

The Draft Structure Plan for Tally Ho Major Activity Centre Summary



**WHITEHORSE
CITY COUNCIL**



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Context

Adopted Vision [Abridged]*

Tally Ho Major Activity Centre is a vibrant regional hub for business, innovation, and community in Melbourne's east.

It leverages and evolves its strengths in affordable spaces for:

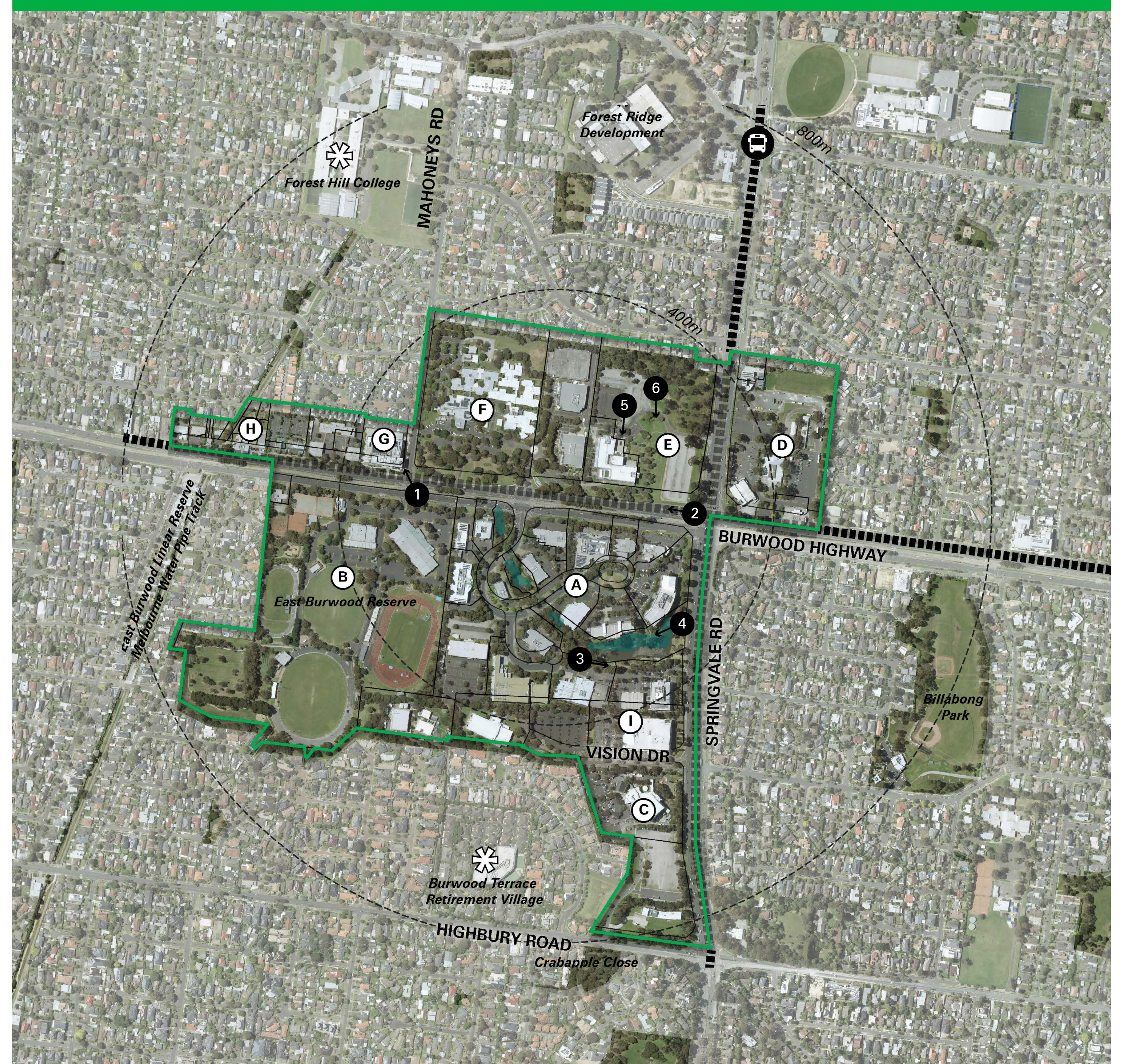
- regional recreation
- enterprise
- health
- research and development and
- education

It will be supported by new and enhanced living, retail, and recreation opportunities.

The precinct incorporates sustainable design

- a high-quality integrating public realm that connects neighbourhoods
- streets designed to be safe and with prioritised walk and ride routes, and
- parking conveniently located.

