

**21.02 OBJECTIVES, STRATEGIES AND IMPLEMENTATION THEMES**

15/03/2018  
C279

**21.02-1 Neighbourhood centres, local centres, commercial corridors and out of centre development**

26/10/2017  
C229

This clause provides local content to support Clause 11 (Settlement - Activity Centre Network) and Clause 17.01-1 (Economic Development - Business) of the State Planning Policy Framework.

**Neighbourhood centres, local centres and commercial corridors network**

Boroondara's neighbourhood centres, local centres and commercial corridors are identified on Map 1 to this clause.

**Key issues**

- Competition from free standing mall based centres in neighbouring municipalities.
- Potential loss of active street frontages.
- Loss of retail and office floorspace to high density housing.
- Managing retail and office development across the activity centre network and commercial corridors.
- Securing the long term viability and retail mix of Boroondara's centres in light of changing consumer trends and impacts from online retailing.
- Fragmented land ownership and variable lot sizes affecting development outcomes.
- Impact of development on sensitive residential interfaces by way of visual bulk, noise, traffic and vehicle access.
- Preserving attractive heritage streetscapes, centre character and identity.

**21.02-2 Objective and Strategies**

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**Objective 1**

To maintain and strengthen the network of neighbourhood centres, local centres and commercial corridors within Boroondara.

**Strategies**

- 1.1 Facilitate mixed use development that supports the local community and ensures that neighbourhood centres, local centres and commercial corridors remain vibrant, sustainable and multi-functional destinations.
- 1.2 Recognise development that promotes sustainability, improves functionality, accessibility and integration with the public realm, and addresses scale and identity through site responsive design.

**Objective 2**

To support retail and office development in accordance with the framework for centres and commercial corridors.

**Strategies**

- 2.1 Require development to include a greater mix of uses including retail, office and residential.
- 2.2 Require non-retail activities (including community services) to locate on the periphery of the neighbourhood centres and/or upper levels of buildings.
- 2.3 Avoid supermarket uses in the Commercial 2 Zone.

- 2.4 Require retail and office development to be located in nominated neighbourhood centres, local centres and commercial corridors.
- 2.5 Protect the amenity of residential areas adjoining neighbourhood centres, local centres and commercial corridors.
- 2.6 Improve the scale of commercial development to reflect the role and function of centres.
- 2.7 Minimise out-of-centre development that undermines the operation and function of centres and the commercial corridors.

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**Implementation**

**Application of zones and overlays**

- Apply the Commercial 1 Zone to facilitate retail uses and mixed use development consistent with the primary purpose of the zone.
- Apply the Commercial 2 Zone to facilitate commercial, appropriate manufacturing and light industry, and bulky goods retailing consistent with the primary purpose of the zone.
- Apply the Mixed Use Zone to facilitate higher density development north of Toorak Road between Auburn Road and Tooronga Road, Hawthorn.
- Apply the General Residential Zone Schedule 4 to residential land within centre boundaries.
- Apply the Priority Development Zone to the Tooronga Village site.
- Apply the Design and Development Overlay Schedule 12 to the West Hawthorn Area.
- Apply the Design and Development Overlay Schedule 16 to the Neighbourhood Centres.
- Apply the Design and Development Overlay Schedule 17 to the Commercial Corridors.
- Apply the Design and Development Overlay Schedule 23 to the Maling Road area.

**Application requirements**

For commercial planning permit applications which are seeking a location outside a commercial zone, the following information must be submitted, as appropriate:

- A contextual assessment of why the proposed out-of-centre location is being considered for commercial development, and why the proposal:
  - cannot be accommodated in an existing activity centre, or failing that,
  - cannot be accommodated in an edge-of-centre location which has a functional relationship with an activity centre, or failing that,
  - cannot be accommodated in a neighbourhood centre or commercial corridor.
- A written statement demonstrating how:
  - the proposed out-of-centre location is consistent with use and development in the surrounding area, including potential impacts on local character and amenity.
  - the proposal is consistent with objectives and strategies of this Municipal Strategic Statement.
- An economic assessment of the impacts of the proposed use and development on the operation of the activity centre network.

### **Policy guidance**

- Applying the local policy (Advertising Signs at Clause 22.01) to manage the development of signage in centres and commercial corridors.
- Applying 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.
- Apply local policy (Neighbourhood Centres and Commercial Corridors Urban Design Policy at Clause 22.06) to maintain and strengthen the network of neighbourhood centres, and commercial corridors.

### **Further strategic work**

- Prepare and implement planning controls for local centres into the Boroondara Planning Scheme.
- Review General Residential Zone Schedule 4 (GRZ4) land in neighbourhood centres to determine whether this is an appropriate zone for this land.

### **Reference documents**

Balwyn Structure Plan (City of Boroondara, 2011)

Neighbourhood Centres and Commercial Corridors Guidelines (City of Boroondara, 2014)

West Hawthorn Urban Design Framework (David Lock Associates, 2006)

Map 1: Centres and commercial corridors framework plan

