

22.1519/01/2006
VC37**LYGON AND ELGIN STREET SHOPPING CENTRE**

This policy applies to the Lygon and Elgin Street Shopping Centre and surrounding area (Map 1).

Policy Basis

The Lygon/Elgin Street shopping centre has a dual role of providing for the convenience shopping needs of the local residential and working community and the needs of the metropolitan population in terms of entertainment and eating establishments. The Municipal Strategic Statement identifies Lygon Street as a major retail area where a diversity of retail and local convenience premises are encouraged. The success of the street in fulfilling this dual role is dependent on a broad mix of shops, and food and drink premises. In accordance with the Lygon Street Action Plan 1984, Lygon Street north (north of Grattan Street) and Elgin Street are the local retailing and community focus of the area, and Lygon Street south (south of Grattan Street) is the regional restaurant and entertainment focus.

Objectives

- To ensure the Lygon/Elgin Street shopping centre retains its dual local shopping centre and regional restaurant/entertainment role.
- To encourage a range of eating and entertainment facilities to develop in areas where these uses will cause the least detriment on the shopping centre and residential areas.
- To maintain a local shopping centre role to help promote residential development in the surrounding area.
- To discourage the extension of retail, entertainment and restaurant uses from Lygon Street into surrounding streets.

Policy

In Lygon Street north (north of Grattan Street) and Elgin Street:

- A wide range of shops to serve the needs of the local community should be maintained and enhanced.
- The continuity of the street-level shop frontages and tenancy mix should be maintained and enhanced.
- Conversion of shop fronts to non-shop uses should be discouraged.
- Restaurants, convenience restaurants, hotels, motels and takeaway food premises should be discouraged in adjacent residential and mixed-use areas.

In Lygon Street south (between Grattan and Queensberry Streets):

- New uses and development should complement the tourist/entertainment role of the area.
- Entertainment and restaurant uses should be promoted.

Decision Guidelines

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

- Whether the continuity of shop frontages in Lygon Street north and Elgin Street is maintained.
- The provision of car parking spaces.
- The existing and future amenity of the land and the surrounding area including abutting residential uses.
- The hours of operation.
- The type of liquor licence, if any.

Policy Reference

Lygon Street Action Plan 1984

Map 1 | Lygon and Elgin Street

Shopping Centre Environs

