

# The vision for Tally Ho Major Activity Centre

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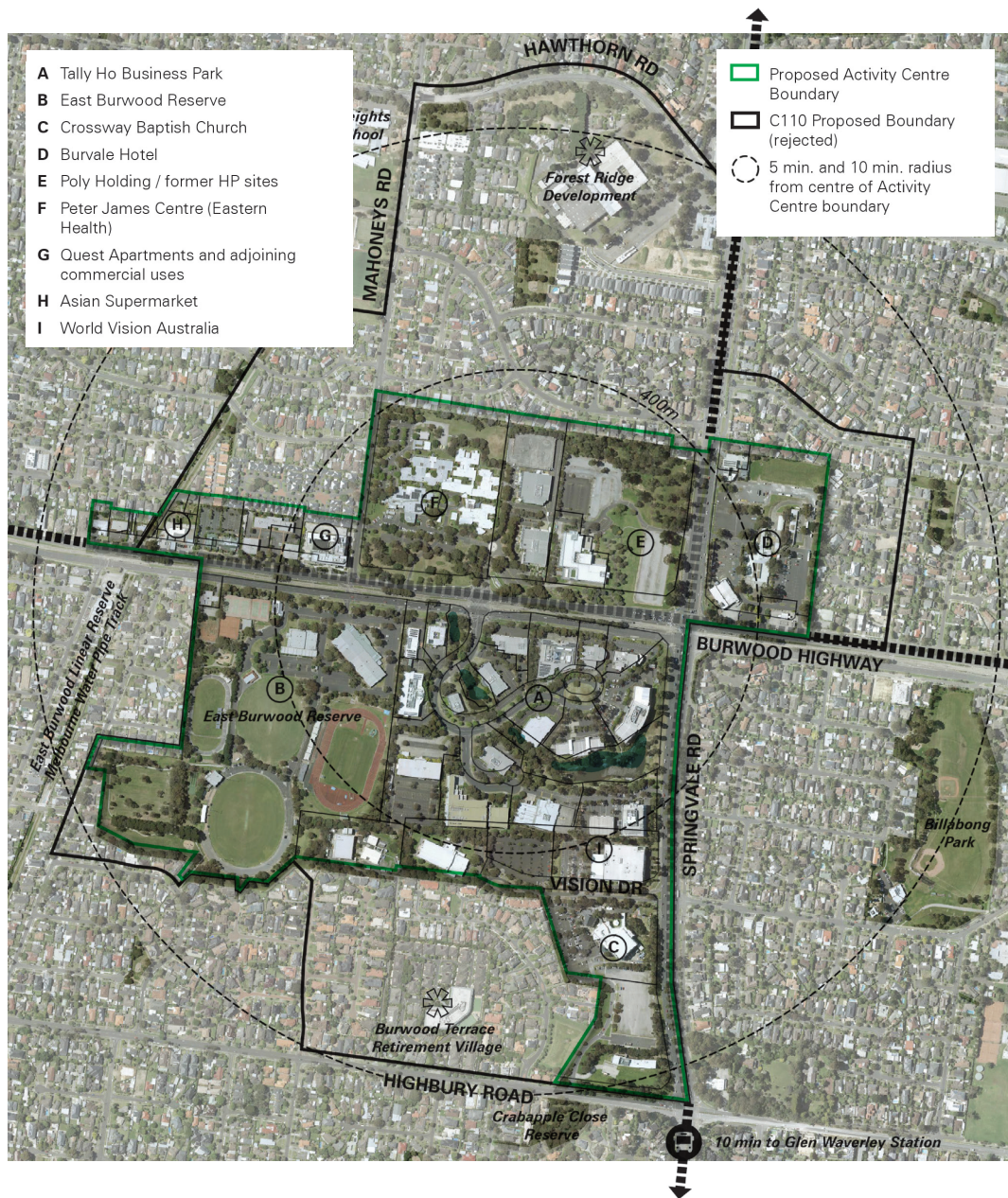


