

**FINAL**  
Prepared by MGS Architects  
5 March 2024

# Tally Ho Major Activity Centre Structure Plan Issues & Opportunities

MGS Architects  
Echelon Planning  
Urban Enterprise  
onemilegrid  
ASR Research



MGS Architects Pty Ltd  
10-22 Manton Lane  
Melbourne Victoria  
3000 Australia  
T 03 9291 9900  
mgsarchitects.com.au

ABN 13 006 488 302  
ACN 006 488 302

#### Directors

Cameron Lacy  
Robert McGauran  
Catherine Ranger  
Elliet Spring  
Joshua Wheeler

#### Contact

Robert McGauran  
rmcgauran@mgsarchitects.com.au

#### Client

Whitehorse City Council

#### Consultant Team

*Urban Design & Architecture, Lead Consultant*  
MGS Architects

#### Planning

Echelon Planning

#### Economics

Urban Enterprise

#### Transport

onemilegrid

#### Community Infrastructure

ASR Research

#### Document

Tally Ho Structure Plan — Issues & Opportunities  
Report

Date	Version	Authorised by
14.12.2023	DRAFTv1	RM
23.02.2023	DRAFTv2	RM
05.03.2023	Final	EM

**Whitehorse City Council acknowledges the Wurundjeri Woi-wurrung people of the Kulin Nation as the Traditional Owners of the land. We pay our respects to their Elders past, present and emerging**

**MGS Architects acknowledges the Traditional Owners of Country throughout Australia and recognises their continuing connection to land, waters and culture. We pay our respects to their Elders past and present and extend this respect to all Aboriginal and Torres Strait Islander people.**

## Contents

<b>Introduction &amp; Strategic Context</b>	<b>4</b>
1.1 Project purpose and process	5
1.2 Study area overview	6
1.3 Setting the scene	8
1.4 State economic context	10
1.5 Demographic context	13
1.6 The role of Tally Ho MAC	15
1.7 Planning context summary	17
<b>Emerging drivers of change</b>	<b>39</b>
2.1 Transit-oriented development	40
2.2 Innovation and knowledge economy hub	42
2.3 Sustainable and climate-resilient MAC	44
2.4 Key worker and affordable housing	45
<b>Issues &amp; Opportunities</b>	<b>46</b>
3.1 Economic	47
3.2 Transport and parking	65
3.3 Planning	83
3.4 Built form and design	94
3.5 Public realm and open space	104
3.6 Community infrastructure	113
<b>Activity Centre Boundary Review</b>	<b>122</b>
4.1 Reviewing the boundary	123
4.2 Assessment against Planning Practice Note 58 criteria	125
<b>Draft Vision for Tally Ho</b>	<b>127</b>
5.1 Draft vision	128
5.2 Key moves at the Activity Centre scale	129

---

## Glossary of terms

### *Active transport*

Transport requiring physical activity, typically walking and cycling.

### *Active interfaces*

Building edges/frontages which contain uses that promote activity and interaction with the street, providing casual surveillance.

### *Activity Centre*

This is specifically relevant to the Plan Melbourne 2030 document. In this context, the term refers to an area that provides focus for services, employment and social interaction in cities. They are where people shop, work, meet, relax and often live. Usually well-served by public transport, they range in size and intensity of use from local neighbourhood strip shopping centres to traditional universities and regional malls.

### *Amenity*

The pleasant or satisfactory aspects of a location which contribute to its overall character and the enjoyment of residents or visitors. May include access to services and well-designed public spaces.

### *Built form*

The combination of features of a building, including its style, façade treatments, height and site coverage.

### *Fine grain*

An urban environment with human scale spaces, mixed uses, relatively narrow street frontages and through block links, to foster diverse activities and walkability.

### *Landscape buffer*

Low planting in combination with tall plants and trees located to mitigate negative impacts, filter and enhance views. Often used in combination with topography or mounding to maximise effectiveness.

### *Major Activity Centre*

Suburban centres that provide access to a wide range of goods and services. They have different attributes and provide different functions, with some serving larger subregional catchments. Plan Melbourne identifies 121 Major Activity Centres which sit under Metropolitan Activity Centres and above Neighbourhood Activity Centres.

### *Mixed use*

A mixture of different land uses such as retail, commercial and residential in the same location or building.

### *National employment and innovation clusters*

Designated concentrations of employment distinguished by a strong core of nationally significant knowledge sector businesses and institutions that make a major contribution to the national economy and Melbourne's positioning in the global economy.

### *Permeable surfaces*

Permeable surfaces are soils, paving or other ground surfaces that allow rainwater and oxygen to penetrate into the soil below.

### *Principal Pedestrian Network*

A designated mapped network of routes which support walking trips into and around key destinations such as Activity Centres, schools and transport nodes.

### *Setback*

The minimum distance from any allotment boundary to a building.

### *Shared paths*

These are paths/trails are designed specifically for shared use by pedestrians, wheelchairs, cyclists, scooters, skate boarders and prams. They are typically a minimum of 3m wide and meet accepted current standards regarding gradients, widths, clearances, lines of sight, etc.

### *Sleeving*

Comprises the positioning of active building uses between inactive buildings (such as those housing infrastructure or services) and the public realm to achieve good public realm presentation, amenity and perceptions of safety.

### *Strategic Cycling Corridor*

A network of bicycle paths that links up important destinations including employment and Activity Centres and other destinations of metropolitan and regional significance. It supports the needs of commuter trips (to work or education) and other important transport trips such as to stations, shops or schools.

### *Structure Plan*

A planning tool that sets out an integrated vision for the desired future development of an area. They establish a planning and management framework to achieve stated environmental, social and economic objectives.

### *Transit Oriented Development*

Compact, walkable, mixed-use communities centred on high-quality public transport systems. Transit-oriented development assists in addressing the growing problems of climate change and global energy security by creating dense, walkable communities that greatly reduce the need for driving and energy consumption.

### *Urban renewal*

Refers to the large-scale restoration and/or redevelopment of under-utilised urban areas.

### *Walkability*

The degree to which an environment supports walking as a transport mode, for instance by providing frequent, safe and attractive paths that connect common trip origins and destinations.

### *Water Sensitive Urban Design*

Integrating the urban water cycle into urban design to minimise environmental damage and improve recreational and aesthetic outcomes. It includes the use of passive irrigation techniques, and the incorporation of infrastructure such as swales, bio-filtration systems (rain gardens), permeable paving, and wetlands into the design.

### *Wayfinding*

The process of navigating to a destination. It is about knowing where you are, where you want to go and how to get there from where you are.

# Introduction & Strategic Context

1

# 1.1 Project purpose and process

**The purpose of the project is to prepare a Structure Plan for the Tally Ho Major Activity Centre. The plan will seek to provide guidance on the future use and development of land within the centre to ensure that Tally Ho maximises its potential as a dynamic and well-performing Activity Centre.**

## Project purpose

MGS Architects was engaged by Whitehorse City Council in September 2023 to prepare a Structure Plan for the Tally Ho Major Activity Centre (hereinafter referred to as 'Tally Ho'), alongside a multi-disciplinary team consisting of Echelon Planning (planning), Urban Enterprise (economics), onemilegrid (transport) and ASR Research (community infrastructure planning). For the purposes of the Structure Plan, a timeframe of 2023-2041 applies.

## Project methodology

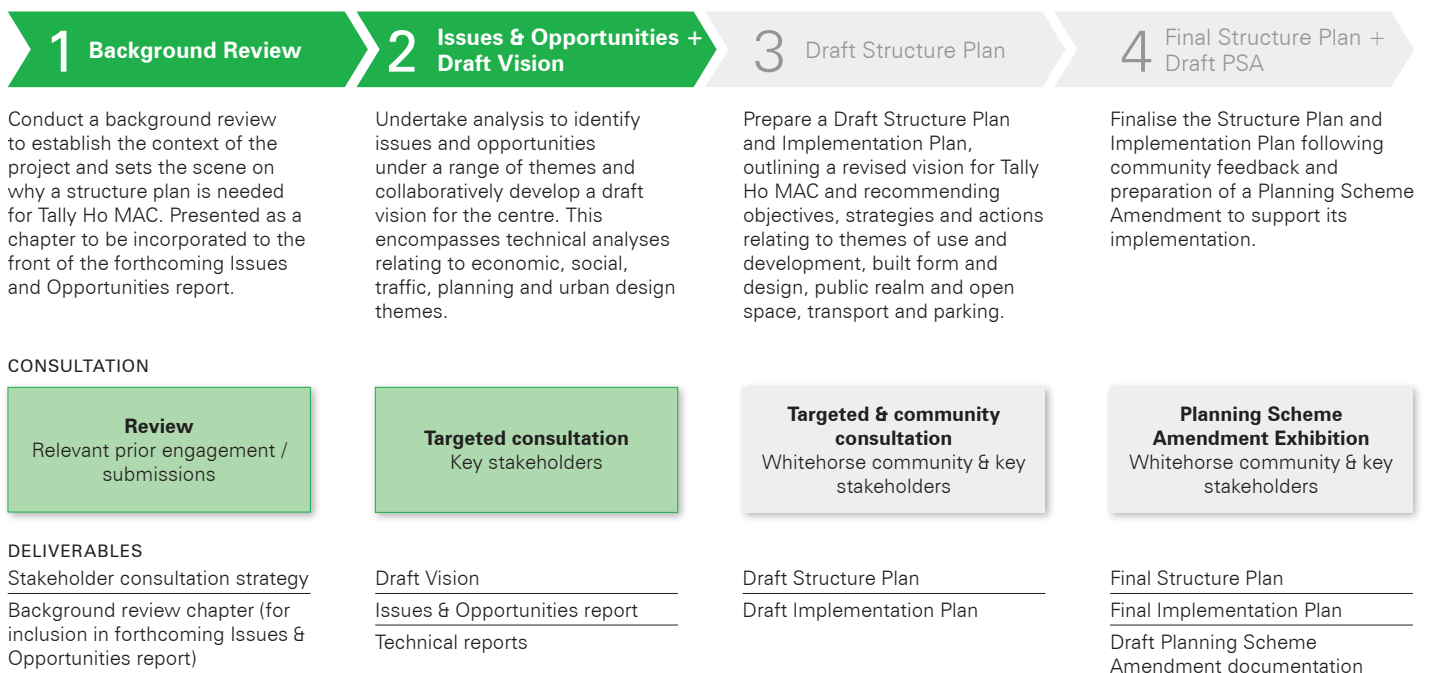
The Structure Plan will be developed in four stages, with the diagram below outlining the purpose, deliverables and scope of stakeholder consultation for each stage (see Figure 1). This document forms the key deliverable culminating the end of Stage 2 of the project.

## Purpose of this document

The document builds off the background review chapter previously submitted and forms the Issues and Opportunities Report. This report will:

- Establish the strategic context of the project by outlining economic and demographic trends, the role of the Major Activity Centre and local/state planning policy and strategy.
- Identify emerging drivers for change.
- Provide in-depth analysis under six themes: economics, transport and parking, built form, public realm and open space and community infrastructure.
- Identify issues and opportunities in relation to these key themes.
- Propose revisions to the Activity Centre boundary supported by justification and an assessment against Planning Practice Note 58 criteria.
- Propose an initial draft vision for Tally Ho with accompanying key moves to implement.

Figure 1 Project methodology



## 1.2 Study area overview

**The Tally Ho Major Activity Centre (MAC) is located in Burwood East, approximately 18km east of Melbourne’s central business district.**

The study area is positioned at the intersection of Springvale Road and Burwood Highway and is comprised of approximately 34Ha of land within the Commercial 1 Zone. The proposed Major Activity Centre (green on map adjacent) includes the East Burwood Reserve, Tally Ho Business Park and the Crossway Baptist Church and the Burvale Hotel.

The Tally Ho MAC serves an integral economic role and function within Whitehorse City Council through attracting business and services that create jobs. Unlike other Activity Centres identified by Plan Melbourne (eg. Forest Hill, Megamile, Burwood Heights), Tally Ho includes a large area of Business Park/technology hub, which currently provides approximately 3,500-3,700 jobs. The MAC boundary proposed includes the East Burwood Reserve - a District significant open space as well several hotels, a health precinct clustered around the Peter James Centre and the Crossways Baptist Church.

Note that the current Activity Centre boundary is being reviewed as part of this stage of the project and is subject to change. The boundary that was previously proposed was not adopted but is shown in the map adjacent in black for comparative purposes.

**Key components of proposed Tally Ho MAC include:**

- A** Tally Ho Business Park
- B** East Burwood Reserve
- C** Crossway Baptist Church
- D** Burvale Hotel
- E** Poly Holding / former HP sites
- F** Peter James Centre (Eastern Health)
- G** Quest Apartments and adjoining commercial uses
- H** Asian Supermarket

**Other important land use components of the surrounding area:**

- Burwood Terrace Retirement Village
- Burwood Heights Primary School
- Forest Hill College
- Forest Ridge Development (Channel 10)
- Emmaus College



1 Quest Burwood East serviced apartments



2 Route 75 tram stop on Burwood Highway



3 Peter James Centre (Eastern Health)



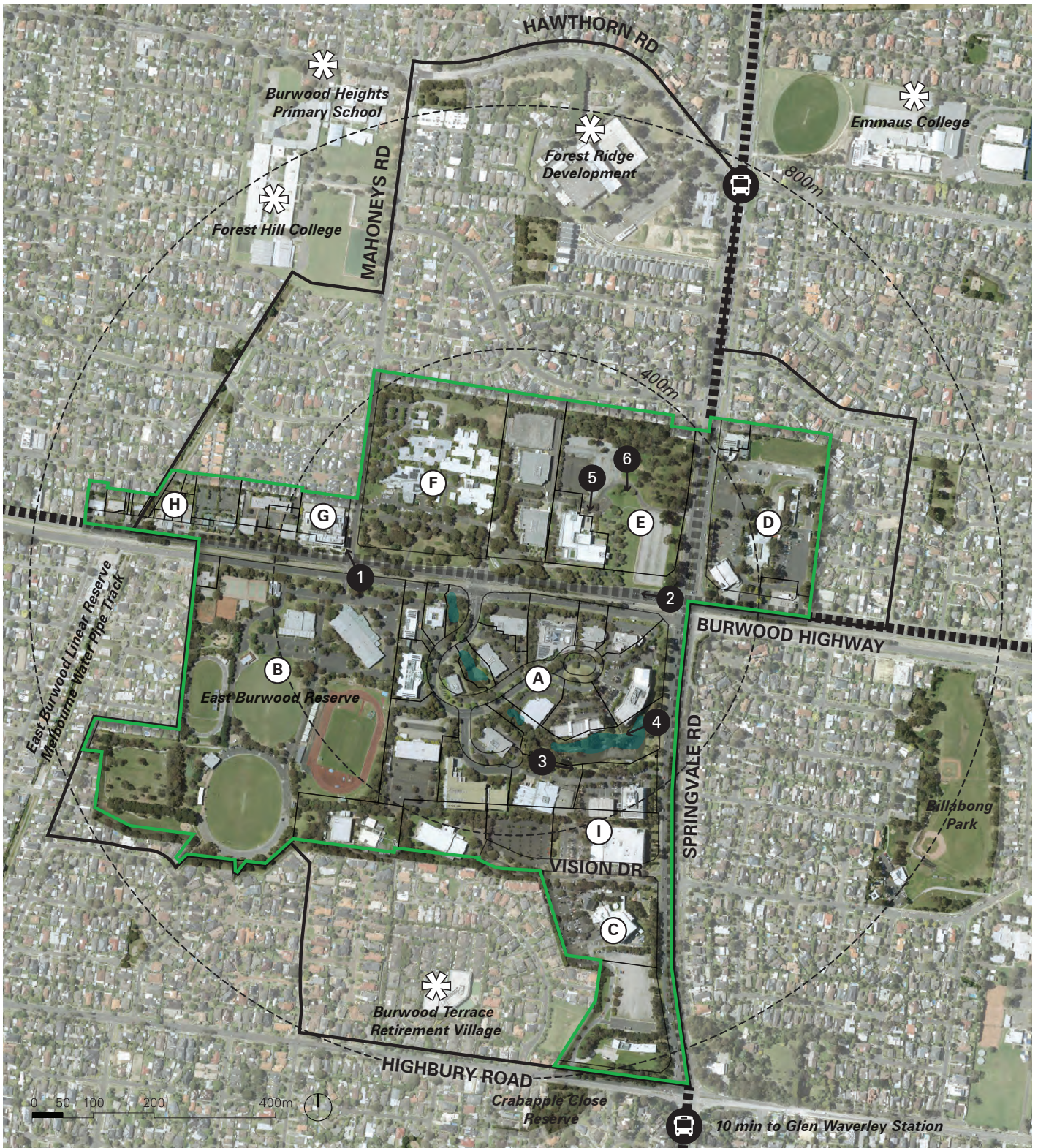
4 View to the west of ecological corridor at Tally Ho business park



5 View south to APH holding building



6 Vacant site adjacent to APH Holding building facing south to business park



**Figure 2** Tally Ho MAC — Aerial and extent of proposed/refused Activity Centre boundary and key land use anchors

- Proposed Activity Centre Boundary
- C110 Proposed Boundary (rejected)
- 5 min. and 10 min. radius from centre of Activity Centre boundary
- 1 Location of view direction of site photograph (see opposite page)
- A** Tally Ho Business Park
- B** East Burwood Reserve
- C** Crossway Baptist Church
- D** Burvale Hotel
- E** Poly Holding / former HP sites
- F** Peter James Centre (Eastern Health)
- G** Quest Apartments and adjoining commercial uses
- H** Asian Supermarket
- I** World Vision Australia

## 1.3 Setting the scene

Numerous changes in the strategic context, occurring at both local and state levels, have occurred since adoption of the *Tally Ho Activity Centre Urban Design Framework (2007)* and the *Tally Ho Activity Centre Urban Design and Landscape Guidelines (2013)*, see Figure 3 below for an overview. This has underscored the need to undertake a comprehensive strategic review of Tally Ho and prepare a Structure Plan to support a renewed vision for the centre.

