

**22.12 CARRUM ACTIVITY CENTRE POLICY**19/01/2006  
VC37

This policy applies to the area shown on the accompanying Map 1 that forms part of this clause.

**22.12-1 Policy basis**19/01/2006  
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This policy:

- Applies the following SPPF objectives to local circumstances:
  - Settlement (Clause 14).
  - Coastal areas (Clause 15.08).
  - Medium density housing (Clause 16.02).
  - Activity centres (Clause 17.01).
  - Design and built form (Clause 19.03).
- Builds on the MSS objectives in Clause 21.05-3 relating to:
  - Encouraging residential development within activity centres and promoting increased housing diversity in residential areas that are within walking distance of public transport/commercial activity nodes.
  - Ensuring new residential development respects neighbourhood character and enhances the landscape environment.
  - Managing the interface between residential development and the sensitive foreshore environment.
  - Ensuring residential development does not exceed known physical infrastructure capacities.
- Builds on the MSS objectives in Clause 21.06-3 relating to protecting and strengthening the hierarchy of activity centres and facilitating opportunities for diversification to enhance the viability of neighbourhood centres and reinforce the character and identity of local centres.
- Builds on the MSS objectives in Clause 21.08-3 relating to promoting opportunities for recreational, tourism and commercial development in recognised 'activity nodes' along the foreshore.
- Applies the objectives of *the Carrum Activity Precinct Strategy*, *Carrum Urban Design Framework* and *Kingston Foreshore Strategy*.
- Provides design guidance to implement the *Carrum Urban Design Framework* and *Siting and Design Guidelines for Structures on the Victorian Coast*.

This policy is intended to strengthen Carrum's role as a local strip centre by encouraging a wide range of urban enhancements to create an attractive, functional and viable activity centre, building on the area's locational and environmental attributes at the Patterson River estuary, the foreshore and around the Carrum Station and transport interchange. The policy also provides support for a strengthening of Carrum's urban village role and offers direction for managing housing change in the surrounding residential areas.

The purpose of this policy is to implement the objectives and principles of *the Carrum Activity Precinct Strategy*, *Carrum Urban Design Framework* and *Kingston Foreshore Strategy* and to provide policy guidance on how land use, siting and design should respond to meet the desired objectives.

The *Carrum Activity Precinct Strategy* identifies a vision for Carrum and outlines viable future roles for the different component parts of the activity centre, including Station Street, Nepean Highway, the foreshore and river, and residential areas. The Strategy also recommends appropriate land uses for the activity centre.

The *Carrum Urban Design Framework* provides guidance on the desired future urban structure and development in the activity centre. The Framework identifies improvements to the public realm, traffic and car parking solutions, pedestrian circulation, and guidelines for residential and commercial development in the activity centre.

The *Kingston Foreshore Strategy* provides an integrated strategy for the Kingston foreshore. It is primarily concerned with the Crown Foreshore Reserve, adjoining marine and estuarine environments and adjacent freehold land, and is intended to manage the whole of Kingston's coastal resource with a consistent and coordinated policy approach. The Strategy identifies Carrum as a secondary activity node on the Kingston foreshore. This policy incorporates those objectives and principles of the *Kingston Foreshore Strategy* that relate to Carrum as an interim measure until such time as a foreshore-wide policy is developed.

This policy is based on the principles outlined in the *Carrum Activity Precinct Strategy*, *Carrum Urban Design Framework* and *Kingston Foreshore Strategy* and draws upon some elements of the *Siting and Design Guidelines for Structures on the Victorian Coast*.

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## **Objectives**

### **Activity centre**

- To encourage appropriate land uses that reinforce and revitalise Carrum's role as a local retail centre and the two distinct functions of Station Street and the Nepean Highway as:
  - Station Street Commercial Area - a daily and weekly local convenience shopping centre with a local community focus.
  - Nepean Highway Commercial Area - a destination centre with a specialist comparison retail, business, recreation and entertainment focus, optimising synergies with foreshore activities.
- To improve the vitality and pedestrian experience of the activity centre by upgrading the public realm, including linking the disparate parts of the activity centre, creating a consistent appearance based on Carrum's suburban coastal location and responding to the prevailing environmental elements such as coastal vegetation, sun exposure and wind.
- To improve pedestrian safety, circulation and access, particularly between the disparate parts of the activity centre and between the station and shops.
- To upgrade and better manage commuter and retail car parking facilities within the activity centre.
- To improve traffic management in and around the activity centre.
- To improve the design and appearance of commercial premises in the activity centre.
- To improve the physical links between the activity centre and the foreshore and river.