Proposed Tally Ho Activity Centre Boundary



Expected change in the local catchment (wider Structure Plan area) from 2022-2041



Residential population
+6,000



Number of dwellings
+4,000



Number of jobs
+2,500

*See page 15 of the Draft Structure Plan document for the complete adopted Vision.



Land use, employment and housing

Objectives and strategies (to guide development of the Structure Plan area)

Objective 1: To develop Tally Ho as a contemporary employment hub and technology and innovation precinct

- Strategy 1** Identify sufficient land and development capacity within dedicated employment precincts in the MAC in order to meet forecast regional demand for commercial floorspace.
- Strategy 2** Facilitate the creation of more dense and urbanised employment precincts within the MAC by revising the built form controls.
- Strategy 3** Diversify the land use mix within the MAC to support its role as a contemporary employment hub by identifying locations for the establishment of a range of retail, hospitality, conferencing, recreational, community and residential uses.

Objective 2: To strengthen Tally Ho as a focus for health and allied health services

- Strategy 4** Identify sufficient land and development capacity in a dedicated precinct within the MAC to cater for growth in health and allied health services.

Objective 3: To support future retail, services and hospitality growth within the Activity Centre for the local community and workers

- Strategy 5** Facilitate the growth of retail, services and hospitality growth by identifying the new activity 'core' within the MAC and identify areas where a greater mix of uses is suitable.

Objective 4: To facilitate the delivery of housing (including affordable housing) in designated locations within the Activity Centre

- Strategy 6** Facilitate the provision of housing (including affordable housing) in designated precincts along the Burwood Highway and on identified Strategic Development Sites.
- Strategy 7** Create a centre of distinct and interconnected neighbourhoods.

Objective 5: To integrate the East Burwood Reserve and support its role as a regional open space

- Strategy 8** Facilitate the creation of pedestrian, bicycle and open space connections between the East Burwood Reserve and the adjoining employment and residential precincts.



FROM
Lack of diversity in uses and built form makes navigation around the precinct difficult and uninviting

TO
Creating distinct neighbourhoods that promote working, living and recreating will extend the life of the precinct, Macquarie Park | John Holland



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

TO
Retail and hospitality within a business park encourages people to stay within the precinct for longer, Chiswick Park | Rogers Stirk Harbour + Partners

Movement and parking

Objectives and strategies (to guide development of the Structure Plan area)

Objective 1: To transition Tally Ho from a car-based precinct to a walkable precinct

- **Strategy 9** Minimise vehicle crossings and promote the use of shared vehicle access between sites across the wider Activity Centre.
- **Strategy 10** Require new developments to locate vehicular access and parking away from the pedestrian priority main walk.

Objective 2: To encourage the consolidation of car parking into accessible, central nodes

- **Strategy 11** Promote the use of shared and well located car parking facilities.

Objective 3: To provide legible, connected and high amenity pedestrian friendly streets that promote activity and vitality

- **Strategy 12** Connect neighbourhoods within the Activity Centre via a new high amenity, pedestrian priority main walk.

Objective 4: To promote public transport as the priority transport mode to access the Activity Centre regionally

- **Strategy 13** Improve public transport service connections to the planned Burwood Suburban Rail Loop station.
- **Strategy 14** Improve the quality and accessibility of public transport stops on Burwood Highway and Springvale Road.

Objective 5: To increase active transport (walking and cycling) for access to, from and within the Activity Centre for local trips

- **Strategy 15** Connect neighbourhoods adjoining the Activity Centre to key destinations within it via safe, accessible and legible walking and cycling routes.



FROM
Limited pedestrian connections from the business park into East Burwood Reserve and across arterial roads

TO
Pedestrian prioritised main street that encourages public activity and people watching, Monash University | TCL



FROM
Extensive at grade car parking and inefficient use of space for the majority

TO
Sleeved multi-deck car parking that frees up the ground plane for other uses whilst contributing to the public realm, Harrow Street Car Park | MGS

Built form and design quality

Objectives and strategies (to guide development of the Structure Plan area)

Objective 1: To revitalise the built form in-line with a Major Activity Centre and establish a new built environment that responds to opportunities and is accessible

- **Strategy 16** Promote the delivery of a variety of high quality built form outcomes via the application of Floor Area Ratio controls combined with building form design standards.
- **Strategy 17** Provide active uses at street level of all buildings on designated main pedestrian walks and open spaces ie. Tally Ho Lake.
- **Strategy 18** Promote building design which allows flexibility in use on the lower 2 levels of all development.

