

**22.15 WEST HAWTHORN AREA POLICY**

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This policy applies to all applications for use and development of land in the West Hawthorn area shown on Map 1 of this policy.

**22.15-1 Policy Basis**

The policy is derived from the *West Hawthorn Urban Design Framework (2006)* (UDF).

Burwood Road, West Hawthorn is unique to the City of Boroondara for its large lot sizes, and range of bulky goods and large format retail uses. It is an area which has significant capacity to accommodate land use intensification and substantial built form change. A local policy is required to appropriately manage the impacts of such change.

The UDF encourages Burwood Road West Hawthorn as a mixed use precinct, to facilitate bulky goods, large format retailing, office and higher density residential development while providing for a range of other employment opportunities in retail, commercial and community based uses. While encouraging the further development of this corridor, this policy also seeks to ensure that new development is appropriately located and designed, fosters sustainable transport and building outcomes, improves pedestrian access and connectivity, and does not cause unreasonable amenity impacts on adjoining residential areas and public spaces.

This local policy is intended to give effect to provisions and recommendations contained in the *West Hawthorn Urban Design Framework (2006)*. It should also be read in conjunction with the *Design and Development Overlay Schedule 13 (West Hawthorn Area)*.

Note: Precinct numbering originates in the West Hawthorn UDF. Controls for Precincts 2 and 7 were not adopted.

**22.15-2 Objectives**

- To implement the *West Hawthorn Urban Design Framework (2006)*.
- To encourage the provision of bulky goods, large format retailing and office uses and a mix of compatible employment opportunities in retail, commercial and community based uses in appropriate locations.
- To recognise West Hawthorn's potential to provide for a diversity of higher density housing opportunities and urban consolidation, particularly in areas that are not encumbered by or proximate to heritage places or have direct abuttal to residential areas.
- To ensure active ground level frontages and vibrant street level activity.
- To provide community services / facilities that accommodate the current and future needs of the West Hawthorn Community.

**22.15-3 Policy**

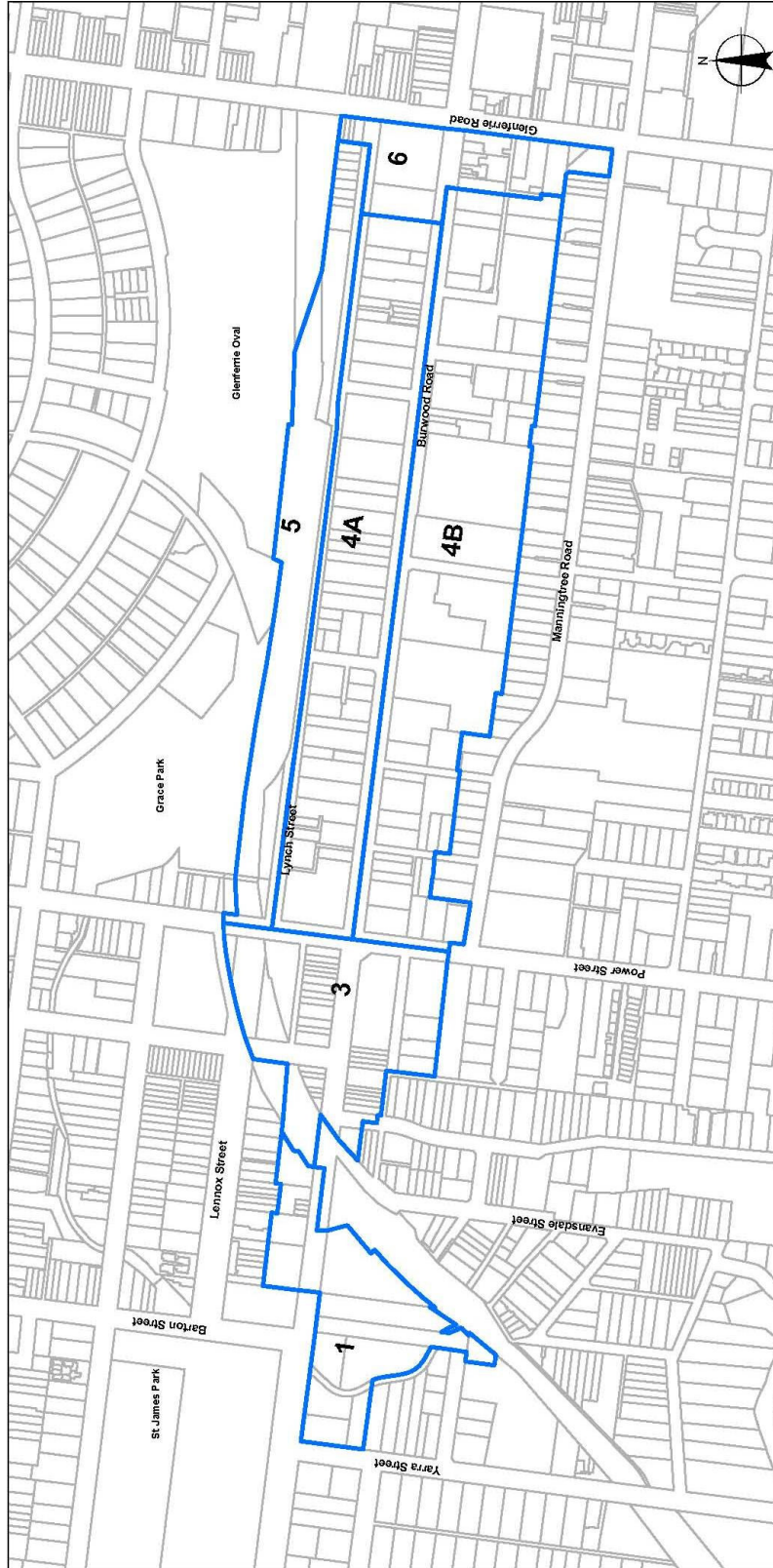
It is policy to:

- Encourage uses with active frontages in commercial areas to promote pedestrian activity and vibrancy at ground floor level on sites with street or laneway frontages.
- Encourage higher density office & residential development on upper floor levels in commercial areas.
- Discourage residential land use at ground level facing Burwood Road.
- Encourage office and residential uses in Precinct 1.
- Encourage convenience retail and services at ground levels, with office and residential land use above ground level in Precinct 3.
- Encourage bulky goods, large format retailing and compatible retail and commercial uses at ground floor level and residential and office uses at upper levels in Precincts 4A and 4B.
- Encourage cafés, bars or restaurants in Precincts 4A and 4B to service employment and residential land uses in and around the study area.
- Encourage office and residential land use in Precinct 5.
- Encourage uses that reinforce existing retail and commercial uses including community and professional services in Precinct 6.

**22.15-4 Policy References**

West Hawthorn Urban Design Framework (2006)

MAP 1: WEST HAWTHORN AREA AND PRECINCTS



Note: Controls for Precincts 2 and 7 were not adopted