lilydale Activity Centre

Applying appropriate overlay controls to the residential precincts within the Lilydale Activity Centre structure plan to ensure new residential development achieves appropriate design outcomes and respects valued neighbourhood characteristics.

Applying a Design & Development Overlay to the commercial precincts in the activity centre to provide clear design guidance for new development.

Applying a Local Planning Policy to promote consolidation of business uses within commercial precincts and provide opportunities for higher density residential development.

Other actions

Coordinating through the structure plan process, the provision of capital works for townscape improvements and other infrastructure works.

Cooperating with local traders and other interested parties in initiating and implementing projects to achieve improvements to the appearance and operation of the activity centres.

Objective 3 – Development within the Mixed Use Zone (outside of Major Activity Centres)

Recognise specific sites on the fringe of established commercial centres that offer opportunities to accommodate a range of commercial and residential uses.

Strategies

- Ensure that new use and development within any Mixed Use Zone outside of a Major Activity Centre:
 - Is effectively integrated with any adjoining commercial centre.
 - Is compatible with and complements other land use and development both within the zone and on adjoining and nearby land.

Policy

It is policy that the use of land within any Mixed Use Zone outside of a Major Activity Centre:

- Recognise, and be compatible with, any predominant land use character of land within the zone.
- Comprise commercial or residential uses that will complement the range of facilities provided within any adjoining or nearby commercial centre.
- Any proposed use or development of land be designed to:
 - Ensure consistency with any adopted strategic framework or structure plan for the area, including urban design themes, traffic management arrangements, and distribution of different land use components.
 - Provide for convenient pedestrian and vehicle access and linkages to any adjoining commercial centre.
 - Reinforce and protect the residential amenity of any adjoining or nearby residential properties.
- There be no further intensification of any established tourist or commercial use or development within a Mixed Use Zone outside of a Major Activity Centre, unless it is

specifically provided for in any strategic framework or structure plan adopted for the zone or any adjoining commercial centre.

- Any residential development in a Mixed Use Zone outside of a Major Activity Centre, comply with the policies contained in Residential Use.

Implementation

- Development within a Mixed Use Zone outside of a Major Activity Centre, comply with policy for adjacent residential areas to reflect the surrounding General Residential Zone, Neighbourhood Residential Zone, Low Density Residential Zone or Rural Living Zone.
- Apply the Mixed Use Zone in established townships.

Objective 4 Rural Townships

To maintain and enhance the rural setting and compact form of the rural townships.

Strategies

- Contain small rural townships within currently defined urban boundaries, to create distinctive and compact areas separated by rural based activities.
- Provide for additional infill development in undeveloped and fully serviced areas that are zoned for urban use, and which are not subject to environmental or other development constraints.
- Restrict commercial and non agricultural activities along State Highways and other main rural and tourist road frontages between the towns, to ensure that productive agricultural land and environmental values are protected and rural landscapes are maintained.
- Prevent ribbon development of commercial activities occurring along main or tourist roads.

Implementation

These strategies will be implemented by:

Applying the Green Wedge Zone, Green Wedge A Zone and Rural Conservation Zone to areas of non-urban use between established townships.

Applying the General Residential Zone, Neighbourhood Residential Zone,, Mixed Use Zone and Low Density Residential Zone to established rural townships.

Urban Areas and Townships Map

