

**22.08 NOBLE PARK ACTIVITY CENTRE LOCAL POLICY**

13/08/2015  
C192

This policy applies to all land within the Noble Park Activity Centre as shown on map 1. This policy implements the objectives of the Noble Park Structure Plan and applies to land within the Noble Park Activity Centre.

**22.08-1 Policy basis**

03/09/2009  
C98

Noble Park is recognized as a unique suburban activity centre with a village style image and retail function. It is well serviced by public transport and significant community facilities.

This policy supports the Municipal Strategic Statement objectives of:

- “Promoting and enhancing Noble Park’s traditional village image through improving links between the shopping streets and the station, parks and schools and enhancing its distinctive street-tree themes”.
- “Providing appropriate controls for areas on the periphery of the Dandenong CAD, Springvale Shopping Centre and Noble Park Shopping Centre which are suitable for higher-density housing, making optimum use of facilities and services available.”

This policy seeks to offer direction as to the exercise of Council’s discretion in relation to land use and building and works applications within the Noble Park Activity Centre.

**22.08-2 Policy objectives**

03/09/2009  
C98

- To position Noble Park as a centre that encourages investment, redevelopment and business confidence.
- To embrace cultural identity and diversity as the Noble Park Activity Centre grows and develops.
- To create positive perceptions of the Noble Park Activity Centre from a social, public safety, cultural and economic viewpoint.
- To encourage quality urban design responses which uniquely identify the Noble Park Activity Centre.
- To improve housing opportunities that respond to the local social and cultural needs of the community and which provide for well-designed, higher density housing options to support the commercial component of the centre.
- To improve the quality of and access to public spaces and to facilitate the creation of safe, pedestrian oriented streets.
- To improve public transport linkages, supporting infrastructure and user facilities.
- To improve public transport usage by encouraging commercial and residential development along existing public transport routes within the Noble Park Activity Centre
- To encourage development which demonstrates quality neighbourhood design principles and which enhances the village characteristics of the Noble Park Activity Centre.
- To improve the provision of sustainable, water and energy efficient public open space, recreation and leisure facilities and opportunities.

**22.08-3**  
13/08/2015  
C192

### **Policy**

Where a permit is required for land use or development, in addition to considering whether a proposal complies with the intents in Map 1, it is policy to:

### **Housing**

- Concentrate higher density residential development within the activity centre and to take advantage of the commercial activities and public transport networks.
- Encourage the location of new housing to the upper levels of existing commercial development and within new commercial redevelopment.
- Ensure new housing is reasonably protected from adverse amenity impacts such as noise, lighting and smells arising from other uses within the centre.

### **Business**

- Concentrate food related retailing within the retail core of the centre and to minimise office uses at ground level.
- Discourage specialist or intensive medical and or health services from locating within the Noble Park Activity Centre and encourage their location to areas adjoining South Eastern Hospital to the east of the activity centre. Purpose built facilities should be encouraged, in preference to converted houses.
- Encourage a range of small-scale businesses that support community needs and to encourage their location be proximate to transport interchanges and public transport stops.
- Ensure amenity impacts of businesses on nearby housing are minimised.

### **Community spaces**

- Ensure active frontages face public open spaces, in particular around Copas Park and the Town Square.
- Ensure open spaces are developed as meeting spaces and enable residents and visitors to interact.
- Encourage public spaces that are consistent with the centre's character, the planting and/or retention of drought tolerant landscaping and the incorporation of energy efficient and water sensitive urban design elements.

### **Environment**

- Preserve and enhance the overall environmental sustainability of the Noble Park Activity Centre by encouraging energy efficient and water sensitive design elements into all new development.
- To protect significant native vegetation and the retention of large canopy trees located throughout the activity centre.
- Protect significant stands of River Red Gums located throughout the activity centre.

### **Public transport**

- Improve access and safety to public transport and associated infrastructure.

- Support public and private sector improvements and enhancements of public transport, pedestrian and cycling services.

**Pedestrian amenity and access**

- Encourage off-street carparking above or below street level
- Reduce the conflict between pedestrians and vehicles at major road and rail crossings.

**Public safety**

- Encourage uses with active ground level street frontages.
- Ensure public and shared spaces are well lit and maintained.
- Encourage development providing for increased opportunities for passive surveillance.

**Policy References**

*City of Greater Dandenong Noble Park Activity Centre Structure Plan, June 2009*

Map 1 Noble Park Activity Centre land use and development intents