In response to these developments, Council has commissioned the preparation of a Structure Plan, to be underpinned by a comprehensive review of Tally Ho's strategic role in Whitehorse and Metropolitan Melbourne.

### Reformed commercial zones

The reformed commercial zones were introduced by the State government as part of Amendment VC100 in July 2013. The previous Business 1 (B1Z) and Business 2 (B2Z) zones at Tally Ho were replaced by the Commercial 1 Zone (C1Z). This broadened the range of uses with uses such as shop, retail premises, childcare centre and accommodation (above ground level) becoming as of right uses. Council has received enquiries and planning applications for residential uses at Tally Ho, which raised concerns that this change would potentially undermine the role of Tally Ho as a significant existing and future employment hub for Whitehorse and the wider eastern metropolitan region.

### Planning Scheme Amendment C110

On October 2015, the Tally Ho Activity Centre Urban Design Framework (2007) and Urban Design and Landscape Guidelines (2015) were implemented into the Planning Scheme through DDO9 with the core design objective "To reinforce an image of innovation and knowledge through the establishment of contemporary buildings nestled within a native Australian landscape." Building heights, built form,

Figure 3 Timeline of key strategies, studies and reforms with planning implications for Tally Ho





## Setting the scene (cont.)

site design and configuration, landscape and streetscape design, precinct specific requirements and development guidelines are all detailed through this overlay.

### Tally Ho Commercial 1 Zone Review

In March 2019, a review of the Commercial 1 Zone was initiated by the Council. This review was conducted by Urban Enterprise and Echelon Planning. The findings of this review confirmed that Tally Ho is a regionally significant employment hub, with an estimated 3,750 jobs in the review study area. Notably, Tally Ho has a strong specialisation in technology companies, serving as the Australian headquarters for corporations such as Pronto, Motorola and NEC, as well as government agencies such as CFA and VicRoads.

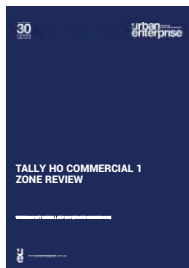
The review concluded that future policies and planning controls for Tally Ho should align with this vision, maintaining a strong employment focus while encouraging ongoing investment and redevelopment to support existing uses and promote complementary land uses. To achieve this, the review recommended applying the Commercial 3 Zone (C3Z) across the study area.

### Stakeholder response to 2019 review

The review was made publicly available via Council's website and submissions were accepted over a six-week period from 24 February to 9 April 2020. During that period 11 submissions were received, 10 of which were made on behalf of landowners within the Activity Centre boundary and one of which was made on behalf of a land owner elsewhere in the Activity Centre. Submitters expressed concerns about the application of C3Z at Tally Ho, primarily due to its novelty and lack of testing. Many preferred retaining the existing C1Z while reviewing the built form controls outlined in Schedule 9 to the Design and Development Overlay (DDO9) to stimulate investment and redevelopment in Tally Ho.

### Planning Scheme Amendment C232whse

On January 2021 following consideration of responses from stakeholders, Council resolved to request authorisation from the Minister for Planning to prepare and exhibit Amendment C232whse. The amendment proposed to rezone C1Z land to the C3Z and restrict dwellings and residential buildings within the Tally Ho Business Park (upper levels on key sites as a secondary function permitted). The Department of Transport and Planning (then known as DELWP) refused to authorise the amendment on the basis that background documents (primarily the 2007 UDF) were outdated and that a comprehensive strategic review of the Centre as whole was needed to support any changes to zoning or built form controls at Tally Ho. It also stated that the review would need to consider the Melbourne Industrial and Commercial Land Use Plan (MICLUP) and the forthcoming Eastern Regional Land Use Framework Plan.



2020 – Late 2021

COVID-19 PANDEMIC

2019

2020

2023

Late 2023–

#### Residential Corridors Built Form Study (2019)

Encourages residential intensification along Whitehorse Road and Burwood Highway. Provides built form guidance. Recommends 16m (5 storey) preferred and 19m (storey) mandatory. Excludes Centres along the corridor (such as Tally Ho).

#### Tally Ho Commercial 1 Zone Review

*Urban Enterprise & Echelon Planning*  
Analyses the economic characteristics and role of the Commercial 1 Zone land in Tally Ho and recommends the Commercial 3 Zone.

#### MICLUP

Outlines the future demand for commercial land across the eastern metropolitan region and provides policy directions in relation to the role of Major Activity Centres.

#### C220whse – Whitehorse Residential Corridors Built Form Study

Seeks to implement the recommendations of the Whitehorse Residential Corridors Built Form Study. Proposes a new DDO11 with a 19m (6 storey) height limit.

#### C232whse – Commercial 3 Zone at Tally Ho MAC

Proposed rezoning of commercial areas from C1Z to C3Z. DELWP *rejected* amendment on the basis that a comprehensive review was required.

#### Victoria's Housing Statement + Preparation of a Structure Plan for Tally Ho

We are here

## 1.4 State economic context

**Melbourne's economy is rebounding strongly from the COVID pandemic and is experiencing strong population growth. As the economy continues to transition towards knowledge based services and the need for innovation and productivity growth intensifies, Melbourne's east (in particular, its employment areas and Activity Centres) will have an important role to play in accommodating employment growth, innovation and talent attraction and retention.**

Victoria's economy is growing strongly, following a period of relative volatility during the recent COVID pandemic in 2020 and 2021. Unemployment is low and employment growth is generally strong, with State government projections for the short term (2023 – 2027) for economic growth between 1.5% and 2.75% per annum, and employment growth at between 0.75% and 1.75% per annum.

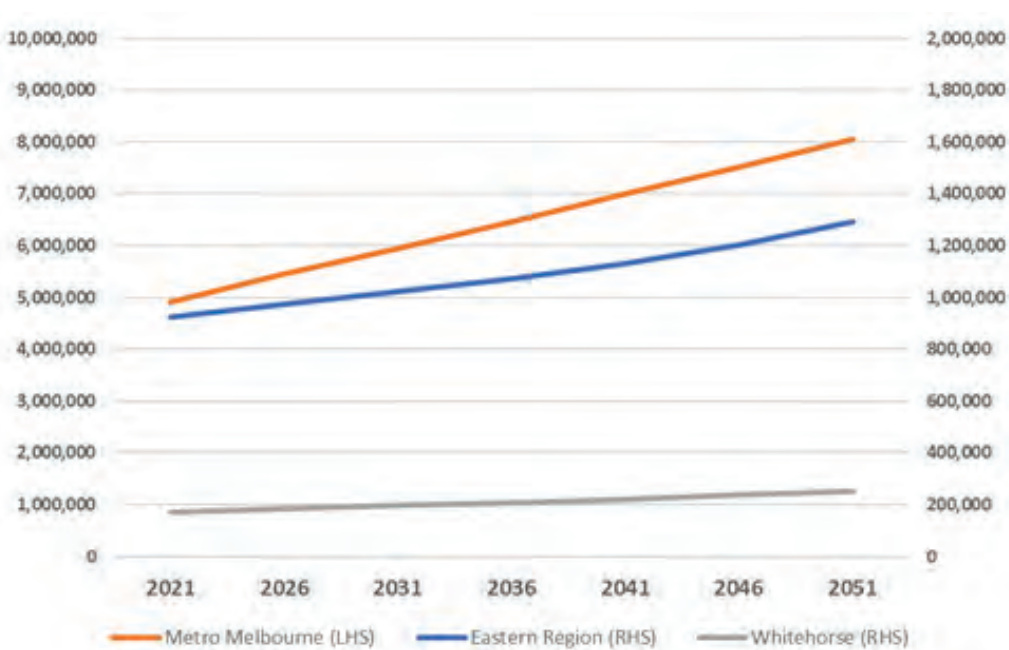
Since the COVID pandemic, population growth in Victoria has rebounded strongly and the most recent State government projections are for Melbourne to accommodate an additional 3.1m residents over the period 2021 to 2051 at an average growth rate

of 1.7% per annum. This will generate substantial need for additional and expanded employment, businesses, services, housing and infrastructure across the metropolitan region.

Melbourne's economy is underpinned by a combination of professional and financial services, health and education services, construction and manufacturing activity. Knowledge-based industries and health services have grown strongly in recent years as part of a longer term economic transition from a manufacturing-led economy to one focused on innovation and services.

Melbourne's eastern metropolitan region has economic strengths and specialisations in the sectors of health, education, medical technology, engineering and retail. A key advantage is the skilled labour force of the area.

Activity Centres form a critical component of the urban economy, typically accommodating a range of businesses and services, alongside supporting economic and social infrastructure such as housing, transport, entertainment, recreation and so on. In Melbourne's east, the lack of greenfield land means that most population, employment and business growth will need to be accommodated in existing Activity Centres.



**Figure 4** Projected Population 2021 – 2051, source: Victoria in Future 2023/Whitehorse extrapolated from 2036 – 2051 based on 2021 – 2036 rate for comparison purposes

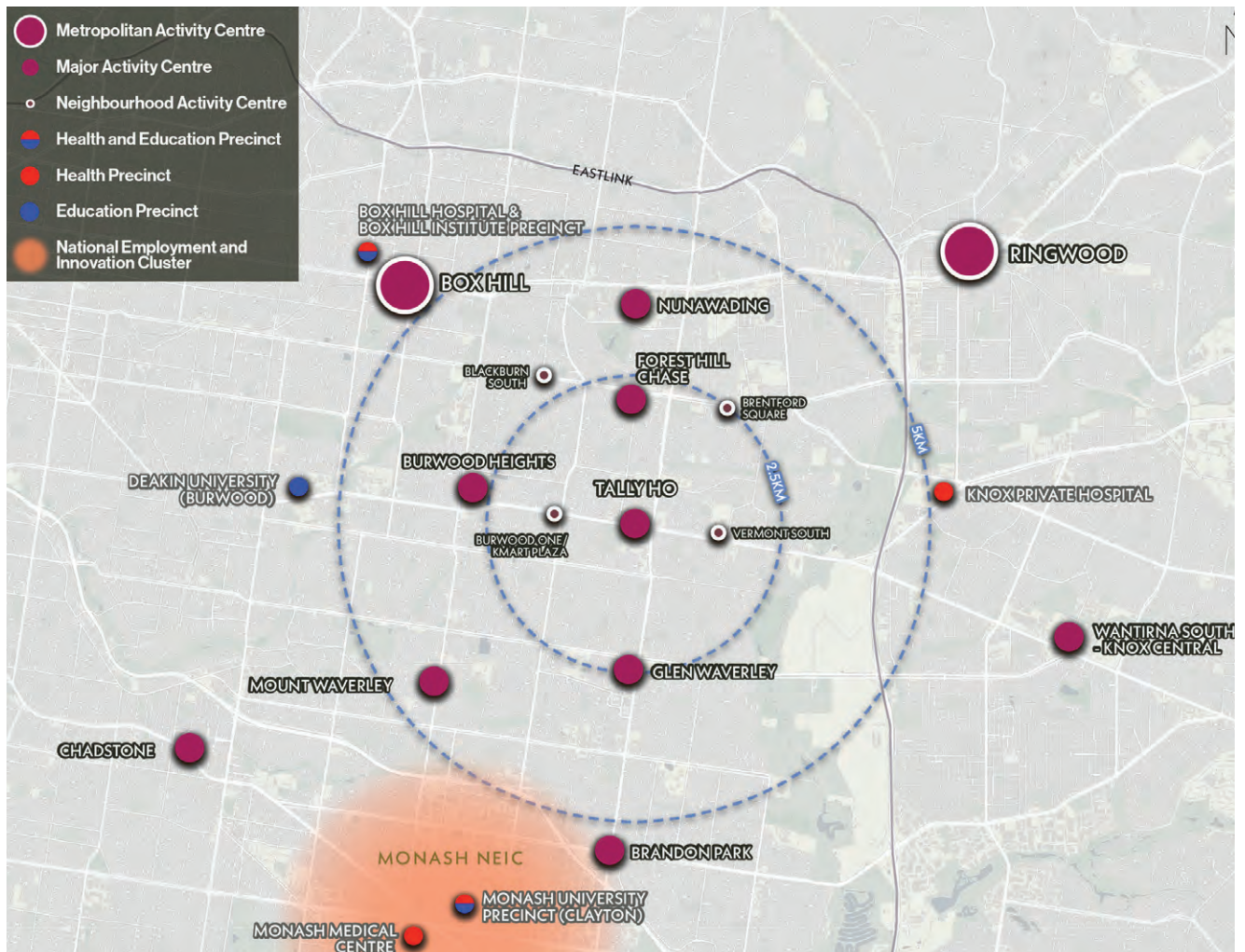
**Planning policy identifies Tally Ho as a Major Activity Centre, a regionally significant location expected to accommodate employment, retail and services growth in addition to performing a residential growth role.**

The Tally Ho Activity Centre is located within a dense and well established network of Major and larger Neighbourhood Activity Centres within 2.5km, many of which are stand-alone retail shopping centres without a substantial non-retail employment function and the Box Hill Metropolitan Activity Centre located 5km to the north west.

Figure 5 View to business park



Figure 6 Activity Centre Network



## State economic context (cont.)

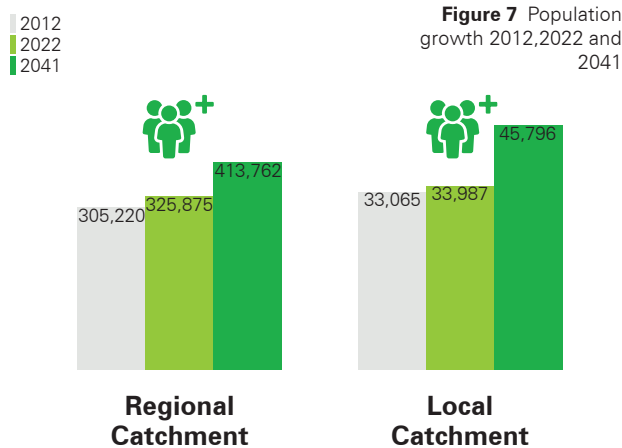
**Table 1** Scale and function of each major precinct and Activity Centre

Name	Category	Status	Description / Role
<b>State significant precincts</b>			
Monash NEIC	NEIC	Existing	Major employment, health and education precinct planned to accommodate substantial growth and investment.
Wantirna Health Precinct	Health Precinct	Existing with expansion proposed (current amendment process).	Existing health precinct (including Knox Private Hospital) which is proposed to accommodate additional public and private health uses, as well as local retail, commercial, housing and aged care facilities.
Box Hill	Metropolitan Activity Centre	Existing	Diverse centre with substantial commercial, education, health, retail and civic uses. Substantial housing development has occurred in recent years and is projected to continue.
Ringwood	Metropolitan Activity Centre	Existing	Major retail and bulky goods location with emerging commercial office and accommodation role.
<b>Regionally Significant precincts</b>			
MegaMile (Nunawading)	Major Activity Centre (MAC)	Existing	A major homemaker centre serving a regional catchment extending across much of eastern Melbourne.
Burwood Heights	MAC	Recently developed	Activity centre which includes the former Burwood Brickworks site (which now accommodates the Burwood Brickworks Shopping Centre, including Woolworths, Dan Murphys, cinemas and speciality retailers), Burwood Heights Shopping Centre and the RSPA Animal Welfare Centre.
Forest Hill Chase	MAC	Existing	Anchored by a stand-alone major shopping centre including Target and several other discount department stores and mini-major retailers, cinemas, multiple supermarkets, entertainment, hospitality and speciality retailers.
Glen Waverley	MAC	Existing	Major regional shopping centre, with ancillary office, accommodation, and government uses with recently developed high density housing. Directly serviced by Glen Waverley Train Station.
Mount Waverley	MAC	Existing	A mixed-use activity centre that encompasses the Mount Waverley Village Shopping Centre and surrounds.
Chadstone	MAC	Existing	Super-regional shopping centre serving Melbourne's east and south-east with a focus on fashion, entertainment and a wide range of speciality and department stores. Emerging office role.
Knox Central	MAC	Existing	Includes a major regional shopping centre (Westfield, including Myer, Kmart and Target, multiple supermarkets and substantial specialty role) which has been recently expanded and refurbished, co-located with government and tertiary uses.
Brandon Park	MAC	Existing	Stand-alone neighbourhood level shopping centre anchored by Coles, Aldi and Kmart (click and collect only), supported by speciality shops.
<b>Locally Significant Precincts</b>			
Vermont South	Neighbourhood Activity Centre	Existing	Neighbourhood shopping centre anchored by Coles and Aldi, collocated with civic, recreation, aged care and education uses.
Burwood One	NAC	Existing	Large neighbourhood retail centre known as Kmart Plaza, anchored by Kmart and Coles.
Blackburn South	NAC	Existing	Small street-based neighbourhood centre anchored by Woolworths Supermarket and supported by independent retailers and hospitality.
Brentford Square	NAC	Existing	Neighbourhood shopping centre anchored by a Woolworths Supermarket and speciality retailers and medical uses.