### **Housing change**

- To promote increased housing diversity in residential areas around the Carrum shopping centre with an emphasis on small medium density dwellings.

- To encourage residential development above commercial uses within the Core Commercial Areas.

### **Desired character, design and amenity**

- To encourage appropriately designed medium density housing responsive to the preferred character of each precinct and incorporating a coastal architectural style where appropriate.
- To encourage development which is sympathetic to the physical and environmental characteristics of Carrum's coastal suburban location.
- To ensure new development in Carrum respects the amenity of adjoining properties and the public domain.
- To upgrade the public realm consistent with Carrum's suburban coastal location to create improved public spaces and attractive streetscapes with an emphasis on the pedestrian experience.
- To create a strong sense of Carrum as a 'village' within a suburban coastal setting via improvements to the public realm.

### **Environment and heritage**

- To protect the heritage character of parts of Carrum.
- To ensure development respects and enhances the native indigenous landscape character of Carrum and responds to this character with appropriate landscape treatments.

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### **Policy**

#### **Improvements to the public realm**

The public realm within the Carrum activity centre will be upgraded in accordance with the Urban Design Framework Plan by a series of staged capital works projects.

Where a permit is required for development in the Foreshore and Station Street Precincts, it is policy to:

- Require a monetary contribution or works in kind to contribute to the identified public realm improvements where a Development Contributions Plan is in place which specifies appropriate contributions.

#### **Exercising discretion**

Where a permit is required for the use or development of land within the policy area, it is policy to:

### **ACTIVITIES AND USES**

#### **General**

- Encourage active retail frontage in the Core Commercial Areas.
- Strongly discourage the intrusion of non-commercial uses at ground level except to provide separate resident access to upper level dwellings where no opportunity exists to provide this access from the rear.

- Promote residential uses above ground floor within the Core Commercial Areas and the Mixed Use Activity Areas.
- Ensure that any commercial development within the Mixed Use Activity Areas does not detract from the function of the Core Commercial Areas. Appropriate commercial uses within the Mixed Use Activity Areas include such uses as cafes, restaurants and galleries.
- Promote medium density housing.

### **Foreshore Precinct**

- Promote a diversity of coastal related retail and commercial activities fronting the Nepean Highway.
- Encourage commercial land uses to consolidate within the Nepean Highway Core Commercial Area that reinforce the precinct's role as a destination centre with a specialist comparison retail, business, recreation and entertainment focus. Preferred uses for this precinct include:
  - Recreation and leisure related uses, including boating supplies, beach supplies, bicycles, fitness equipment, camping, fishing, hiking, walking supplies, sporting goods, art supplies, plant nursery, gifts, and recreation and leisure equipment.
  - Antiques and second hand stores, including furniture, renovation supplies, stamps, coins, drapery, china, cutlery, crockery, glassware, household utensils, books, records, art, toys and hobbies.
  - Professional business services, including accountants, solicitors, financial and insurance, and chemist and other medical related activities.
  - Support services and activities, including tourist accommodation, ATM facility, restaurants, tavern/bistro, takeaway food and cafes.

### **Station Street Precinct**

- Promote local convenience shopping activities fronting Station Street within the Core Commercial Area.
- Encourage commercial land uses to consolidate within the Station Street Core Commercial Area to reinforce its role as a daily and weekly local convenience shopping centre with a local community focus. Preferred uses for this precinct include:
  - Supermarket, chemist, greengrocer, bakery and other specialist food shops, takeaway food, hairdresser, liquor store, bank, medical centre, butcher, cafe, newsagency, post office and coffee shop.
- Encourage the potential redevelopment of the south east corner of McLeod Road and Station Street for a supermarket.

### **Eastern Residential Precinct**

- Promote increased housing diversity with an emphasis on small medium density dwellings.

## BUILT FORM AND CHARACTER

### General

- Ensure development in the Core Commercial Areas provides a continuous built edge to the property boundary with active frontages at ground floor level except where there is no opportunity to provide separate access to upper level dwellings at the rear and it is necessary to provide this access from the frontage.
- Require new development to respond to the typical characteristics which contribute to neighbourhood character for the relevant character profile as detailed in *the Kingston Neighbourhood Character Guidelines*.

