

**22.20**20/06/2013  
C77**TOORAK VILLAGE ACTIVITY CENTRE POLICY**

This policy applies to all applications for use and development within the Toorak Village Activity Centre boundary, as delineated on Map 1 to this Policy. This Policy is to be read and applied in conjunction with Design and Development Overlay Schedule 9 (DDO9).

**22.20-1**20/06/2013  
C77**Policy basis**

The purpose of this policy is to implement the land use and development components of the Toorak Village Structure Plan (2008) and the Toorak Village Activity Centre Design Guidelines (2010). The Structure Plan seeks to:

- Direct how the Activity Centre will develop by identifying the preferred form of future growth.
- Identify key development sites and areas of moderate and minimal change.
- Better understand current and future development demand and the need to align the resultant floorspace with appropriate infrastructure, open space, services, amenities and land use mix that will underpin the Activity Centre's long term sustainability and vitality.

The Structure Plan vision for Toorak Village brings together broad support for economic, social and environmental sustainability and amenity whilst acknowledging the imperative to develop viable partnerships between local government and the investment community to achieve these goals. The collective community vision is:

'To enhance Toorak Village's unique vitality and charm, by improving the quality of its streets, public spaces, car parking infrastructure and public transport, and by providing a compact and sustainable mix of commercial, retail, housing, tourist and community activities.'

As shown on Map 1 to this Policy, the Toorak Village Activity Centre Design Guidelines (2010) identify two precincts within the Activity Centre – to the north and south of Toorak Road. Each precinct has its own distinctive character that should be retained and enhanced.

**22.20-2**20/06/2013  
C77**Objectives****Land Use and Built Form**

- To maintain and enhance the Activity Centre's valued characteristics of compactness, walkability, village quality and scale and fine grain whilst also supporting moderate consolidation and redevelopment.
- To protect the heritage character of Toorak Village as a significant part of its urban fabric.
- To respond to emerging needs of the Activity Centre and its study area and ensure its on-going competitiveness.
- To undertake change in a manner that responds to local needs but also contributes to the incremental refurbishment and revitalisation of the whole Activity Centre.
- To support the Activity Centre's on-going role which draws strongly from the surrounding neighbourhood for basic goods and services, but also from a wider catchment for specialty items.

**Amenity**

- To reinforce the sense of place and legibility of the Activity Centre.
- To enhance the quality and character of the public realm and public spaces.
- To improve pedestrian access and amenity.
- To ensure that public spaces are designed to be safe at all times.
- To encourage a vibrant street life and outdoor activity.

- To expand and integrate the public open space network.
- To manage potential and existing conflicts between residential amenity and retail premises, shops, reception centres, licensed hotels, taverns and nightclubs in the Activity Centre.
- To protect and enhance the amenity within the Activity Centre and surrounding residential neighbourhoods.

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**Policy**

Land Use

- Consolidate the role of Toorak Village as a destination for local convenience and weekly shopping needs with a core supermarket as well as complementary community services.
- Develop a public square at Nos 18-22 Jackson Street as a focal point for the centre and the community. In the circumstance that a public square is created the potential impact of removing existing car spaces and the deficit this would create would need to be considered.
- Ensure that, in the circumstance that the Carter's Avenue Car Park is developed, the potential impact of removing existing car spaces and the deficit this would create is to be considered.
- Focus retail uses to land fronting both sides of Toorak Road and land between Toorak Road and Jackson Street.
- Direct major redevelopment to the key development sites shown on Map 1 to this Policy.
- Encourage the development of commercial offices (mainly in air space zones including above the Tok-H Centre and on land to the east of 18-22 Jackson Street and in the side streets in the South Precinct as shown on Map 1 to this Policy).
- Support cafe and restaurant uses, particularly along Toorak Road.
- Restrict night time entertainment to existing operations and to current intensity of use, on existing sites which are purposely built for these activities.
- Facilitate the development of tourist accommodation such as short term hotel or serviced apartments in upper levels within the retail core.
- Support the development of shop-top housing.
- Support land uses that minimise dependence on car use and facilitate sustainable transport options within the Toorak Village Activity Centre, consistent with Council's policy to reduce car dependence.
- Maintain adequate public car parking for retail activities, including provision for multi-level basement car parking and/or additional level of above ground car parking in conjunction with an expansion of the existing supermarket.
- Encourage the provision of new community facilities, services and spaces within the Activity Centre.
- Require uses to be consistent with the Precinct Vision Statement in Table 1 to this Clause.

**Table 1: Precinct Vision Statement**

Precinct	Precinct Vision Statement
North Precinct (north of Toorak Road)	The North Precinct will remain the retail core with a supermarket and major car parking facilities. The traditional retail street interface to Toorak Road will be complemented by interconnecting lanes and arcades to the northern car parks and emerging mixed-use streetscape on Jackson Street. The hub of activity of this precinct will be around the proposed open plaza on Jackson Street. New buildings will enhance the image and appearance of the centre, complementing the scale and design of the valued Tudor style buildings.