**WHITEHORSE  
CITY COUNCIL**

**For further information visit:**

[yoursay.whitehorse.vic.gov.au/tally-ho-major-activity-centre](https://yoursay.whitehorse.vic.gov.au/tally-ho-major-activity-centre)

# Study area



# Draft vision

**“Tally Ho Major Activity Centre (MAC) on Melbourne’s Burwood Corridor is a regional hub and destination for business and employment in Melbourne’s east. It’s a connector for innovation – a vibrant and prosperous place for collaboration, creativity, and wellbeing for a community that is engaged with each other, the physical context and the wider knowledge network.**

**The Centre offers a variety of affordable, attractive, flexible and competitive spaces for contemporary enterprise, health, research/development and education.**

**This is complemented by a vibrant mix of uses, including retail, hospitality, entertainment, conferencing, allied health, affordable key worker/specialist housing and sporting/recreational facilities.**

**Well-designed and sustainable buildings reflect a dense urban character within a distinctive landscape. Built form interacts at the human scale with active uses at the ground and forming gateways at entry points.**

**Safe streets connect a high quality public realm with a generous pedestrian spine provoking interaction and encouraging movement through the MAC. This acts as a linear park that permeates from the Tally Ho Lake and wetlands.**

**A network of walks landscaped with natural irrigation and canopy traverses the Centre, linking the East Burwood Reserve with plazas and other green spaces to offer abundant opportunities for gathering, socialising, leisure, recreation and wellbeing for workers, visitors and residents.**

**Tally Ho is easily reached by public transport and prioritised walk and ride routes make it safe and enjoyable to move about the Centre and beyond. Convenient car parking is provided through centralised parking nodes.”**

# Land use, employment and housing

## Constraints



Existing commercial areas are not supported with ancillary uses such as retail

- Building stock is ageing and less appealing to tenants
- There is competition for investment with other Activity Centres in the region
- Centre does not currently perform a substantial retail role yet is categorised as a Major Activity Centre
- Steep typography affects a lot of the Centre and limits use

## Opportunities



Community housing integrated with existing landscape, Leith Park | MGS Architects

- Major professional employment hub with underlying demand for commercial space in the vicinity
- Economic opportunities associated with the Suburban Rail Loop, proximity to Deakin University and established specialisations (especially technology and health) should be capitalised upon
- Accommodating a broader range of ancillary uses including retail, short-term accommodation and hospitality uses to create a contemporary precinct environment will appeal to the post-pandemic professional workforce

# Movement and parking

## Constraints



Major Activity Centre located on Burwood Highway

- Some locations lacking basic pedestrian facilities or infrastructure is in a state of disrepair, with Springvale Road and Burwood Highway posing significant barriers to pedestrian movement
- Limited bicycle paths/lanes within the MAC and disjointed network in the surrounding area
- Lack of public transport stop facilities across bus stops, located with poor accessibility and services operate at low frequencies
- Existing car parking supply is mostly provided in the form of open air, at grade car parking

## Opportunities



Accessible tram stop with extensive shelter, passenger information displays, Melbourne

- Improvements to existing pedestrian network and provision of additional footpaths to connect between existing and future uses
- Provision of new traffic signals on Springvale Road will provide more pedestrian crossing opportunities over the barrier of Springvale Road and provide better access to bus stops
- Improvements to existing facilities at public transport stops (shelters, seating, lighting, and powered information displays) would further encourage use of public transport and infrastructure more accessible

# Built form and design quality

# Public realm, open space, sustainability & community infrastructure

## Constraints



Ageing office park building with limited connection with the public realm

- Poor overall design quality, ageing building stock and a lack of diversity
- Lack of connection between built form and the public realm leading to a lack of activity at ground level
- Car parking dominates building interfaces with poorly resolved building entries and pedestrian access arrangements
- Risk of overshadowing from increased height affecting open space and key public realm elements
- Risk of over development if site coverage maximizes based on setback requirements