### Foreshore Precinct

- Require new development to respond to the guiding principles for coastal development and siting and design guidelines set out in the *Siting and Design Guidelines for Structures on the Victorian Coast*, where relevant.
- Facilitate the relocation or removal of structures and club facilities on the foreshore whose function is not dependent on this location.
- Ensure the redevelopment of buildings on the Crown Foreshore Reserve seeks to investigate opportunities for the co-location of club facilities.
- Ensure the redevelopment of buildings on the Crown Foreshore Reserve seeks to site buildings on less environmentally sensitive land behind the primary dune or adjoining the foreshore reserve.
- Ensure there is no overall increase in the current total footprint area of foreshore buildings.
- Promote sensitively designed development of a contemporary coastal architectural character, to contribute to the sense of Carrum's coastal location. This may be achieved in the following ways:
  - Incorporating features such as:
    - Flat or gently angled roof forms.
    - Hardy materials such as stainless steel, glass, appropriate timber types and masonry.
    - Shade and screening devices.
    - Elevated living areas and associated outdoor spaces in the form of open decks and balconies.
  - Incorporating appropriately designed roof top decks and terraces to maximise the opportunity for outdoor living areas with Bay views.
  - Using staggered and varied roof lines (including pitches and curves) and varying the setback of walls to reduce the visual bulk and impact of buildings as viewed from the foreshore and other public spaces.
  - Adopting building design techniques and materials that are responsive to the harsh coastal conditions (withstanding wind and salt attack).
  - Using building materials which are non-reflective, lightweight, glazed and metallic, and are of natural and muted colours that will blend with the coastal setting.

- Utilising robust coastal building materials in an innovative manner, including sensitive use of horizontal weatherboard cladding, light tone rendered brickwork, Colourbond roofs, timber and stainless steel verandahs, doors and windows and painted finishes.
- Ensure buildings establish a frontage to the street by creating a sense of address to Stephens Street, Johnson Avenue, Old Post Office Lane or Nepean Highway.
- Restrict private vehicular access into properties from the foreshore reserve.
- Avoid high solid fences adjacent to the foreshore boundary.

### **Station Street Precinct**

- Promote sensitively designed development that responds to the precinct's traditional coastal village character. This may be achieved in the following ways:
  - Interpreting traditional building designs which include single and double frontages, eaves, pitched, hipped and gable roofs, vertical rectangular window openings and posted verandahs.
  - Using traditional building materials including horizontal weatherboard cladding, rendered brickwork, corrugated iron roofs, brick chimneys, timber verandahs, and door and window joinery and painted finishes.
  - Using building materials, finishes and colours appropriate to the coastal location which are non-reflective and are of natural and muted colours that will blend with the suburban coastal setting and the traditional village character.
  - Utilising robust coastal building materials in an innovative manner, including sensitive use of horizontal weatherboard cladding, light tone rendered brickwork, Colourbond roofs, timber and stainless steel verandahs, doors and windows and painted finishes.

### **Eastern Residential Precinct**

- Promote the development of appropriately designed smaller medium density housing with strong encouragement for smaller dwellings consistent with the preferred coastal cottage character.
- Promote the development of sensitively designed medium density housing in the form of small dwellings reflecting an 'historic' coastal cottage character. This may be achieved in the following ways:
  - Interpreting traditional building designs which include single and double frontages, pitched, hipped and gable roofs, eaves, vertical rectangular window openings and verandahs.
  - Using traditional building materials including horizontal weatherboard cladding, light tone rendered brickwork, corrugated iron roofs, brick chimneys, timber verandahs, and door and window joinery and painted finishes.
  - Using building materials, finishes and colours appropriate to the coastal location which are non-reflective and are of natural and muted colours that will blend with the suburban coastal setting.
- Ensure front fences are low, transparent and constructed of traditional materials.

## BUILDING SITING, HEIGHT AND SETBACKS

### Foreshore Precinct

- Maximise Bay views, avoiding instances where views may be built out by adjoining development. This may be achieved by:
  - Avoiding the design of views that depend on gaining view lines across adjacent properties.
  - Graduating building form in a stepped effect towards the foreshore reserve to maximise Bay views achievable from within the site.
- Ensure buildings adjacent to Stephens Street, Johnson Avenue, Old Post Office Lane, the Beauty Spot and the foreshore are sensitively designed with the aim of:
  - Avoiding long uninterrupted walls by the use of different building materials, colour, varied setbacks and articulated facades.
  - Fronting dwellings towards side streets and lanes (where not fronting the Bay or the Highway) and providing oblique views towards the Bay for units without a direct Bay frontage.
  - Avoiding the dominance of garage doors and blank walls at street level.
  - Achieving a small setback of buildings on lots that have a sideage to Old Post Office Lane and Johnson Avenue by staggering setbacks from one to three metres to aid in opening views towards the beach from the Highway and to provide the opportunity for landscaping to complement the street planting proposed as part of *the Carrum Urban Design Framework*.