## 1.5 Demographic context

### Population and growth

The regional catchment (see Figure 35 for area - SA2s within 20 minutes drive of the study area) had a population of 325,875 residents in 2022, having increased at an average of 0.66% per annum over the period 2012 – 2022. The local catchment (see Figure 35 for area - suburbs of Burwood East, Vermont South and Forest Hill) had a population of 33,987 in 2022 and had increased at a lower rate of 0.28% per annum over the preceding 10 years.



Forecast ID projections result in an overall average annual population growth rate of 1.26% in the broader catchment and 1.55% in the local catchment.

The latest Victoria in Future projections are for an average growth of 1.17% per annum across the regional catchment and 1.26% in the local catchment. These projections are slightly lower than Forecast ID in terms of population, but slightly higher in terms of dwellings required.

Given that the projections are similar in terms of rates of growth over the period to 2036 and that Forecast ID projections continue further into the planning period for the structure plan (i.e. to 2041), the Forecast ID projections have been adopted for the purposes of informing this analysis. This approach also ensures that the possibility of higher growth than projected by VIF is taken into account in planning decisions.

Projected population growth in the catchment is not evenly distributed. Substantial growth is projected for Glen Waverley and Box Hill, while Wantirna South, Mount Waverley and Ringwood are all expected to grow strongly as well.

Within the local catchment, Burwood East is projected to accommodate 6,268 additional residents over the period, with considerably lower scales of growth projected for Vermont South (+2451) and Forest Hill (+1500).

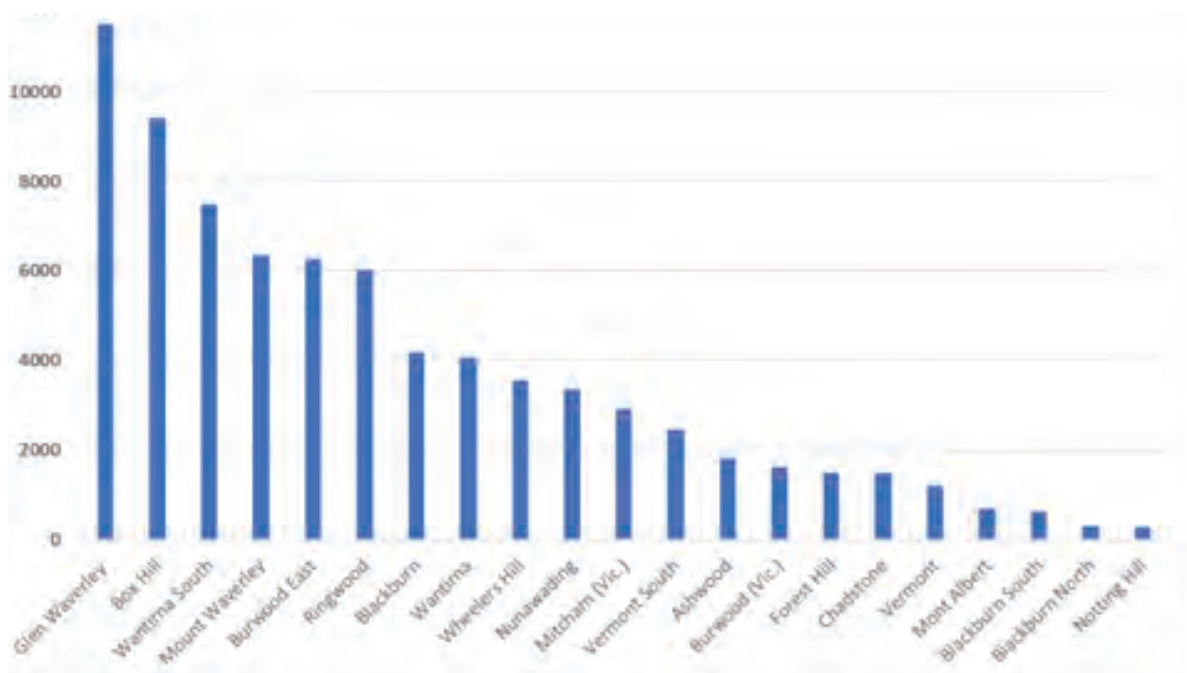
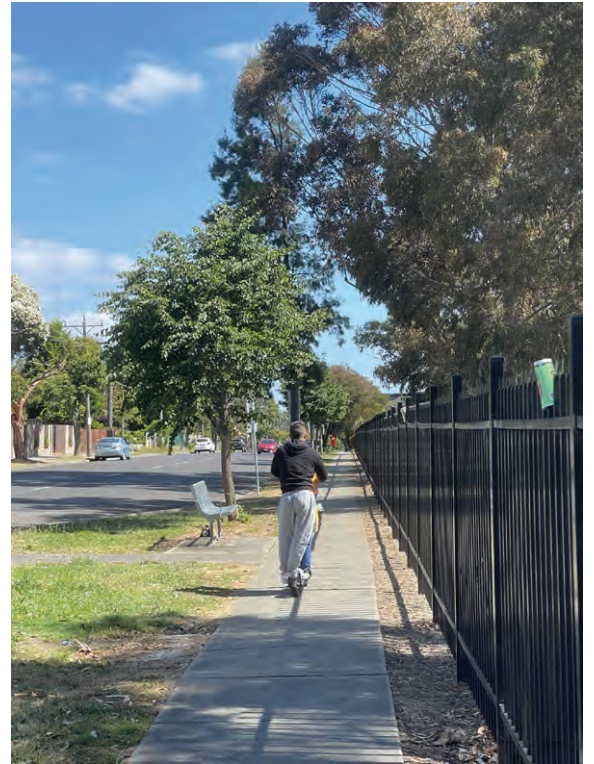


Figure 8 Population growth by suburbs within 20 minutes drive of Tally Ho, source: Forecast ID - projected population change from 2023 to 2041

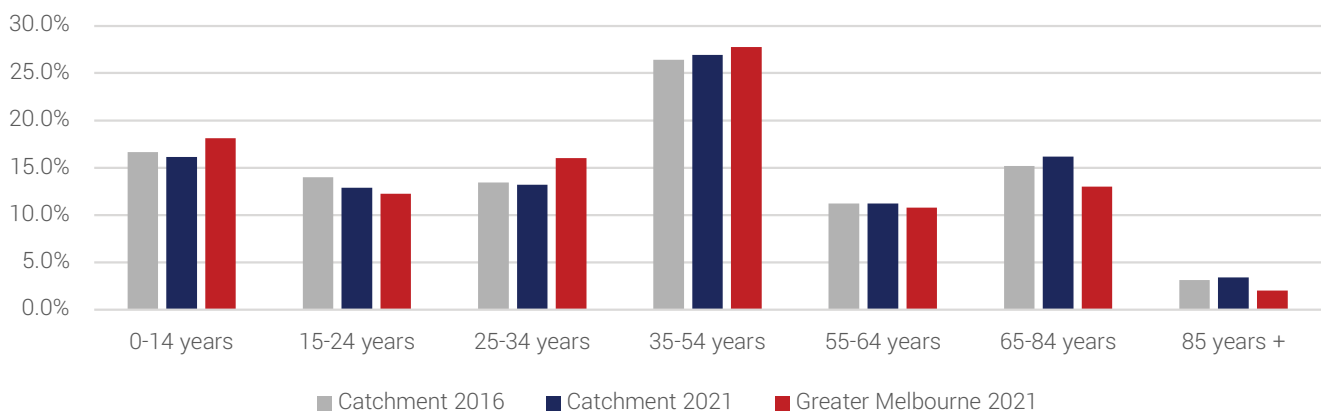
## Demographic context (cont.)

### Age profile

Residents of the Catchment area are slightly older compared to Greater Melbourne. The Catchment maintains a high proportion of those in the later working (55-64 years) and retired age cohorts (65-84 years), as well as those who require the most care (85 years+) compared to the Greater Melbourne benchmark. Younger (25-34 years) and middle aged (35-54 years) workers are underrepresented against the benchmark. The youngest age cohort (0-14 years) are similarly underrepresented.



**Figure 9** School aged children with guardian in the vicinity of the study area



**Figure 10** Catchment area age profile, source: ABS 2016 and 2021 Census

---

## 1.6 The role of Tally Ho MAC

---

**The Tally Ho Major Activity Centre performs business and institutional functions servicing Melbourne’s eastern region. The primary land uses are office and health, supported by secondary retail, hospitality and industrial functions.**

The economic role of the Activity Centre has evolved over time and has been influenced by the following changes:

- The Peter James Centre was established in 1985 and provides rehabilitation and aged care services. The Centre has since expanded and other health and disability services have located in proximity.
- The main driver of the initial commercial and economic role of the centre was the development of a technology-focused business park in the 1990s. These office buildings have since been occupied by a range of software and technology companies, government departments and other professional services businesses.
- Since 2006, the area has had specialisations in information technology, telecommunications and innovation. Redevelopment of the Hewlett Packard campus (353-383 Burwood Highway, Forest Hill) contributed strongly to this trend, however the number of technology related jobs decreased from 2011 to 2021 and the overall employment in the Activity Centre remained relatively stable over the period.
- The Activity Centre continues to house a substantial number of headquarter offices for technology, engineering, medical, emergency services, government and other businesses which comprise a major concentration of professional services that is significant to the eastern region of Melbourne.

**In terms of overall employment, the Activity Centre is one of four main concentrations of employment in the City of Whitehorse, alongside the Box Hill Activity Centre, Deakin University and the Nunawading Megamile Activity Centre and corridor.**

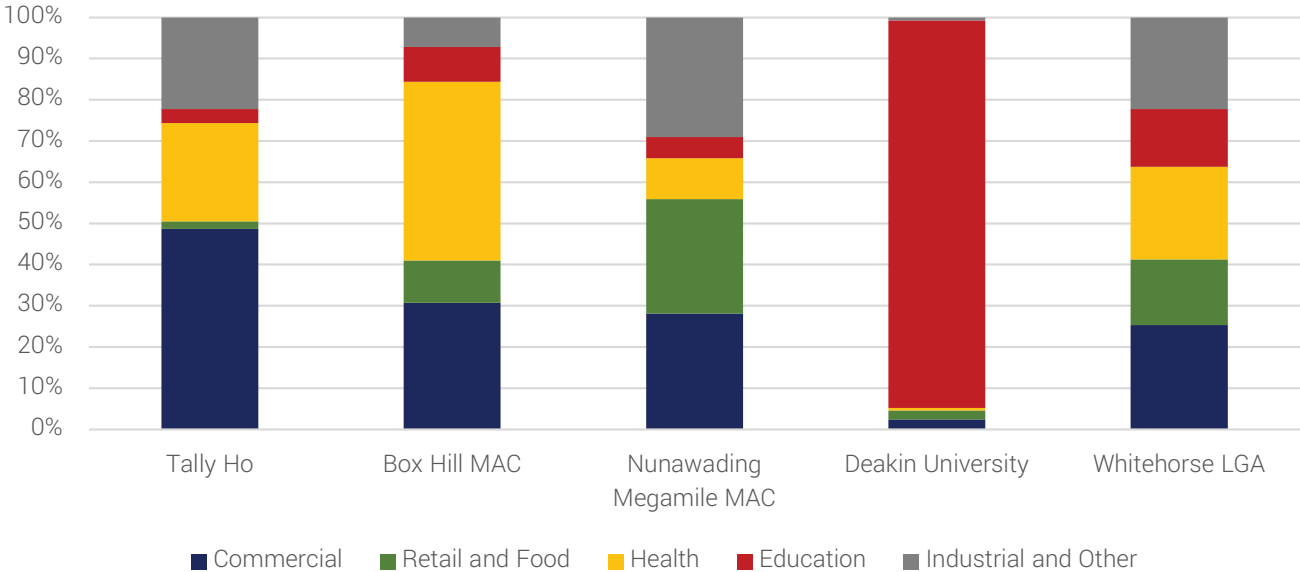
A comparison of the employment mix of the Activity Centre compared with the other main concentrations of employment in the City of Whitehorse and the overall municipal breakdown is depicted below.

It can be seen that Tally Ho has an over representation of commercial (knowledge-based) jobs and a very low level of employment in retail and food when compared with other areas. The differences reflect Tally Ho’s planning history as being within a zone designed to accommodate business activity (Business 2 Zone) until Victoria’s commercial zones were consolidated and broadened in 2013, a process which automatically created zoning (Commercial 1 Zone) which now permits a wide range of uses commonly found in Activity Centres.

The comparison demonstrates that Tally Ho has a limited availability of businesses providing support services and amenity (especially hospitality) to workers and visitors to the area and supporting the view that the area is better described as an employment and health precinct with limited convenience retail than a fully functional Activity Centre of the kind envisaged by Planning Policy.