Precinct		Precinct Vision Statement
South (south of Toorak Road)	Precinct of Toorak	The South Precinct will retain the traditional retail street interface to Toorak Road. Behind Toorak Road office and professional uses, with accommodation at upper floors, will be strengthened. Existing and new pedestrian links, from east to west, will be safe and attractive enabling passive surveillance from residential accommodation and service uses above. New buildings will complement the scale and design of the valued Tudor style buildings and the established surrounding residential neighbourhood.

Amenity

- Focus night time activity to Toorak Road.
- Ensure that the operation of night-time uses does not impact negatively on nearby residential uses.
- Encourage increased continuity of activity and informal surveillance along walking links and streets.
- Improve informal surveillance of public spaces by encouraging development with windows, open spaces and balconies that overlook adjoining public spaces, especially at ground and first floor levels.
- Create new pedestrian links to avoid dead ends and entrapment risks as shown on Map 1 to this Policy.
- Ensure that streets, public spaces, transport stops and car parks are well lit at night.

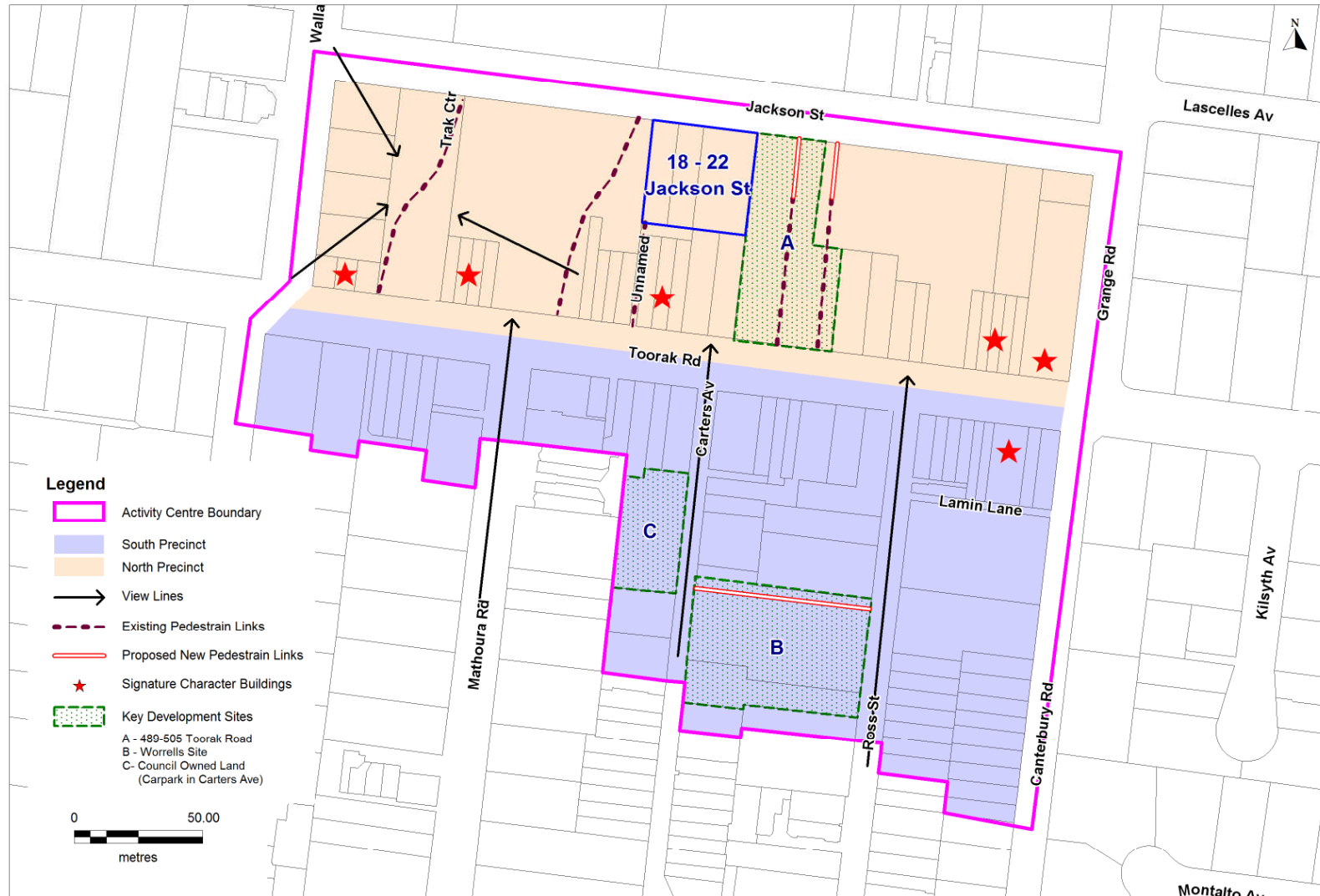
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**Reference Documents**

Toorak Village Activity Centre Design Guidelines, Stonnington City Council, 2010

Toorak Village Structure Plan, Stonnington City Council, 2008



Map1: Toorak Village Activity Centre

(A4)