### Station Street Precinct

- Maximise Bay views where possible, avoiding instances where views may be built out by adjoining development. This may be achieved by:
  - Avoiding the design of views that depend on gaining view lines across adjacent properties.
  - Graduating building form in a stepped effect towards the foreshore reserve to maximise Bay views achievable from within the site.
- Promote sensitively designed development in the Core Commercial Area and residential area to the north and residential area to the south, that minimises impacts on neighbouring properties by:
  - Concentrating upper storey building form towards the front of the site and designing it to avoid adverse amenity impacts on neighbouring properties to the rear.
  - Encouraging upper storey components to be set back adequately from the rear boundary to minimise the impact on the neighbouring Eastern Residential Precinct.
  - Reducing visual bulk by the use of different building materials, colour and varied setbacks.
  - Discouraging long uninterrupted walls to the rear of developments.
- Discourage boundary to boundary development on the ground floor unless attached buildings dominate the street such as within the Core Commercial Area.

### **Eastern Residential Precinct**

- Ensure two storey dwellings are sensitively designed to integrate with the predominantly single storey building height throughout the area. This may be achieved by:
  - Reducing the floor area of upper levels compared to ground levels.
  - Increasing the setback of second storey walls to that of first storey walls.
  - Including second storey rooms in attics or mezzanines or the like.
- Ensure any two storey component of a dwelling at the rear of a site is considerably less in area than the ground floor and is set back from property boundaries to avoid overshadowing or visual intrusion to the rear yards of neighbours.

## **LANDSCAPE, VEGETATION AND OPEN SPACE**

### **General**

- Require the retention of native coastal vegetation on the site wherever possible and protect trees from damage during construction.
- Ensure the provision of native coastal screen planting in front of buildings, between buildings and Nepean Hwy, streets and lanes and the foreshore reserve.
- Encourage at least 70 per cent of new landscaping to be native or indigenous.
- Ensure 'pest plants' as declared by the Department of Primary Industries are not used.

### **Foreshore Precinct**

- Encourage outdoor living areas in the form of elevated open decks, balconies and roof terraces to take advantage of Bay views and reflect the coastal location.
- Enhance the significance of the Beauty Spot as a gateway to Carrum through landscape and physical improvements which are sensitive to its historical, visual, recreational, environmental and community significance.

### **Eastern Residential Precinct**

- Ensure the area of soft landscaping is 50 per cent of the required private open space, and hardstand areas consist of porous surfaces to maximise infiltration.

## **CAR PARKING**

### **Foreshore Precinct**

- Provide adequate on-site parking to accommodate the needs of the development, having regard to the demand for on-street parking by beach visitors.



## **DRAINAGE**

### **General**

- Ensure appropriately designed water sensitive urban design principles are incorporated into all new developments to maximise on-site drainage opportunities.

### **Eastern Residential Precinct**

- Ensure floor levels for all new developments are assessed by Council as part of the planning application process.

## **STORMWATER RUN-OFF MITIGATION AND QUALITY**

### **General**

Limit the impact of increased stormwater run-off on drainage systems by:

- Facilitating on-site stormwater infiltration for residential development by maximising the area of permeable surface and reducing the amount of hard sealed surfaces.
- Locating buildings to take into account overland flow paths and ensure that buildings do not divert flows, causing increased flooding on adjacent properties.
- Maximising on-site infiltration by:
  - Wherever possible, using unpaved landscape areas or porous paving.
  - Where appropriate, constructing on-site stormwater detention with delayed release into the stormwater drainage system.
  - Designing to limit the impervious area.
  - Incorporating on-site water recycling systems for stormwater run-off.
  - Directing stormwater run-off into garden areas to reduce watering and demand on drainage infrastructure.
- Designing on-site stormwater detention systems to consider the effect of the delayed release of stormwater in conjunction with the time of concentration of flows from the whole catchment at the point of discharge from the property.
- Designing drainage systems to minimise potential for transportation of silt and debris, and to provide for their collection and removal at accessible locations.

## **PROTECTION OF ENVIRONMENT AND HERITAGE FEATURES**

### **General**

- Encourage the retention of environmental and heritage features and places that are not recognised and protected by the planning scheme or by other statutory provisions, but which may be suitable for being provided with such protection, until their significance and the scope for their formal protection has been determined.
- Use local heritage studies as a guide to identifying places of potential cultural heritage significance within the Carrum activity centre. However, these studies should not be

relied upon as the only source of information about the potential cultural heritage significance of places in Carrum.