# The role of Tally Ho MAC (cont.)

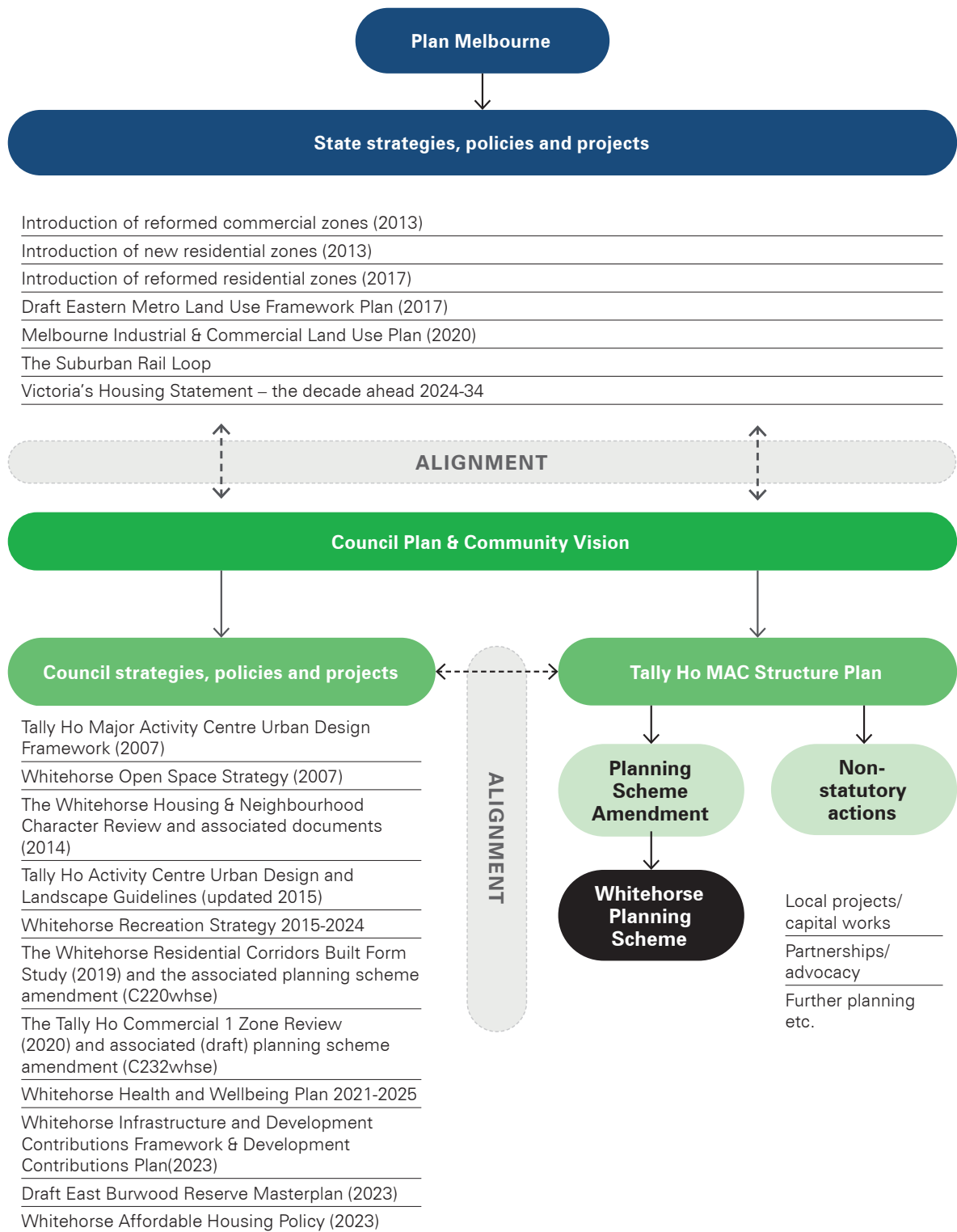
**Figure 11** Whitehorse LGA and Activity Centre employment profile comparison 2021, source: ABS 2021 Census





# 1.7 Planning context summary

## Strategic planning and policy context



**Figure 12** Relationship between state and local strategies

### Plan Melbourne 2017-2050

Plan Melbourne seeks to develop a network of Activity Centres of varying size, role and function, with the largest being Metropolitan Activity Centres, supported by Major and then Neighbourhood Activity Centres. Burwood East - Tally Ho is identified as a Major Activity Centre (MAC) and first designated under the previous strategy (Melbourne 2030) back in 2002. Prior to that time, the study area was characterised as a 'major office/commercial precinct' under the Whitehorse Planning Scheme.

Plan Melbourne defines Major Activity Centres as:

*"Suburban centres that provide access to a wide range of goods and services. They have different attributes and provide different functions, with some serving larger subregional catchments."*

MACs identified by Plan Melbourne seek to provide a diverse range of jobs, activities, and housing for regional catchments that are well served by public transport. They are designated areas for growth, hubs for public transport services and play a major service delivery role, attracting broad investment in education, health, and housing at higher densities.

State Planning Policy seeks to build up Activity Centres as a focus for high-quality development, activity and living by developing a network of Centres that:

- Comprise a range of centres that differ in size and function.
- Are a focus for business, shopping, working, leisure, and community facilities.
- Provides different types of housing, including forms of higher density housing.
- Are connected by transport.
- Maximise choices in services, employment, and social interaction.

State Policy (Clause 16.01-2R) supports developing housing and mixed-use development opportunities in various designated locations, including land in Major Activity Centres.

State Policy (Clause 17.02-1S) sets the following directions in relation to the planning for commercial land:

- Plan for an adequate supply of commercial land in appropriate locations.
- Ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility, and efficient use of infrastructure.
- Locate commercial facilities in existing or planned Activity Centres.

Plan Melbourne noted that:

*"Population growth will continue to drive demand for well-located and competitively priced commercial land. Growth could create demand for an additional 8 million square metres of stand-alone office floor space and 8 million square metres of retail floor space by 2051."*

As well as the following in relation to the potential for competition and conflict between residential and commercial activities:

*"Increasingly, there is desire for Activity Centres and commercial areas to allow mixed-use development, including retail, commercial and residential. While this approach supports greater flexibility of uses, it can also lead to residential uses competing with commercial uses and employment opportunities."*

*"Once a commercial site is converted for a residential use, it is likely to be permanently lost to that market. Consideration needs to be given to ways in which commercial and residential development can be developed together."*

## State planning and policy context (cont.)

### Melbourne Industrial and Commercial Land Use Plan (2020)

The Melbourne Industrial & Commercial Land Use Plan 2020 (MICLUP) introduced new and more nuanced policy directions for the planning of industrial and commercial land across metropolitan Melbourne. State policy was updated to give effect to MICLUP in 2023 (Amendment VC215) but these changes did not amend the policy directions in relation to commercial land.

Tally Ho has been identified as a Major Activity Centre that “acts as a regional employment node with significant office space accommodating a range of professional services as well as government offices and headquarters for large corporations.”

The MICLUP makes the following observations about the future demand for commercial land across the eastern metropolitan region, and within Whitehorse more specifically:

“Based on projected growth, by 2031 it is anticipated that 837,000 square metres of additional commercial floorspace will be required across the Eastern

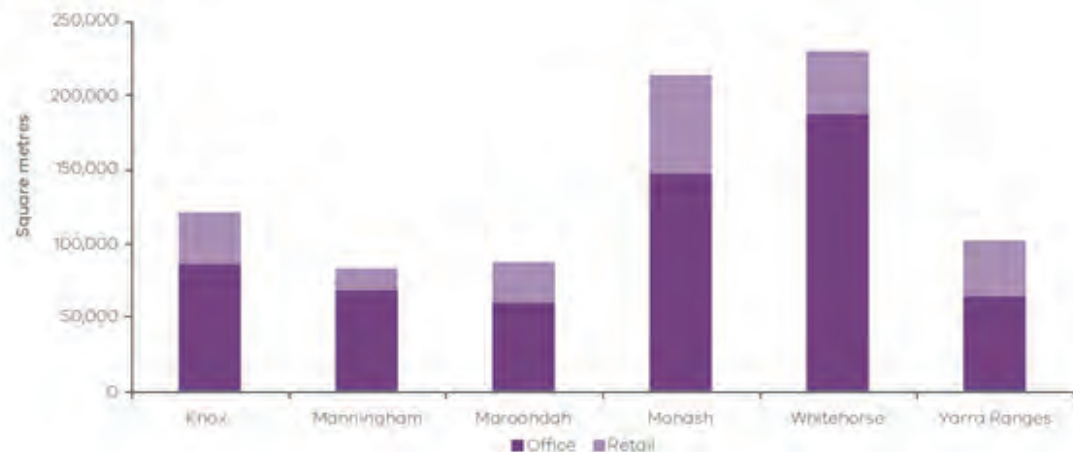
Region. Approximately 614,000 square metres will be required for office uses and the remaining 223,000 square metres will be required for retail. Around 53 per cent of this additional floor space will need to be provided in the municipalities of Monash and Whitehorse.

As there are no future commercial areas identified in the region, councils will need to look at ways to accommodate project demand for commercial floorspace within existing commercial areas, as well as considering areas that could accommodate future floorspace requirements through rezonings.”

MICLUP contains the following policy directions in relation to the role of Major Activity Centres and the provision of commercial land:

- Major Activity Centres identified in Plan Melbourne should be considered as places of regional significance. While they have different attributes and provide different functions, with some serving larger sub-regional catchments, they should provide for and support access to a wide range of goods and services.

Council	Existing commercial floorspace 2018 (m2)	Estimated additional commercial floorspace 2016 to 2031 (m2)
Knox	337,800	121,000
Manningham	353,000	84,000
Maroondah	415,700	87,000
Monash	682,700	214,000
Whitehorse	698,700	229,000
Yarra Ranges	329,750	102,000
<b>Total</b>	<b>2,817,650</b>	<b>837,000</b>



**Figure 13** Anticipated commercial floorspace requirements by type and location, 2016-2031 (MICLUP, 2020)

- Planning for industrial and commercial land should ensure adequate long-term land supply is identified and set aside to support future industry and business growth. It should identify how growth will be accommodated over the long term (at least 30 years) through state, regional and local assessments of land supply and demand.
- Industrial and commercial areas that provide an ongoing economic, urban servicing or employment contribution to local communities, regions and the state will be recognised and retained as a critical economic resource. Planning should clarify and strengthen the role and function of commercial centres as primary locations for commercial development and employment, prioritising economic activity and business synergies.



**Figure 14** Existing commercial land within the Centre

### **Draft Eastern Regional Land Use Framework Plan (2017)**

The 30-year strategy covers six local government areas including Whitehorse and outlines long term plans and investments to protect and enhance local areas and communities while ensuring Melbourne's east grows more prosperous, liveable, affordable and sustainable. The Plan is a Plan Melbourne 2017-2050 implementation action. The planning reforms and Housing Statement announced in September 2023 included a decision to develop a Plan for Victoria, leaving the Framework Plans in draft.

It identifies the Tally Ho Business Park as a freestanding business park with a mix of large offices, information technology-based businesses, health services, retail and community uses surrounded by residential uses. The following issues for consideration are mentioned:

- Proximity to Burwood Heights Major Activity Centre and Deakin University Burwood campus to the west.
- Future SRL Burwood Precinct.
- Part of the Burwood Highway Activity Corridor.

Along with the future role and opportunities:

- Promotion as a key office, knowledge and technology-based business and innovation precinct for the region.
- Encouragement of continued investment in high-quality office space in attractive settings with extensive landscaping.
- Promotion as a preferred location for further retail and commercial activities.
- Opportunity to support and complement office precincts with growth in neighbourhood convenience retail, housing, hospitality and associated infrastructure.
- Plan for and support land use change from access to SRL Burwood Precinct and role in the activity corridor.

### The reformed commercial zones (2013)

The majority of land in the Tally Ho MAC was within the Business 2 Zone (B2Z) prior to 2013. Changes to the commercial zones were made in 2013 as part of a wider State government zoning reform across Victoria, resulting in land in the B2Z being automatically rezoned to the Commercial 1 Zone (C1Z).

Across the State, these commercial zone changes generally resulted in greater flexibility for land uses in Activity Centres and other business and commercial areas, particularly relating to the opportunity for residential and shop uses to be developed without the need for a permit in the C1Z.

The main consequence of these zoning changes was that the entirety of the Tally Ho Business Park along with some large lots immediately north of Burwood Highway was rezoned to C1Z, which substantially widened the range of 'as of right' and 'discretionary' land uses within this location. A permit is not required for the following uses in C1Z:

- Accommodation
- Art and craft centre
- Automated collection point
- Child care centre
- Cinema
- Community care accommodation
- Education centre
- Exhibition Centre
- Home based business
- Informal outdoor recreation
- Office
- Place of workshop
- Railway
- Retail premises
- Rooming house
- Shop
- Tramway

### Victoria's Housing Statement – the Decade Ahead 2024-34

Victoria's Housing Statement – the decade ahead 2024-34 ('the Housing Statement') was released in September 2023. It sets an ambitious target to construct 800,000 homes in Victoria over the next decade.

The Housing Statement includes several planning reforms that may be of relevance to the future planning of the Tally Ho MAC, including the following:

- Introduction of clearer planning controls to deliver increased housing choice in Activity Centres.
- Expanding the Development Facilitation Program to facilitate development that includes affordable housing.
- Streamlining the assessment pathways with a range of new 'Deemed to comply' residential standards.
- Expand the Future homes program to encourage more 3-5 storey apartment development in locations with good access to public transport and Activity Centres.

The Housing Statement commits to implementing clearer controls to an initial tranche of 10 Activity Centres (both Metropolitan and Major) however, Tally Ho is not one of these. The document is a response to the housing crisis Melbourne is currently experiencing and so as a MAC, Tally Ho has a responsibility to help alleviate this and should consider housing within the Structure Plan even if not yet announced by State Government.

New planning provisions were introduced into all Victorian Planning Schemes to give effect to the latter three reforms in September 2023 (under VC243).



**Figure 15** Existing housing within the wider area

### The reformed residential zones (2013, 2017)

The State government introduced new residential zones across the State in 2013 and then made further reforms to these zones in 2017. The role of each of these zones currently is summarised as follows:

#### Residential Growth Zone (RGZ):

Applied to areas suitable for housing diversity and housing at increased densities in locations offering good access to services, jobs and public transport, and to provide a transition between areas of more intensive use and development such as Activity Centres and other residential areas.

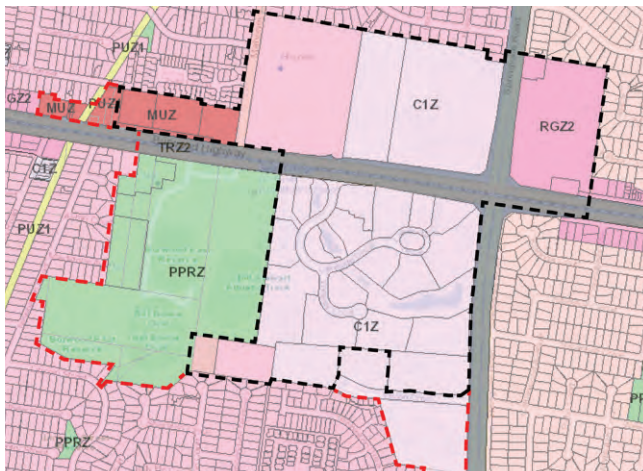
#### General Residential Zone (GRZ):

Applied to areas where housing development up to three storeys exists or is planned for in locations offering good access to services and transport.

#### Neighbourhood Residential Zone (NRZ):

Applied to areas where there is no anticipated change to the predominantly single and double storey character. Also, to areas that have been identified as having specific neighbourhood, heritage, environmental or landscape character values, that distinguish the land from other parts of the municipality or surrounding area.

Land generally to the north, west and south of the Tally Ho MAC is currently zoned GRZ, whereas land to its east is zoned NRZ. The RGZ has been applied to sites along the Burwood Highway including the Burvale Hotel within the study area.



**Figure 16** The study area planning zones

### Suburban Rail Loop (SRL) East Project

The Suburban Rail Loop (SRL) is a proposed 90 km rail line, which will link Melbourne's major metropolitan rail lines from Werribee Station, on the Werribee Line, to Cheltenham Station on the Frankston Line, via the Melbourne Airport. The project is divided into four stages, which are described as follows:

- SRL West – Werribee Station to Sunshine Station;
- SRL Airport – Sunshine Station to Melbourne Airport;
- SRL North – Melbourne Airport to Box Hill Station; and
- SRL East – Box Hill Station to Cheltenham Station..

Construction the SRL East stage, which is most relevant to Tally Ho, has already commenced, with works planned to be completed by 2035.

Each of SRL stages will provide a number of new and upgraded stations, with the SRL East stage proposed to provide new underground stations at Cheltenham, Clayton, Monash, Glen Waverley, Burwood and Box Hill, which will provide opportunity to enhance the surrounding neighbourhoods and allow improved transport connections for housing, employment, health and education.

Proximate to the study area, the proposed Glen Waverley SRL Station is to be located adjacent to the existing Glen Waverley Station, approximately 2.2km south of the Tally Ho Major Activity Centre. Furthermore, the proposed Burwood SRL Station is to be located approximately 4.2km to the west of the Tally Ho MAC, on the southern side of the Burwood Highway, adjacent to Gardiners Creek and opposite Deakin University. The Box Hill SRL Station is located approximately 5.1km to the north east.

In addition to new rail infrastructure, the SRL is to be in integrated transport and precincts project whereby transit orientated development within a 1.6km neighbourhood will be encouraged, increasing living and employment options close to the new transport infrastructure.

Though the Tally Ho MAC is located outside of these precincts for both the Glen Waverley and Burwood SRL Stations, it is anticipated that both stations will provide significant improvement to the accessibility of the Tally Ho MAC.

## State planning and policy context (cont.)

The existing Glen Waverley station is already provided with a bus interchange that services several bus routes, including the 902 Smart Bus, which travels through Tally Ho.

The proposed Burwood SRL Station will also be integrated with the existing public transport in the area, including a new tram stop proposed outside the station on the Burwood Highway, which will service the Route 75 Tram that travels through the Major Activity Centre. In addition, a new bus interchange is also proposed adjacent to the station on Sinnott Street, which would service existing bus routes, such as Route 732, which travels along the Burwood Highway through Tally Ho, in addition to other potential future routes.

Furthermore, bicycle parking is proposed to be provided at both stations in addition to new and upgraded cycling paths, to provide better connection with the surrounding areas.