## Opportunities



Activation of the ground plane | Lyons

- Encourage diverse/high quality built form outcomes that demonstrate design excellence, best practice in ESD and support a greater mix of uses
- Provide updated guidance on street activation and interfaces, including active frontages
- Review and test the relationship between building height and land form and create enclosure and a gradual step-down effect toward open spaces and primary walks
- Assess overshadowing impacts on open spaces and primary walks, introducing protection controls

## Constraints



Limited pedestrian connections from office park into East Burwood Reserve

- A lot of open space is publicly accessible yet privately owned and not well known
- Development will increase and could impact treed nature without appropriate management
- Control of water in the landscape is essential to prevent flooding
- Road network surrounding the East Burwood Reserve is constrained and limited pedestrian connections through office park reduce accessibility
- Quality of some infrastructure within the East Burwood Reserve is low

## Opportunities

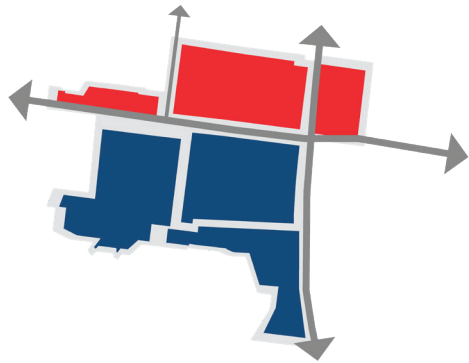


Community benefit delivered through redevelopment of a community asset  
Springvale Community Hub | Lyons

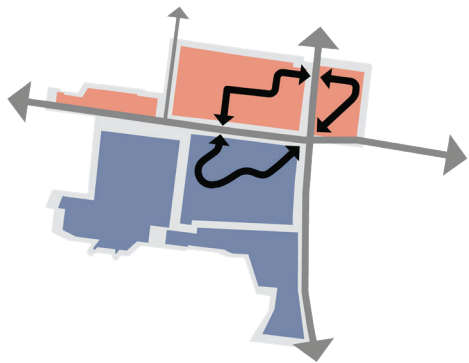
- Create and utilise a cohesive landscape palette across the Activity Centre to help unify the different precincts and build a stronger neighbourhood character in the public realm
- Retain green buffers and significant trees between buildings and the neighbouring residential areas to help soften the changes in built form and maintain the treed nature of the precinct
- Create a central, pedestrianised, green spine with public activity nodes to provide a comfortable and interesting link between key spaces of the precinct
- Increase the biodiversity within the precinct through more diverse planting species

# Key moves

1. **Creating a Centre** of distinct neighbourhoods.

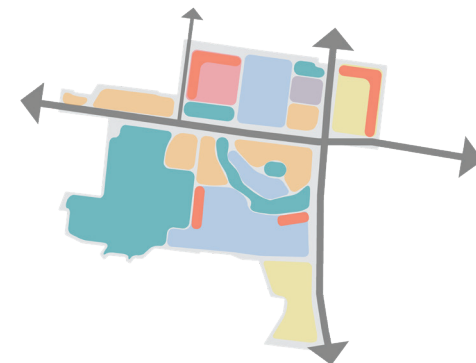


2. **Connecting the neighbourhoods** through a pedestrian prioritised 'main' street.

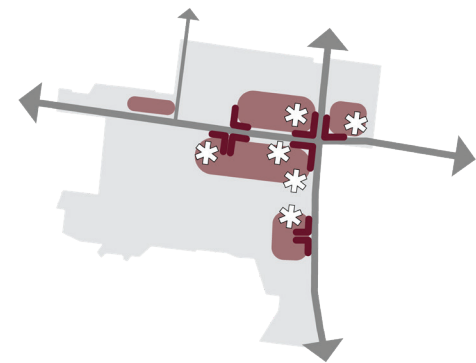


# Key moves

3. **Diversifying the mix of land uses** to better suit a Major Activity Centre - including commercial, retail, hospitality, health and wellbeing, conferencing, events, residential and recreational uses.

