

22.15

22/12/2016
C202

SOUTH MORANG ACTIVITY CENTRE POLICY

This Policy applies to all applications for use and development (including subdivision) in the South Morang Activity Centre as shown on the map forming part of this policy.

22.15-1

04/12/2014
C185

Policy Basis

This policy seeks to identify and implement a vibrant, high quality and sustainable built form and use outcome for all land within the South Morang Activity Centre as shown on the map forming part of this policy.

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Objectives

To encourage development of key strategic sites for a mix of uses.

To ensure residentially zoned land is not compromised for high density residential development by inappropriate non-residential uses or conventional residential development.

To encourage mix of employment generating use and development including offices on business zoned land.

To support the delivery of high capacity public transport.

To encourage higher density housing in a variety of forms.

To improve vehicular and pedestrian access within the activity centre and linkages to adjoining land.

To encourage built form with active frontages that address public parks, reserves and adjoining streets.

To physically integrate the activity centre with the surrounding established urban areas.

To enhance the appearance of the activity centre by encouraging innovative architecture and quality urban design outcomes.

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Policy

In addition to the Activity Centre Design Guidelines (DSE 2005); the Guidelines for Higher Density Residential Development (DSE 2004); the Environmentally Sustainable Design and Construction: Principles and Guidelines for Capital Works Projects (DSE 2003); and the Safer Design Guidelines for Victoria (Crime Prevention Victoria & DSE 2005), it is policy to:

- Encourage new, higher density, multi-storey development that provides a mix of activities with retail, service industry and entertainment uses located on the ground floor (where permissible) to provide active frontages to streets and other public spaces.
- Encourage innovative design solutions to achieve the stated use and development objectives for the activity centre.
- Encourage the provision of new pedestrian paths to create links between the proposed public transport modal interchange and retail, commercial and residential uses to provide a safe and attractive environment for users.
- Encourage development to front onto and actively address public reservations including the Melbourne Water pipe track reservation and the future rail corridor.
- Encourage the integration of River Red Gums as a key feature of and the public realm.
- Encourage design solutions that reduce the visual impact of the high voltage transmission line easement through innovative design.

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Decision Guidelines

Before deciding on an application, the responsible authority will consider:

- The objectives of this schedule.
- The decision guidelines at Clause 65, with particular focus given to whether the development is consistent with the scale and mix of uses envisaged by the State Planning Policy Framework in relation to major activity centres and high density transit oriented development.
- Whether the design of the proposed development achieves high quality built form and design outcomes to improve the attractiveness of the South Morang Activity Centre.
- Whether the new development enhances the public realm and improves the walkability of the centre.
- Whether the proposal is in keeping with the requirements of the *Whittlesea Strategic Transport Infrastructure Study 2002*.

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Expiry

This policy expires on 1 October 2017.

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04/09/2008
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South Morang Activity Centre