### North East Link Project

Due to the distance of this project from the site, there is unlikely to be any discernible impact to the sections of Burwood Highway or Springvale Road surrounding Tally Ho.



**Figure 17** Suburban Rail Loop - Stage 1 alignment and stations

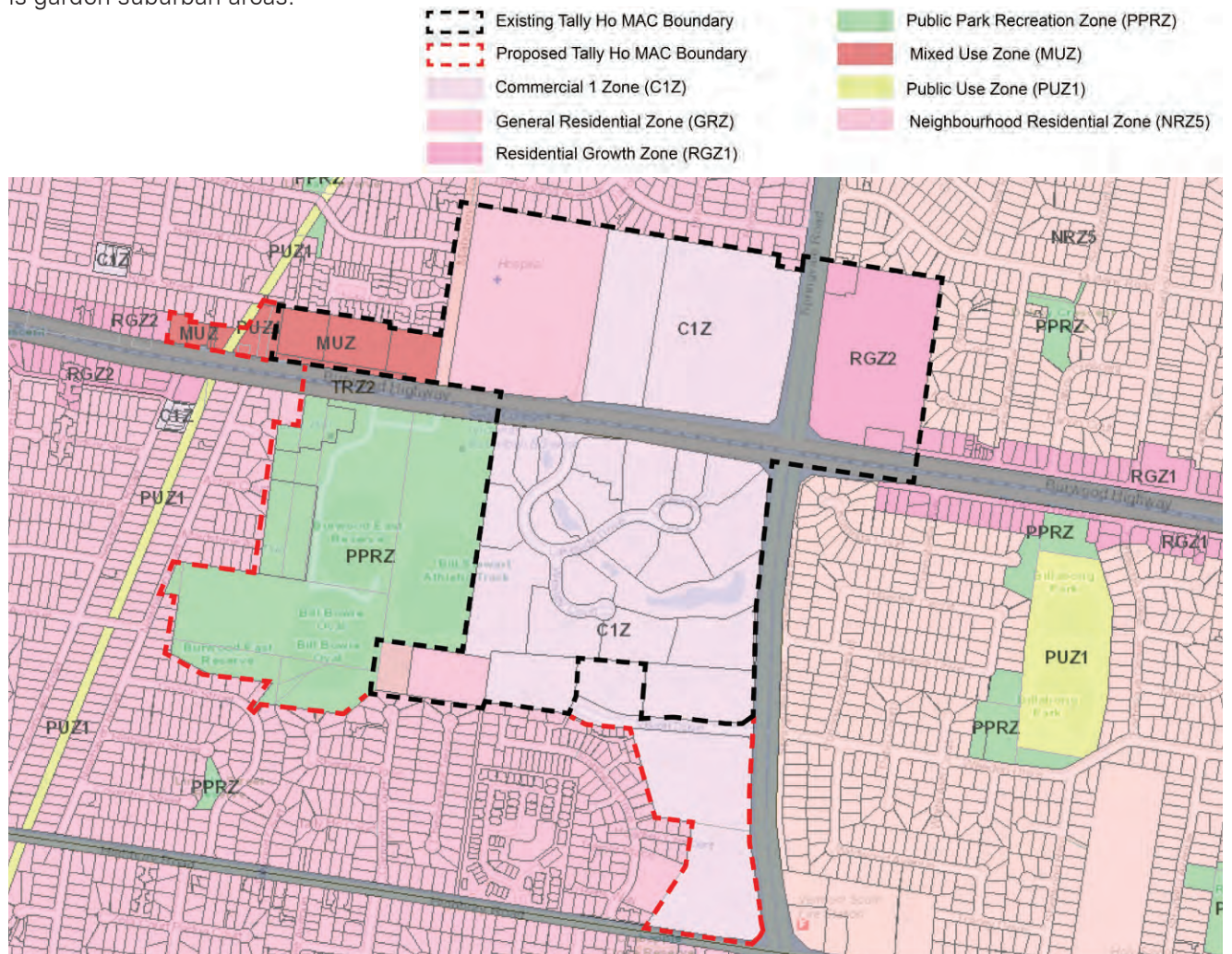
## State planning and policy context (cont.)

### Zones

The following zones apply to the Tally Ho Activity Centre:

- Clause 31.07 Residential Growth Zone – Schedule 2 (Substantial change B)
- Clause 32.08 General Residential Zone – Schedule 1 (Established Garden Suburban Areas)
- Clause 32.04 Mixed Use Zone
- Clause 34.01 Commercial 1 Zone
- Clause 36.01 Public Use Zone 1 (Service & Utility)
- Clause 36.02 Public Park and Recreation Zone
- Clause 36.04 Transport Zone 2 (Principal road network)

Interfacing with the Major Activity Centre immediately to the east, is Neighbourhood Residential Zone – Schedule 5 (Clause 32.09) which is garden suburban areas.



**Figure 18** The study area planning zones



## Overlays

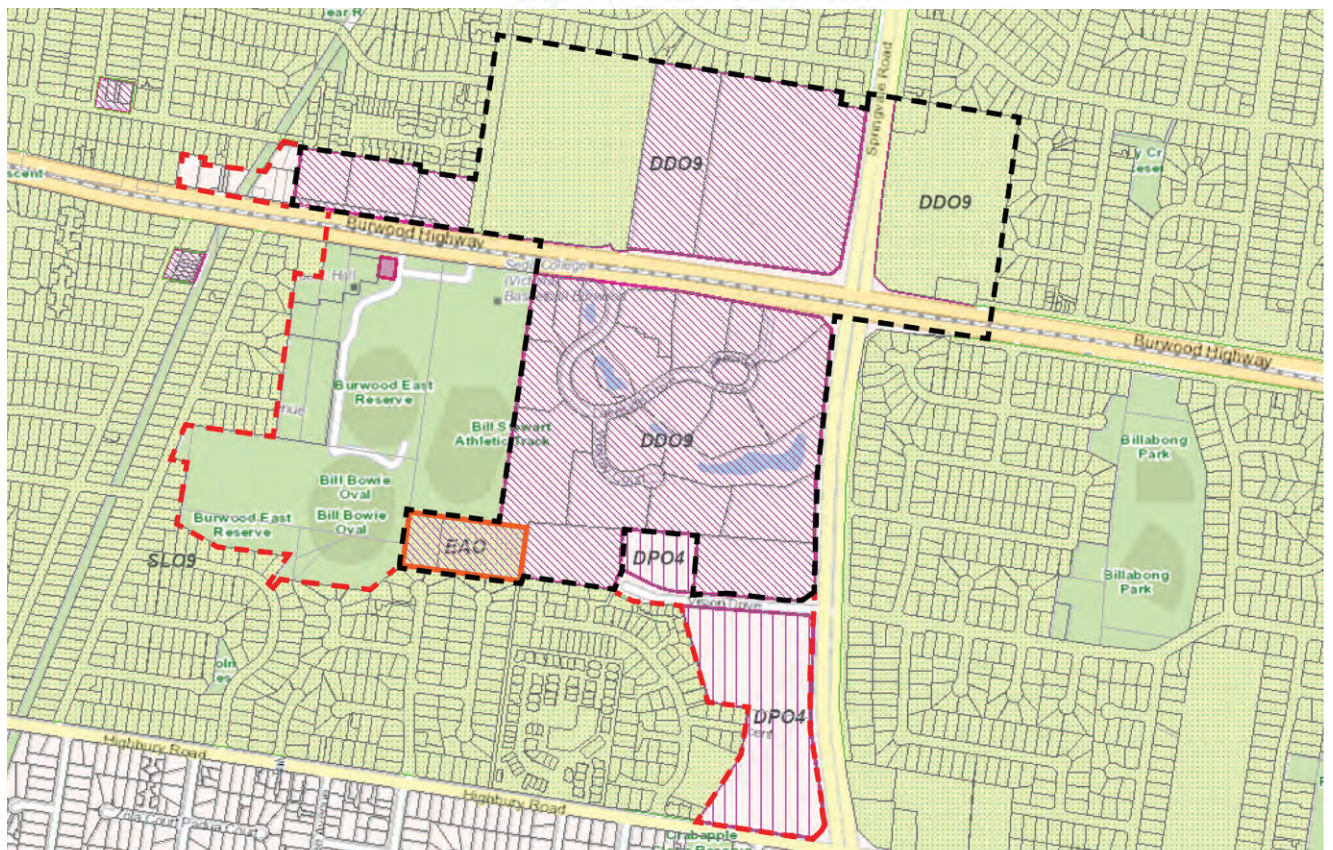
The following overlays apply to the Activity Centre:

- Clause 42.03 Significant Landscape Overlay - Schedule 9 (Neighbourhood Character Areas)
- Clause 43.01 Heritage Overlay - HO234 (East Burwood Hall, 310 Burwood Highway, Burwood East and land within 2 metres surrounding)
- Clause 43.02 Design and Development Overlay - Schedule 9 (Tally Ho Activity Centre)
- Clause 43.04 Development Plan Overlay - Schedule 4 (Crossway Baptist Church- 2-18 and 27-29 Vision Drive and 709 Highbury Road, Burwood East)
- Clause 45.03 Environmental Audit Overlay (643 Highbury Road Burwood East, Optus Burwood East Exchange)

## 52.17 (Native Vegetation (particular provision))

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.



**Figure 19** The study area planning overlays

The key policy directions from state and local planning policy contained within the Whitehorse Planning Scheme that currently apply to the Tally Ho MAC are as follows:

### **Clause 11 (Settlement)**

The Policy anticipates and responds to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

The Policy also supports appropriate siting of land uses to prevent environmental, human health and amenity problems, and facilitates sustainable development .

### **Clause 11.03 (Planning for Places (Activity Centres, Activity Centres - Metropolitan Melbourne))**

The Policy encourages the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community. The policies support the development and growth of Metropolitan Activity Centres that accommodate significant growth for a broad ranges of land uses that are supported by appropriate infrastructure, public transport services with a sufficient catchment and high levels of amenity.

### **Clause 12 (Environmental and Landscape Values)**

The Policy supports the protection of ecological systems and biodiversity and conservation of areas with environmental and landscape values. Planning must implement environmental principles for ESD policies including National Strategy for Ecologically Sustainable Development, National Greenhouse Strategy, the National Water Quality Management Strategy, Australia's Strategy for Nature 2019-2030, the National Forest Policy Statement and National Environment Protection Measures.

### **Clause 21.01 (Municipal Profile)**

There are numerous activity centres in the municipality providing a range of roles and functions. Tally Ho plays a major service delivery role. It is one of the municipalities major office centres. It benefits from good access to tram routes.

### **Clause 21.05 (Environment)**

Council is concerned that the removal of canopy trees and vegetation will erode the neighbourhood character of Whitehorse. Of particular concern is the clearing of all trees from sites prior to development. The Whitehorse Sustainability Strategy is a key document for informing and supporting Council's strategic objectives and commitment to the principles of sustainability. The Strategy includes a list of priority areas for action which are aimed at the City achieving ecological sustainability. The Policy include a strategy to Implement Urban Design and Landscape Guidelines for the Tally Ho Activity Centre.

### **Clause 21.04 (Strategic Directions)**

A series of objectives, strategies and implementation mechanisms contained within the City of Whitehorse's local policy reinforce their vision statement. They address a range of key issues concerning the environment, housing, economic development and infrastructure. A Strategic Framework Plan accompanies these objectives, strategies and implementation mechanisms to guide implementation.

### **Clause 21.06 (Housing)**

This Policy implements and builds on the City of Whitehorse's Housing Strategy (2014) and Neighbourhood Character Study (2014). It provides objectives, strategies and principles to guide housing development that address housing location, diversity, affordability, and design. The accompanying strategies ensure a level of specificity to the objectives and strategies that apply to different areas of Whitehorse and ensure that key local issues are addressed appropriately.

### **Clause 21.07 (Economic Development)**

The City of Whitehorse are committed to facilitating a thriving and sustainable local economy. This policy supports the operation and development of major activity centres and neighbourhood centres that accommodate a range of health, education, commercial, and industrial uses.

### **Clause 22.03 (Residential Development)**

This Policy building on Clause 21.06 (Housing) and ensures that residential development is consistent with the preferred built form, landscape and neighbourhood character, and is achieving the required levels of housing development.

### **Clause 22.06 (Activity Centres)**

This Policy ensures that Activity Centres are recognised for their role in providing services, employment and housing, and that Neighbourhood Centres support the concept of '20-minute neighbourhoods' which enable good local access to a range of services and facilities.

### **Clause 22.08 (Tally Ho Activity Centre)**

Objectives are provided in this Policy to maintain and enhance Tally Ho Activity Centre's primary role as a key eastern suburbs office and technology hub, while broadening its mix of uses to better meet the needs of the local residents and worker community. This policy builds on Clause 21.07 and 22.06 by providing specific policies to guide the future of the Tally Ho Activity Centre.

### **Clause 22.10: (Environmentally Sustainable Development)**

The overarching objective of the Policy is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation. The policy also encourages innovative technology, design and processes in all development, which positively influence the sustainability of buildings through energy performance, water resource management, stormwater management, transport and urban ecology.

### Community vision 2040 and Council Plan 2021-2025

The Whitehorse 2040 Community vision is as follows:

*“Whitehorse is a resilient community where everyone belongs. We are active citizens who value our natural environment, history and diversity. We embrace sustainability and innovation. We are dynamic. We learn, grow and thrive.”*

Seven themes outline key priority areas for the locality and all are applicable for consideration when visioning for the Tally Ho Structure Plan. These are:

- Diverse and Inclusive Community
- Movement and Public Spaces
- Innovation and Creativity
- Employment, Education and Skill Development
- Sustainable Climate and Environmental Care
- Whitehorse is an Empowered Collaborative Community
- Health and wellbeing

The Council Plan responds to this vision to detail what will be delivered to the community and how progress will be measured. The eight strategic directions, all of which are of relevance to the Structure Plan include:

- Innovation, Transformation and Creativity
- A Thriving Local Economy: Business, Employment, Education & Skill Development
- Our Diverse and Inclusive Community
- Our Built Environment; Movement, and Public Places
- Sustainable Climate & Environmental Care
- An Empowered Collaborative Community
- Health and Wellbeing
- Governance and Leadership



**Figure 20** Members of the Whitehorse community

### Tally Ho MAC Urban Design Framework (2007) & associated Urban Design and Landscape Guidelines (2013, updated 2015) (Amendment C110)

The land use framework contained within the Tally Ho MAC Urban Design Framework (UDF) identified the majority of the study area as having an ongoing commercial function and it supported the continued application of the former Business 2 Zone to the study area.

Whilst the UDF identified locations suitable for residential development within the wider UDF study area boundary, it does not identify land within the business park area as being suitable for residential purposes.

It noted that there is a need to expand the range of services, infrastructure and facilities to meet the needs of the workforce based at Tally Ho. It encouraged the introduction of a greater mix of complementary uses that fill current areas of high need, notably retail, business services, short term accommodation and high-quality conference facilities. Within the Centre, the Burvale Hotel has been identified as a strategic site to deliver such complementary uses. The UDF provided broad guidance on preferred building scale, design and development patterns across the entire Activity Centre area with heights no taller than the high point at 12 Wesley Court, Burwood East.

The Tally Ho Activity Centre Urban Design and Landscape Guidelines (2015) were a companion document to the UDF that provided more detailed guidance on siting, building and landscape design.

Both documents were given effect via Amendment C110 which updated the local planning policy (Clause 22.08) and the introduction of a Design and Development Overlay (DDO9) over land within the Tally Ho MAC. DDO9 has design objectives to create a high quality, active and cohesive built and landscaped environment, that is safe/accessible, encourages further business development and is of high ESD standards.

Amendment C110 also introduced a Development Plan Overlay over the Global Television Studio site and its environs (DPO5) and introduced the UDF and associated guidelines as reference documents under the Whitehorse Planning Scheme.

## Local planning and policy context (cont.)

The exhibited version of Amendment C110 proposed to include substantially more land within the Activity Centre boundary (see Figure 2) than was ultimately approved under the gazetted amendment.