- Encourage the integration into the design of new development of environmental and heritage features and places that are not suitable for recognition and protection under the planning scheme or by other statutory provisions, but may still be of local significance and can enhance the identity and neighbourhood character of Carrum.

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#### **Incorporated documents**

*Kingston Neighbourhood Character Guidelines, February 2003*

*Siting and Design Guidelines for Structures on the Victorian Coast, May 1998*

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#### **Policy references**

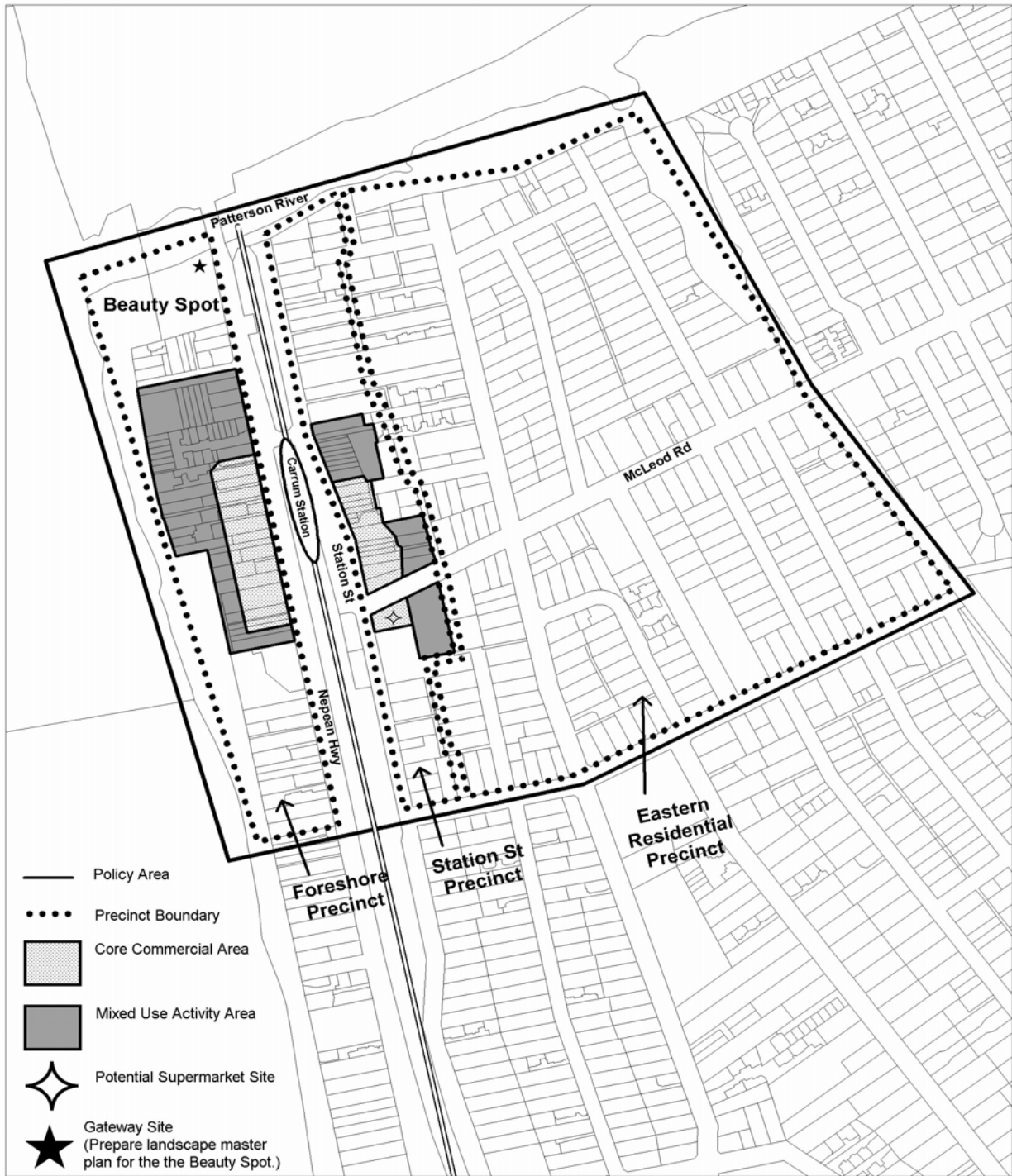
*Carrum Activity Precinct Strategy, 2000*

*Carrum Urban Design Framework, 2000*

*Kingston Foreshore Strategy, 1999*

*Kingston Heritage Study, Stage 1, Thematic Environmental History, 2000*

*Kingston Heritage Study, Stage 2, 2004*



**Map 1: Carrum Activity Centre Framework Plan**