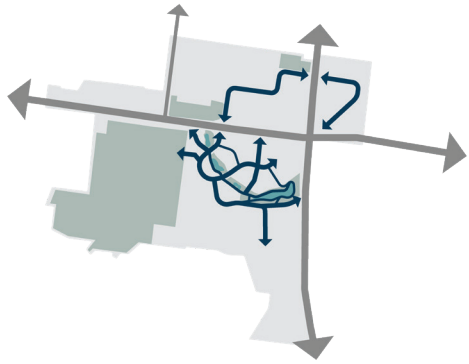


4. **Intensifying the scale and density** of built form for increased floor space, enhanced main road and public realm engagement within the Activity Centre.

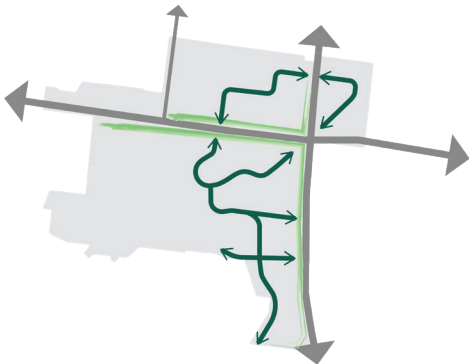


# Key moves

5. **Strengthening the place identity** through permeating blue-green streets from the Tally Ho lake and associated wetlands to the adjoining parks, boulevards and neighbourhoods.

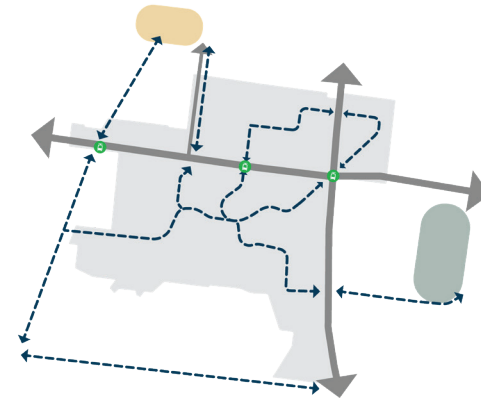


6. **Enhancing the urban landscape** and biodiversity through new and enhanced streets, street interfaces and walks and landscape buffers to residential neighbours.

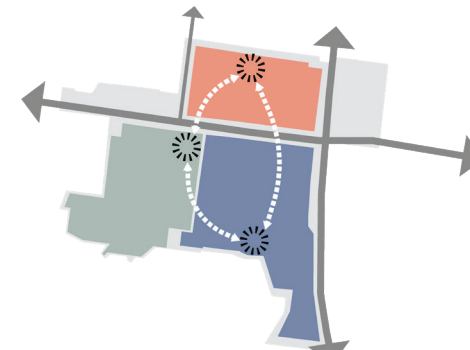


# Key moves

7. **Building safe and easy connections** to community assets through an improved walking and cycling network and upgrades to the public transport experience.

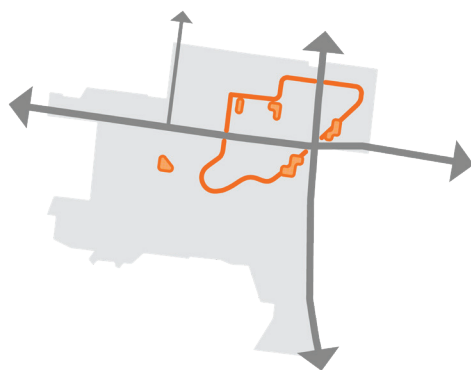


8. **Prioritising the shared use of efficient and well located car parking** off the ground plane to maximise valued space for a majority of users.



# Key moves

9. **Increasing the wellbeing and resilience of the community** by designing an inclusive public realm with a series of spaces to gather.



10. **Improving the Centre's resilience, impact and economic vitality** by enhancing its competitiveness, affordability, liveability and diversity by making it a place to live, work, play and access regional services.