The independent Panel that considered Amendment C110 reached the following conclusions in relation to the exhibited Activity Centre boundary:

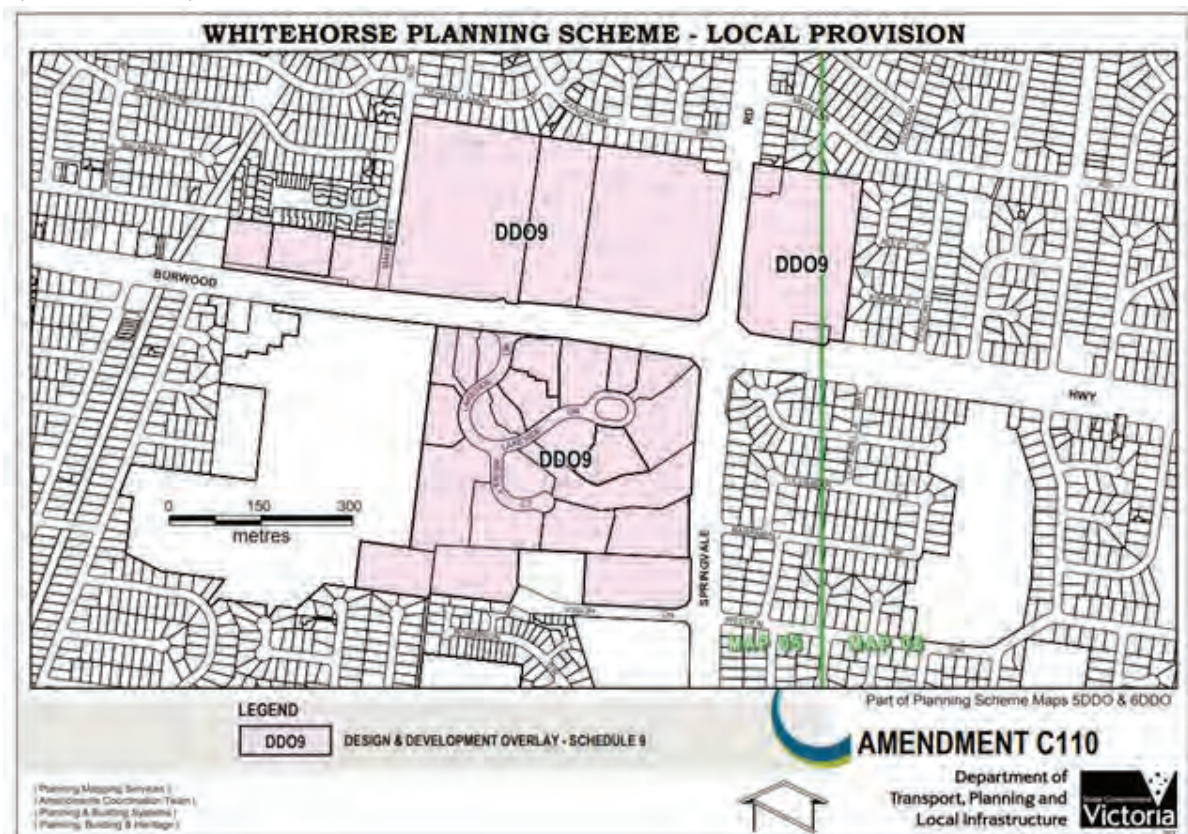
*“Forest Ridge, otherwise known as the former Channel 10 Studios, is geographically separated from other precincts by a low density residential area identified by Council as an ‘Established Garden Suburban Area’. There are other lower density residential areas scattered throughout the Tally Ho Activity Centre but the 2007 UDF and 2013 Guidelines do not identify their role or provide a strategic plan to effectively integrate them with other parts of the Activity Centre. A separate amendment proposes to rezone land within the Activity Centre to the Neighbourhood Residential Zone.*

*The Panel would recommend abandoning the Amendment if the low-density residential areas and Forest Ridge remain in the Tally Ho Activity Centre. The Panel would have taken a different view if there was a strategy to transform and integrate them with precincts in the activity centre.”*

The Panel recommended that the Tally Ho Activity Centre boundary be modified to exclude the following areas:

- North of Precinct 6, west of Springvale Road, south of Hawthorn Road and east of Mahoneys Road.
- North of the Mixed-Use Zone on Burwood Highway, west of Mahoneys Road, south of Burwood Heights Primary School and east of the linear reserve.
- The residential area surrounding the Burvale Hotel is proposed to be rezoned Neighbourhood Residential Zone.

**Figure 21** DDO9 controls  
(Amendment C110)



### **Whitehorse Housing and Neighbourhood Character Review (2014)**

The 2014 Housing & Neighbourhood Character Review resulted in three documents - the Housing Strategy, the Neighbourhood Character Study and Neighbourhood Activity Centre Urban Design Guidelines (which does not apply to Tally Ho as a Major Activity Centre). The review identified Tally Ho as a Major Activity Centre with its own urban design framework to guide its future character.

The Housing Strategy was prepared to guide the provision of housing throughout the Municipality and uphold the preferred neighbourhood character objectives from the Character Study. The Housing Strategy sought to increase housing development in locations that have high levels of amenity including the numerous Activity Centres that are distributed through the municipality.

The Neighbourhood Character Study identified some key lots within and areas surrounding the Tally Ho Activity Centre as having Garden Suburban (GS) character. Specifically, GS5 to the west/north west, GS6 to the north and GS7 to the east. Key characteristics identified for these character areas include:

- Materials are generally brick and timber, with tiled roofs.
- Dwellings are predominantly single storey and detached with some two storey infill or in GS7 include some semi-detached infill (units and townhouses).
- Front setbacks are between 4-8m with 1-3m side setbacks.
- Front fences are mostly absent across the precinct and gardens are predominately exotic with more natives present in GS7 both in the public and private realm.

Planning Scheme Amendment C160 implemented the Whitehorse Housing & Neighbourhood Character Review, by:

- Introducing new local policies to guide the location, siting, design and assessment of residential development (Clause 21.06, 22.03), and;
- Applying new residential zones and schedules to land across the municipality.

### **Whitehorse Residential Corridors Built Form Study (2019) (Amendment C220)**

Amendment C220 seeks to implement the recommendations of the Whitehorse Residential Corridors Built Form Study (Built Form Guidelines) to encourage residential intensification along Whitehorse Road and Burwood Highway through DDO11. The DDO sets a 19m (6 storey) height limit to land in the Residential Growth Zone (RGZ) along key road corridors and is currently under consideration by the Minister for Planning. The Tally Ho Activity Centre is located in part within the proposed Study Area 4 - Burwood Highway.

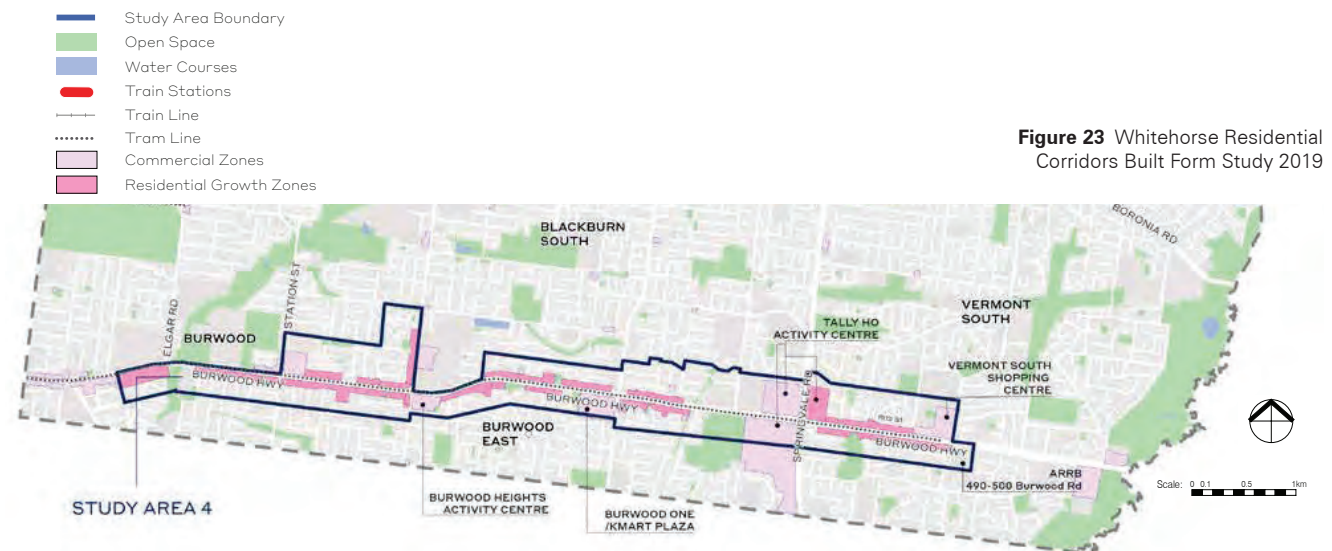
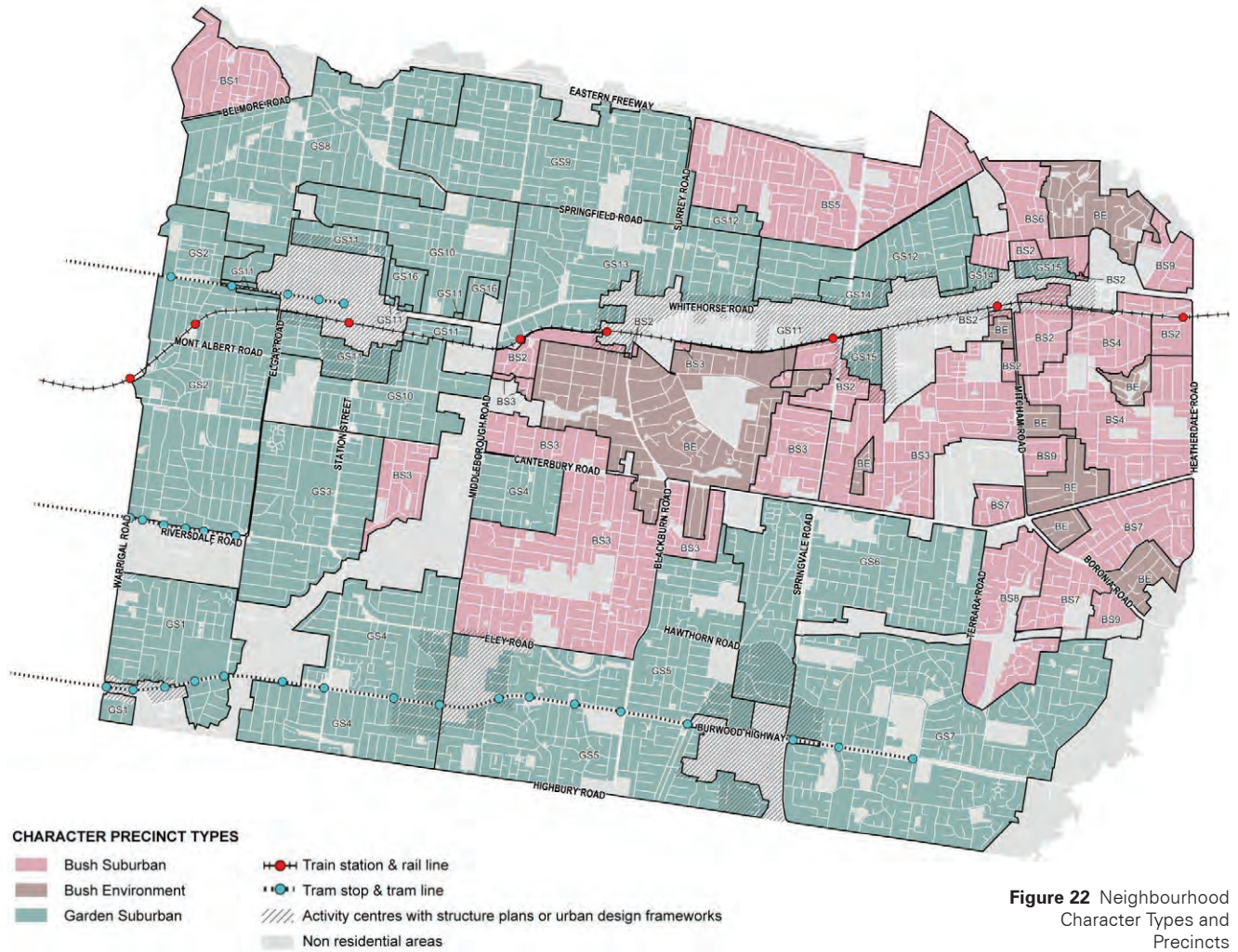
The desired future character for Area 4 is as follows:

- Substantial change along the tram corridor on Burwood Highway through infill development including medium density housing and apartment developments.
- New buildings and additions will be set back at upper levels to minimise dominance in the streetscape and impact on nearby standard residential areas while retaining space for landscaping including trees.
- Areas with good access to trams and shops will accommodate more dwellings, including well designed medium density housing, with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.

The broader area surrounding Area 4 is described as: *"retaining its classic garden suburban characteristics of modest, pitched roof dwellings in formal garden settings. The defined pattern of regular front setbacks and side setbacks from both side boundaries will be maintained, allowing sufficient space for planting and growth of new vegetation. Low or open style front fences will provide a sense of openness along the streetscape and allow views into front gardens."* Areas to the east in Vermont South are RGZ and have a different interface scenario directly abutting NRZ and going from 3-2 storeys.

The key issues considered by the Planning Panel were that the exhibited DDO11 included mandatory building heights as well as front, side and rear setbacks. Submissions raised issues both supporting and objecting to mandatory provisions. Following exhibition, Council decided not to follow the Panel recommendation to include discretionary heights and front setbacks but did amend to include discretionary controls for side and rear setbacks.

# Local planning and policy context (cont.)



### **Whitehorse Affordable Housing Policy (2023)**

Whitehorse City Council adopted a revised Affordable Housing Policy in July 2023. The policy sets out six objectives to support the delivery of affordable housing in Whitehorse towards a more diverse and inclusive community. It is supported by policies aligned with the four different roles Council has in relation to affordable housing: advocacy, facilitation, planning and regulation.

Council will advocate to the State Government to introduce mandatory inclusionary zoning for affordable housing in the Victorian Planning Provisions. Currently developers must enter into a voluntary negotiated agreements (Section 173) with Council.

As a facilitator, Council will engage and collaborate with registered housing agencies, landowners, developers, service providers and other local Government bodies to build relationships, broker partnerships and encourage increased investment to grow the local affordable housing supply.

Council will encourage an affordable housing contribution in their role of Planner, via a Section 173 agreement, in *“defined development settings or where there is an uplift in value that is created through changes in planning controls over specific sites or precincts”*. It is policy for Council to seek an affordable housing contribution of at least 6%. Whilst Tally Ho is not explicitly identified as a defined development setting, the following are:

- Residential development on Strategic Development Sites
- Rezoning of land where uplift is produced (C1Z, C3Z, ACZ etc.)

As a regulator, Council will encourage a diversity of housing typologies through the Planning Scheme and will check developers are meeting their ongoing Build to Rent obligations through regular reporting.

At Tally Ho, employment uses are currently the primary focus of land use at Tally Ho and there is strong support for this to continue into the future. However, encouraging affordable and key worker housing in tandem with development uplift (e.g. rezoning or strategic development sites) could support Tally Ho’s evolution from a monofunctional business park into a mixed-use employment hub, inline with its role as a Major Activity Centre.

### **Whitehorse Infrastructure and Development Contributions Framework & Development Contributions Plan (2023)**

In 2021 Whitehorse City Council endorsed the Whitehorse Infrastructure and Development Contributions Framework. The Framework considered the demand for infrastructure across the municipality and how Council can use infrastructure funding and delivery mechanisms to meet the growing infrastructure needs over time. A municipal wide Whitehorse Development Contributions Plan (DCP) was subsequently prepared, along with associated planning scheme amendment documents to implement the DCP into the Whitehorse Planning Scheme.

Council endorsed the draft DCP and amendment documents in August 2022, and sought authorisation from the Minister for Planning to exhibit Amendment C241whse. Council subsequently adopted the revised Whitehorse DCP and Amendment C241whse, which were formally approved by the Minister in December 2023.

The purpose of the Council endorsed Whitehorse DCP is to identify infrastructure projects that will be delivered by Whitehorse City Council over a nominal 20 year period and show associated levies for those infrastructure projects to be imposed on defined classes of development to contribute towards the funding of the infrastructure projects. The DCP timeframe and development period is nominated as 1 July 2022 to 30 June 2042 and will end 20 years from the approval date.

The DCP area is divided into 17 separate analysis areas and charge areas for which a unique levy is calculated. The 17 charge areas are suburb-based data areas within the municipality and also include the Box Hill Metropolitan Activity Centre.

Any proposed community and development infrastructure projects that arise from the Structure Plan could be included in future review of the DCP.



### **Draft East Burwood Reserve Masterplan (2023)**

The purpose of the Masterplan is to propose infrastructure improvements for the East Burwood Reserve, strengthening the range of recreation opportunities for the local and broader community, prioritised in three different stages.

The Masterplan acknowledges that the East Burwood Reserve sits within the boundaries of the Tally Ho Major Activity Centre. In recognition of the value of this major sporting reserve for the City of Whitehorse, the Open Space Strategy states that any future changes in the Activity Centre should have no impact on this significant open space. Of note, however, is that the anticipated residential growth within the Activity Centre may have an impact on demand for the facilities at the reserve .

Opportunities identified from the Masterplan include:

- Create more pedestrian path connections into and circuit path connections within the reserve (as also noted in the previous master plan and the Open Space Strategy).
- Install raised pedestrian crossing points on the road network within the reserve.
- Separate pedestrian and vehicle routes.
- Enhance the visual appearance of pedestrian entry points to the reserve.

- Review existing fencing and consider opportunities for removal or breaks to improve pedestrian access.

Beyond this, careful consideration of the interface between the open space and business park is required to ensure these feel like connected precincts of the wider Activity Centre. The proposed redevelopment of the Nunawading Basketball Centre must be designed so that it eases rather than restricts movement between these two precincts. This location is the only site along the eastern boundary of the Reserve that isn't impacted by slope and as it is Council owned land, there is opportunity to frame and connect into the existing publicly accessible pedestrian paths that lead into the business park. There are no existing paths elsewhere along this interface and providing new connections through private land will be difficult.

The Burwood Highway interface is significant for drawing people into the Major Activity Centre and East Burwood Reserve and should be examined further as a more open and active interface.

Flooding constraints within this space are present and need to be considered in the development of the Structure Plan to ensure they are not made worse or impact the safe use of the space.

### Health and Wellbeing Plan 2021-2025

The Whitehorse Health and Wellbeing Plan 2021-2025 describes work Council and its partners will do to improve the health and wellbeing of people and sets four-year health and wellbeing objectives. The priorities include:

- Mental wellbeing
- Physical activity
- Social and neighbourhood connection
- Social inclusion (including digital inclusion)
- Climate change mitigation

The Structure Plan can contribute to each one of these priorities with a focus on meeting the below objectives of the Plan:

- Over the period 2021-2025 more children and young people in Whitehorse will have the best possible start in life.
- By 2025 people in Whitehorse will feel more resilient and re-connected to their community.
- By 2025 people in Whitehorse will be enjoying more physical activity and a healthier diet.
- In 2025 the people of Whitehorse will report a greater sense of personal safety both at home and in the community.
- Over 2021-2025 we will see more people ageing well in Whitehorse.
- By 2025 our community will be more inclusive of diversity.
- By 2025 our community will enjoy more liveable neighbourhoods.



**Figure 24** The Structure Plan will contribute to encouraging more physical activity

### Whitehorse Recreation Strategy 2015-2024

The Recreation Strategy has identified short, medium and long term actions. Relevant actions relate to the design of parks and sports fields and should be considered in relation to the East Burwood Reserve and its integration with the Tally Ho MAC. These include:

Park Master Plans, considering:

- Pathways for casual/local recreation and fitness activities for different age groups.
- Ancillary infrastructure such as seating, bike racks, toilets etc. as per the Council's Open Space Strategy.
- Directional signage and distance markers.
- Spaces and infrastructure that optimise opportunities for local physical activity.

Enhance the use of sports pavilions with a focus on:

- Increasing the level of use by casual hirers.
- Optimising shared use of facilities by sporting clubs and other community groups.
- Amending tenancy agreements where necessary to ensure access to pavilions by the wider community.
- Design of facilities that optimise use by compatible activities and organisations.

Potential upgrade of sports fields:

- Consider/identify existing sports fields that could have potential upgrades to accommodate additional usage.

Access to sports fields. Enhance the use of sports fields with a focus on:

- Optimising use of grounds via sports field upgrades where appropriate.
- Increasing lighting of sports fields and training areas where appropriate.
- Design of sports fields that optimise use by compatible activities and organisations.

## Local planning and policy context (cont.)

### Whitehorse Open Space Strategy (2007)

The Open Space Strategy (currently under review) discusses the Principal, Major and Specialised Activity Centres as well as the local centres where higher density precincts and/or strategic development sites have been identified by the Housing Study (2003). This includes the Tally Ho Major Activity Centre and recognition of the Business Parks' natural open space environment utilised by workers.

The existing open space reserve included in the Activity Centre study area boundary is the East Burwood Reserve, which is classified as a Municipal Open Space for Whitehorse. On the periphery of the Centre, to the north is Ansett Court Reserve (Local), Pickford Paddock North (Local) and South (Small Local), The Pipe Track Reserve (owned by Melbourne Water) is to the west, Robinson Retarding Basin (Local) and Lincoln Street Reserve (Small Local) are to the south and Billabong Park (Municipal) is to the east. The Tally Ho Business Park has its own corporate open spaces which is owned and maintained privately.

East Burwood Reserve will continue to be a major sporting reserve for the City of Whitehorse, and future changes in the Activity Centre mustn't impact this highly valued area of open space.



Figure 25 Existing velodrome recreational facility within East Burwood Reserve

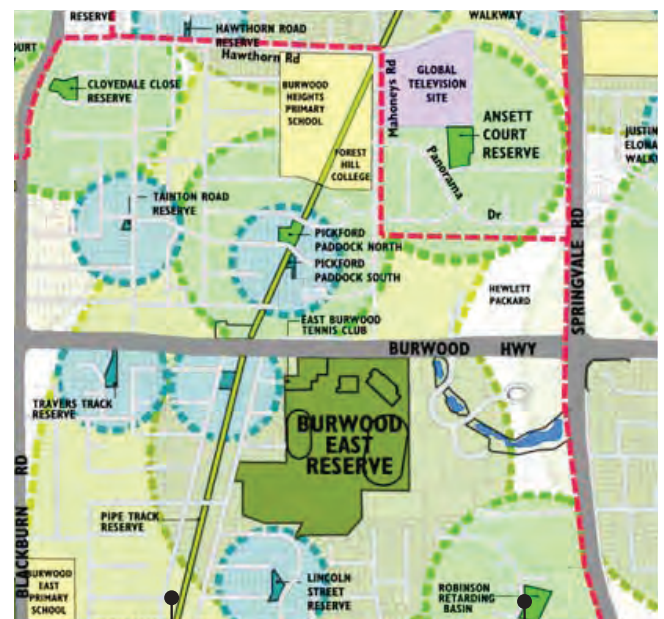


Figure 26 Existing open space distribution

## Local planning and policy context (cont.)

### Local Planning Policy Framework

The key policy directions from local planning policy contained within the Whitehorse Planning Scheme that currently apply to the Tally Ho MAC are:

#### Clause 22.08 - Tally Ho Activity Centre

Which sets out the below objectives:

- To encourage economic development based on new generation commerce and knowledge.
- To facilitate growth and development to meet current and future needs whilst maintaining amenity and liveability.
- To increase the mix of uses in existing and new developments.
- To create a sustainable urban environment.
- To discourage use of private motor vehicles by improving the extent and quality of bicycle and pedestrian networks and enhancing public transport infrastructure.
- To reduce at-grade car parking.
- To ensure community facilities can meet the current and future needs of the local population.
- To enhance the quality and extent of landscaping.

#### The geographic extent of the Tally Ho Activity Centre

The Planning Scheme sets a boundary for the 'Burwood East–Tally Ho Activity Centre (see adjacent) as well as identifies a wider 'study area' for the Centre (see previously proposed boundary Figure 2).

The Activity Centre boundary encompasses the following precincts:

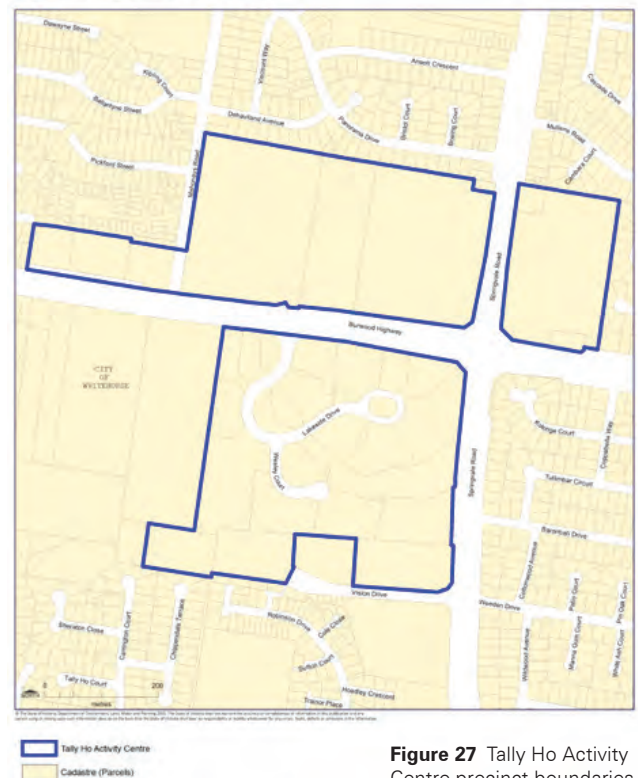
- The Tally-Ho Business Park and area north of Burwood Highway zoned C1.
- The Peter James Centre site (zoned GRZ).
- The Burvale Hotel precinct (zoned RGZ).
- A commercial strip along the Burwood Highway extending to the west (zoned Mixed Use).

The wider Activity Centre 'study area' encompasses the following precincts:

- The Crossways Church site (zoned C1).
- The Channel 10 studios (zoned RGZ) now deemed beyond the Activity Centre boundary.
- The East Burwood Reserve (zoned PPRZ).
- Various established residential areas (zoned GRZ) now deemed beyond the Activity Centre boundary.

Whilst the precincts do not fall within the Activity Centre boundary established in the Planning Scheme, they play an important role and thus were considered for inclusion within a revised Activity Centre boundary for future planning.

Tally Ho Activity Centre Precinct Plan



**Figure 27** Tally Ho Activity Centre precinct boundaries (Clause 22.08)

## Local planning and policy context (cont.)

### The housing role of the Tally Ho Activity Centre & environs

Local Planning Policy supports developing housing and mixed-use development opportunities in Major Activity Centres.

The residential zoned land within the current Activity Centre boundary is designated for 'natural change' growth where the local policies (Clause 22.03) support the following types of low and medium density housing development:

- Detached houses
- Semi-detached dwellings, townhouses, row or terrace houses
- Units or townhouses

The land within and surrounding Tally Ho MAC is defined as having a 'garden suburban' character, and local policies (Clause 22.06) provide direction regarding the siting and design of new housing development to respond to this defined character.

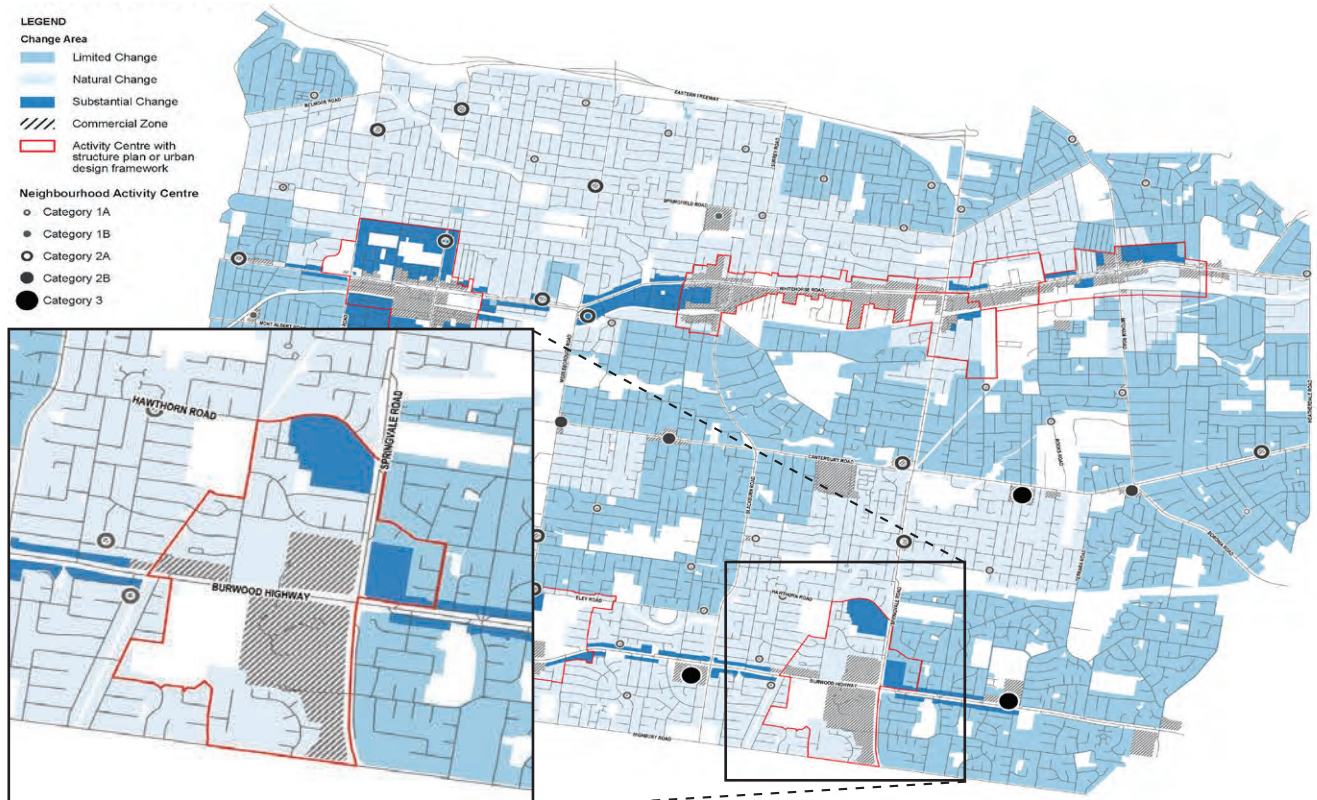
The local housing policy (Clause 22.03) notes the following regarding housing change on land that is within and close to the Tally Ho MAC:

*"In areas .... within the Tally Ho Major Activity Centre adopted urban design framework, infill development including medium density housing and apartment developments will be common. New buildings and additions, however, will be set back at upper levels to minimise dominance in the streetscape and impact on nearby standard residential areas."*

Residential zoned land along the Burwood Highway (outside the current Activity Centre boundary) is identified for 'substantial change' growth where the local policies (Clause 22.03) support the following types of medium density housing development:

- Townhouses
- Units
- Flats and apartments

Residential areas west of Springvale Road close to the Activity Centre boundary are identified as 'natural change' for modest housing growth and a variety of housing types, including medium density housing. Residential areas east of Springvale Road are deemed 'limited change' and to be protected through greater control over new housing development (Clause 22.03).



**Figure 28** Housing Framework Plan (Clause 21.06, Whitehorse Planning Scheme)

---

## Local planning and policy context (cont.)

---

### The economic role of the Tally Ho Activity Centre

The local economic development policies contained within the Whitehorse Planning Scheme (Clause 21.07) note that all the key Activity Centres within the municipality (including Burwood East-Tally Ho) are 'generally expected' to become the preferred locations for further retail, commercial and cultural activities, and to accommodate a significant proportion of the new dwellings that may be developed in the City.

The local Activity Centre policy (Clause 22.06) gives a greater definition of the specific role that each Centre is expected to play within the wider region. It sets the following direction for the Burwood-East-Tally Ho Activity Centre:

*"Tally Ho continues as an activity centre with a focus on creating a high quality built and natural environment for innovation, knowledge and technology-based businesses while broadening its range of land uses."*

This policy direction is expanded on further in the Tally Ho Activity Centre policy (Clause 22.08), which sets the following vision and directions for the Centre:

*"The vision for the Centre is to maintain and enhance its primary role as a key eastern suburbs office and technology hub while broadening its mix of uses to better meet the needs of the local resident and worker community."*

*There is great opportunity to support and complement the office precincts with growth in neighbourhood convenience retail, housing, hospitality, and associated infrastructure. To achieve this, the Tally Ho Major Activity Centre Urban Design Framework 2007 identifies:*

- Where office floor areas can be increased.*
- Where residential development may occur.*
- Where a new retail centre can be developed.*

*For Tally Ho to remain competitive and serve its local community, it is important that future land use and development follow the strategies in the Urban Design Framework."*

# Emerging drivers of change

# 2

## 2.1 Transit-oriented development

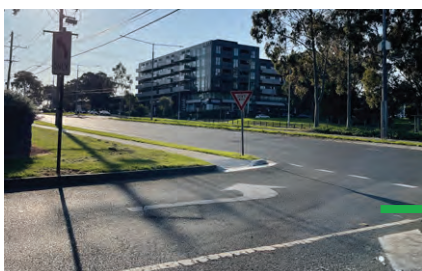
**Tally Ho is situated at the intersection of two major arterial roads, Burwood Highway and Springvale Road. These roads are serviced by frequent tram (Burwood Highway) and smart bus (Springvale Road) routes. Additionally, Tally Ho is located approximately 5km east of the planned Suburban Rail Stop at Burwood, adjacent to Deakin University and 2.2km north of the planned Glen Waverley Station. This unique and strategic location enables Tally Ho to leverage ongoing investment in public transport and embrace transit-orientated development — the intensification of land use and built form along public transport.**

The existing arrangements around public transport are currently rudimentary, providing inadequate accessibility, comfort and ease-of-use, such as lack of sheltering and protection from high traffic volumes and speeds. Additionally, pedestrian paths to stops are generally narrow, making use with prams/ wheelchairs difficult. Paths do not form part of a coherent and connected network of walkable streets and the steep topography across the site challenges the pedestrian experience.

All these factors contribute to a hostile experience for public transport users and those accessing the Activity Centre generally. The current pedestrian infrastructure in relation to public transport stops would be inadequately equipped to accommodate future growth in employment at Tally Ho.

Recent work in Ringwood and Dandenong Metropolitan Activity Centres and the proposed transformation of Box Hill's Whitehorse Road corridor with the SRL demonstrates potential for the reimagining of Melbourne's middle suburbs to create a more enriching experience for pedestrians and public transport users.

This can be achieved through prioritising experience of active and public transport users and ensuring that future investment and development adjacent to transit are tightly integrated towards achieving this outcome. This includes integrating improvements to transport infrastructure (such as accessibility, stops, facilities, wayfinding) with improvements to the public realm (such as pedestrian-friendly streets, landscaping and placemaking) and intensifying use of green transport (electric vehicles/buses, bikes, walking), in future development.



Tally Ho - footpath widths along Burwood Highway are generally narrow and poor in quality



Precedent - improved public realm experience for pedestrians on a major arterial road, Lonsdale Street, Dandenong | TCL



Tally Ho - tram stop on Burwood Highway is poorly equipped to deal with an hostile vehicular environment



Precedent - accessible tram stop with extensive shelter, passenger information displays, St Kilda Road, South Melbourne

### Relevant policies & reports

Plan Melbourne 2017-2050

SRL Precincts Discussion Paper, SRL East precinct planning

Whitehorse Residential Corridors Built Form Study 2019 (Amendment C220whse)



## Transit-oriented development (cont.)

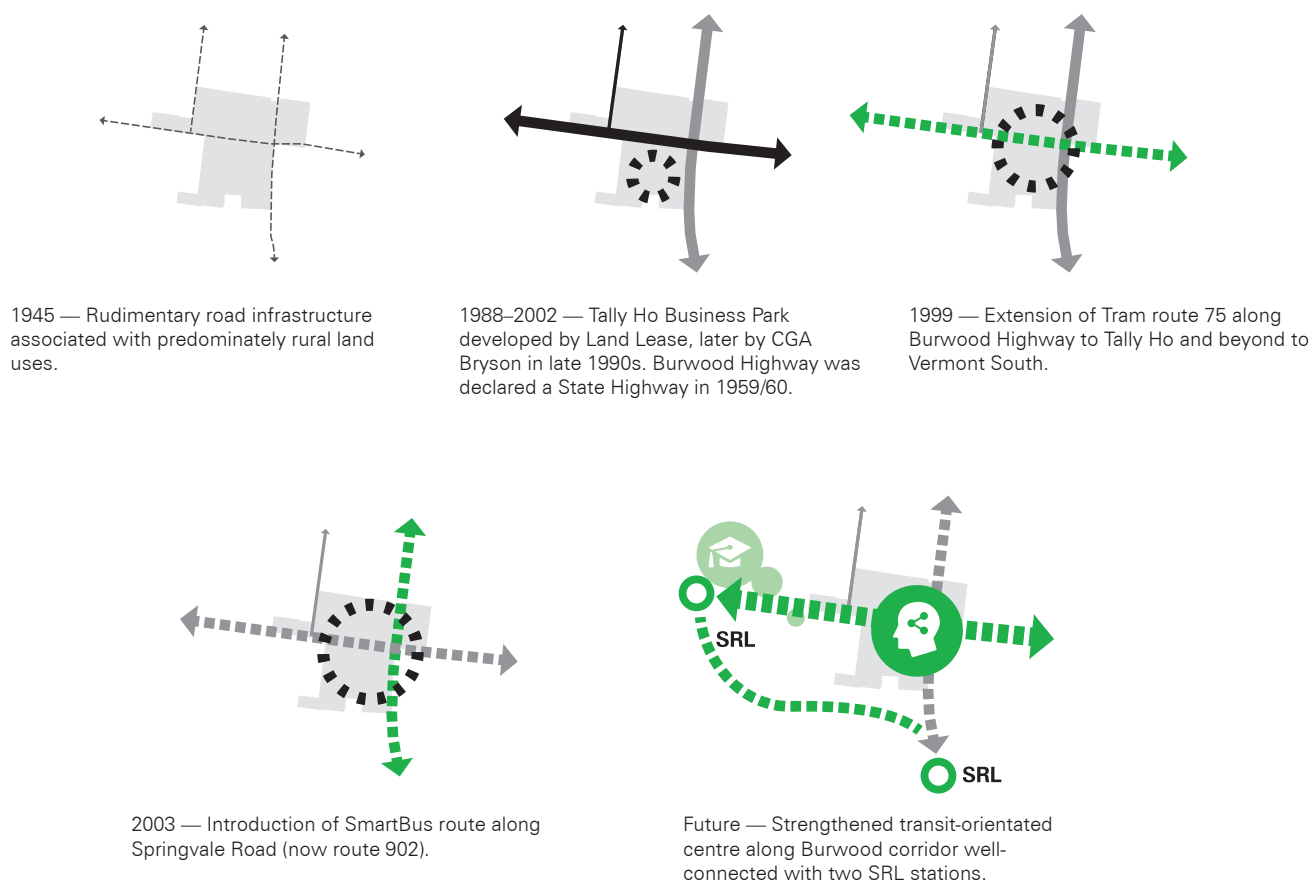
The integration of future housing, employment and improved amenities around the existing light rail and bus services, combined with the nearby sports and recreation facilities, will create a walkable and connected MAC. There is also a need to review parking provisions within the centre so that valuable space at ground level is maximised for the most appropriate uses. This could mean the creation of new and inviting open spaces for the public.

This approach is aligned with State and Local policy of supporting higher residential and employment densities along transport corridors and ensuring this is equally supported by enhancements to the public realm, landscape and design quality, and that land use synergies are maximised.

This is demonstrated by current precinct planning underway for the Suburban Rail Loop encompassing a 1600 metre catchment around proposed stations that seek to leverage each precinct's unique underlying strengths such as the proximity of Deakin University and aligned uses along Burwood Highway for the Burwood SRL station. This aligns with the Residential Growth Zone promoting increased residential densities along Burwood Highway.

**In this changing context, the Structure Plan could be helpful in repositioning Tally Ho as a transit-orientated knowledge and innovation hub, forming a corridor of employment and education along Burwood Highway.**

**Figure 29** Potential evolution of land use and transport at Tally Ho over time.



## 2.2 Innovation and knowledge economy hub

**Tally Ho is an established hub for knowledge and technology employment, with a substantial number of headquarters of technology, engineering, medical businesses in addition to health, emergency services and government agencies.**

However, there is relatively little diversity in uses outside of this concentration of employment uses due to the planning move from Business 2 Zone to Commercial 1 Zone in 2013. There is a need to consider the implications of the changing nature of work, post-pandemic, has seen the accelerated rise of remote working, flexible and co-working spaces and increasing preference for businesses to locate to higher amenity precincts such as the inner suburbs which offer more diverse options for housing, retail, food, and entertainment.

Factors driving the success of these precincts is identified in *Unlocking Enterprise in a Changing Economy* (DELWP, 2018), see below figure.

There will be a need for the Structure Plan to consider which factors will continue to attract and retain talent, encourage investment into the 21st century and facilitate change to meet the contemporary needs of workers and residents. For example, the increase of work from home practices is likely to place an emphasis on what kind of amenities will Tally Ho provide that can not be met at the home such as spaces for collaboration, socialisation and recreation.

Leveraging Tally Ho's competitive advantages and continued connections with knowledge and technology businesses through its proximity to adjacent education, health, and knowledge clusters such as Deakin University and Monash University could provide it with a point of difference from neighbouring Activity Centres. Continued investment in transit-orientated development such as SRL and ongoing corridor-based urban intensification strategies could and should be explored in Tally Ho.



**Figure 30** Success factors impacting innovation precincts (source: *Unlocking Enterprise in a Changing Economy*, DELWP 2018)

# Innovation and knowledge economy hub (cont.)

**Tally Ho holds the potential to flourish as an innovation and knowledge-focused centre within a transformed context that provides a higher quality of place, more spaces for collaboration, improved accessibility and greater diversity, inclusion, and affordability.**

This could be achieved by offering a greater range of retail, food, entertainment options, more diverse housing choices closer to work, and more flexible workforce spaces and pricing structures. Coupled with embracing contemporary urban design principles and harnessing Tally Ho's existing natural elements, including its waterways, trees, and established sports and recreational facilities, the foundation exists to cultivate a vibrant and prosperous employment-focused centre.

Benchmarking of employment-focused centres show differentiating success factors and outcomes relevant for the future role of Tally Ho.

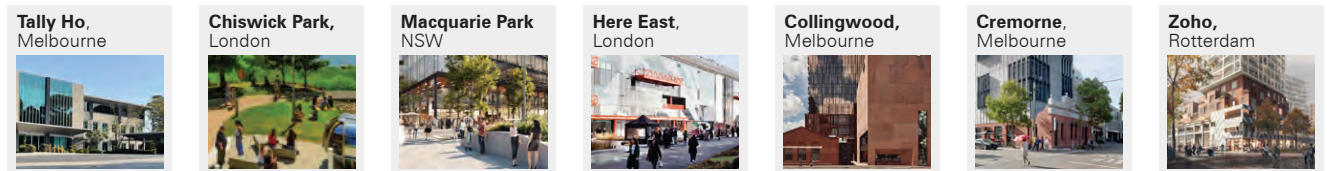
## Relevant policies & reports

*Unlocking enterprise in a changing economy*, DELWP, September 2018

Draft Eastern Metro Land Use Framework Plan 2017

Melbourne Industrial & Commercial Land Use Plan 2020

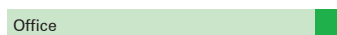
Introduction of reformed commercial zones 2013



### Business Park *Office only*

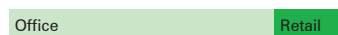
- Mono-functional with limited retail, hospitality or recreational options
- Limited role of housing (such as no housing or limited interrelationship of neighbouring housing and the Activity Centre)
- Large-format office buildings with inward facing uses
- Car-reliant
- On-grade car parking
- Not walkable
- **Not a place to stay**

Typical use mix:



### Transit-orientated Precinct *Office + retail, food, entertainment*

- Varied retail, hospitality and entertainment offer
- Greater role of housing (such as greater choice and diversity of neighbouring housing)
- Contemporary office buildings with outward facing uses, flexible spaces and activation of the public realm
- Programmable public spaces
- Accessible by PT
- Walkable
- **A place to work and play**



### Live/work Precinct *Mixed-use employment focus*

- Mixed-use employment-focus (live/work/play focus)
- Strong role of housing highly integrated with employment uses e.g. live close to where you live)
- Contemporary office buildings with outward facing uses, flexible spaces and activation of the public realm
- Programmable public spaces
- Accessible by PT
- Walkable
- **A play to work, play and live**



## 2.3 Sustainable and climate-resilient MAC

### The Structure Plan should commit to a best-practice approach to sustainability and climate resilience.

Planning must holistically integrate sustainability principles such as enhancing active transport and pedestrian movement throughout the MAC. Prioritising pedestrian and cycling infrastructure will not only improve user experience but will also counter urban heat island effects and address climate change challenges.

Tally Ho holds the potential to emerge as a resilient and environmentally conscious Activity Centre, serving as a model for sustainable urban development. The reduction of urban heat island effects through the consolidation of parking requirements, promotion of modal shifts towards green travel, and the reinforcement of the area's tree canopy character, in conjunction with the creation of high-quality streets and primary walkways, will play a pivotal role. Strategies aiming for an outcome beyond zero emissions should also be integral to the plan. The plan should aim to fulfil Council's existing target of 30% tree canopy coverage and improve the interconnectivity of green corridors, coupled with the establishment of a network of primary walking streets and new communal spaces.

### Relevant policies & reports

Whitehorse Sustainability Strategy 2030

Whitehorse Urban Forest Strategy for 2021-2031

East Burwood Reserve Masterplan 2023

Whitehorse Open Space Strategy 2007

Whitehorse Recreation Strategy 2015-2024

Whitehorse Health and Wellbeing Plan 2021-2025

Tally Ho Activity Centre Urban Design and Landscape Guidelines, updated 2015



Street furniture integrated with WSUD |  
Jellicoe Street, Auckland by TCL and Meghan  
Wraight and Associates

## 2.4 Key worker and affordable housing

### Addressing Melbourne’s housing crisis, particularly in the middle ring eastern suburbs, is an opportunity for Tally Ho.

Tally Ho has the opportunity to reinstate itself as a place for nurturing and fostering successful talent. To this end, the Structure Plan should delve into exploring the incentivisation of targets for affordable housing, in tandem with development uplift opportunities. This approach will ensure accessibility for a diverse spectrum of residents, workers and businesses across all scales.

By promoting inclusivity and cultivating a sense of community, Tally Ho will evolve into a destination where people want to live and can afford to do so. It will become a place where essential workers, those with disability, those with very low-moderate incomes and the general public can secure suitable and affordable housing. Mandating the provision of housing for a wider range of users will contribute to the vibrancy and cohesive fabric of the Activity Centre.

Supporting the existing residential population in having the choice to be able to continue living in Tally Ho if they wish to do so is important across generations. Planning housing for people at different stages of life will increase population diversity within Tally Ho and can be achieved in part through the provision of affordable housing as well as expanding the existing residential typologies and stock to support both growth and aging in place.

#### Relevant policies & reports

Victoria’s Housing Statement – the Decade Ahead 2024-34

Whitehorse Affordable Housing Policy 2023

The Whitehorse Housing & Neighbourhood Character Review and associated documents

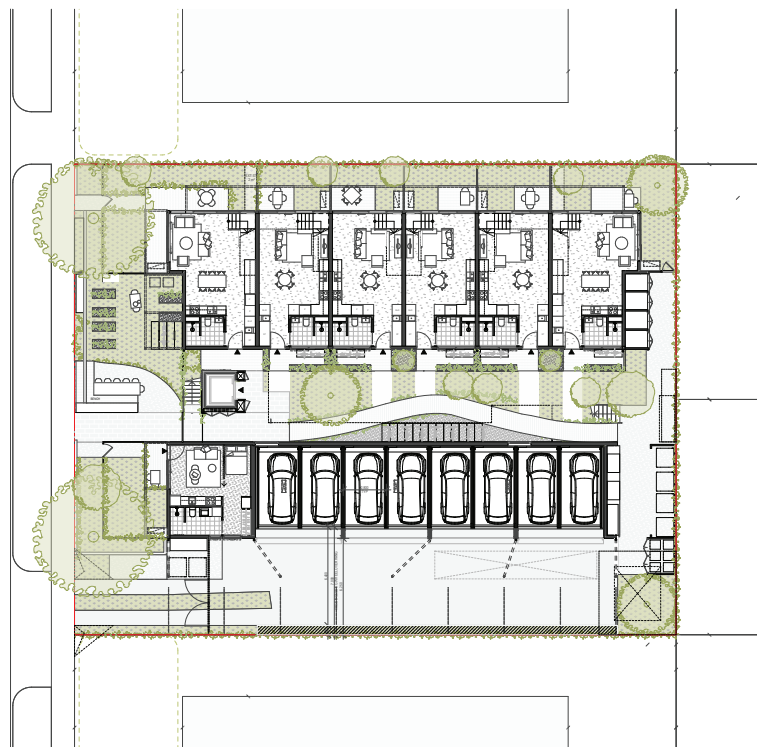
Introduction of reformed residential zones 2013 & 2017



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



Example Future Homes typology



Example adaptable Future Homes plan