Objective 2: To build a recognisable identity for Tally Ho that combines landscape, place and culture with high quality built form

- **Strategy 19** Promote built form that incorporates and celebrates Aboriginal cultural heritage values.
- **Strategy 20** Ensure that new development is sited and designed to sensitively respond to its topography.
- **Strategy 21** Establish generous building setbacks and landscaping along the Burwood Highway and Springvale Road in order to contribute to the establishment of distinctive urban boulevards along these routes.
- **Strategy 22** Establish generous building setbacks and landscaping along the northern edge of the Tally Ho lake.
- **Strategy 23** Establish generous building setbacks and landscape buffers along the perimeter of the Activity Centre where sensitive residential uses occur.
- **Strategy 24** Establish landscaping between buildings via the use of side and rear setbacks.

Objective 3: To promote enhanced sustainability of built form across the Activity Centre

- **Strategy 25** Ensure that buildings are sited and designed to achieved high ESD outcomes.
- **Strategy 26** Ensure that buildings are sited and designed to incorporate areas for deep soil planting and greening/landscaping of building facades, terraces and rooftops.

Objective 4: To provide clarity to the community and landowners to encourage renewal of the Centre

- **Strategy 27** Create human-scaled buildings by recessing upper levels of buildings above podiums.
- **Strategy 28** Provide a vision for the Centre that is implemented through policy.
- **Strategy 29** Support renewal of the Centre through Council investment to spur regeneration of privately owned land.

Objective 5: To increase built form density across the Activity Centre to make the precinct more affordable, walkable and diverse

- **Strategy 30** Promote a mid-rise built form character within a distinctive landscape setting across the Activity Centre, with taller, denser buildings along the Burwood Highway, transitioning to lower rise buildings at residential interfaces.
- **Strategy 31** Design controls that increase the available floorspace within the Centre.



FROM

Aging building stock is unfit for purpose and not achieving contemporary sustainability goals

TO

Higher quality built form is energy efficient and provides working spaces that contribute to the wellbeing of occupants, Encore Cremorne | Fieldwork



Public realm, open space, sustainability & community infrastructure

Objectives and strategies (to guide development of the Structure Plan area)

Objective 1: To improve the place experience, inclusivity, and accessibility of Tally Ho's public realm

- **Strategy 32** Ensure that new development adjacent to the East Burwood Reserve addresses and provides passive surveillance to it.
- **Strategy 33** Ensure that development does not overshadow the Tally Ho Lake and East Burwood Reserve between 10 am and 2pm at the Winter Solstice.
- **Strategy 34** Ensure that development does not overshadow key pedestrian streets, new open spaces and plazas between 10am and 2pm at the Spring Equinox.
- **Strategy 35** Ensure that new development minimises adverse wind impacts on the public realm.
- **Strategy 36** Upgrade the public realm to be accessible and inclusive in design and through enhanced wayfinding.

Objective 2: To support an increase in the number and diversity of well-connected public and open spaces across the Activity Centre

- **Strategy 37** Encourage development to provide land for new public open space and pedestrian links on land identified as candidate for Floor Area Uplift (FAU).
- **Strategy 38** Promote the creation of urban plazas on larger development sites.

Objective 3: To increase community resilience through the provision of community infrastructure to cater to the needs of current and future populations

- **Strategy 39** Encourage minimum community infrastructure provisions within development parcels through the application of Floor Area Ratio controls and FAU schemes.
- **Strategy 40** Design an accessible public realm with a series of spaces to gather to increase the wellbeing and resilience of the community.

Objective 4: To increase biodiversity, tree canopy coverage and sustainability of the centre

- **Strategy 41** Create cool, green streets and public spaces to improve amenity, comfort, public health and biodiversity by substantially increasing tree cover, using cooler materials and water sensitive urban design features

Objective 5: To promote economic and social vitality within the Centre by making it a place to live, work and play across the day and night

- **Strategy 42** Transform Tally Ho into a thriving Centre where people can live, work, play and access regional services to drive resilience, impact and economic vitality by enhancing its competitiveness, affordability, liveability and diversity.



FROM

The asset of the Tally Ho Lake environs is not well known and connected to the wider AC

TO

Introducing blue-green streets within neighbourhoods contributes to a unique local identity stemming from existing landscape. Malop Street Green Spine | Outlines Landscape Architecture



FROM

Pedestrians are exposed to harsh road environment with high speed traffic and low amenity for walking

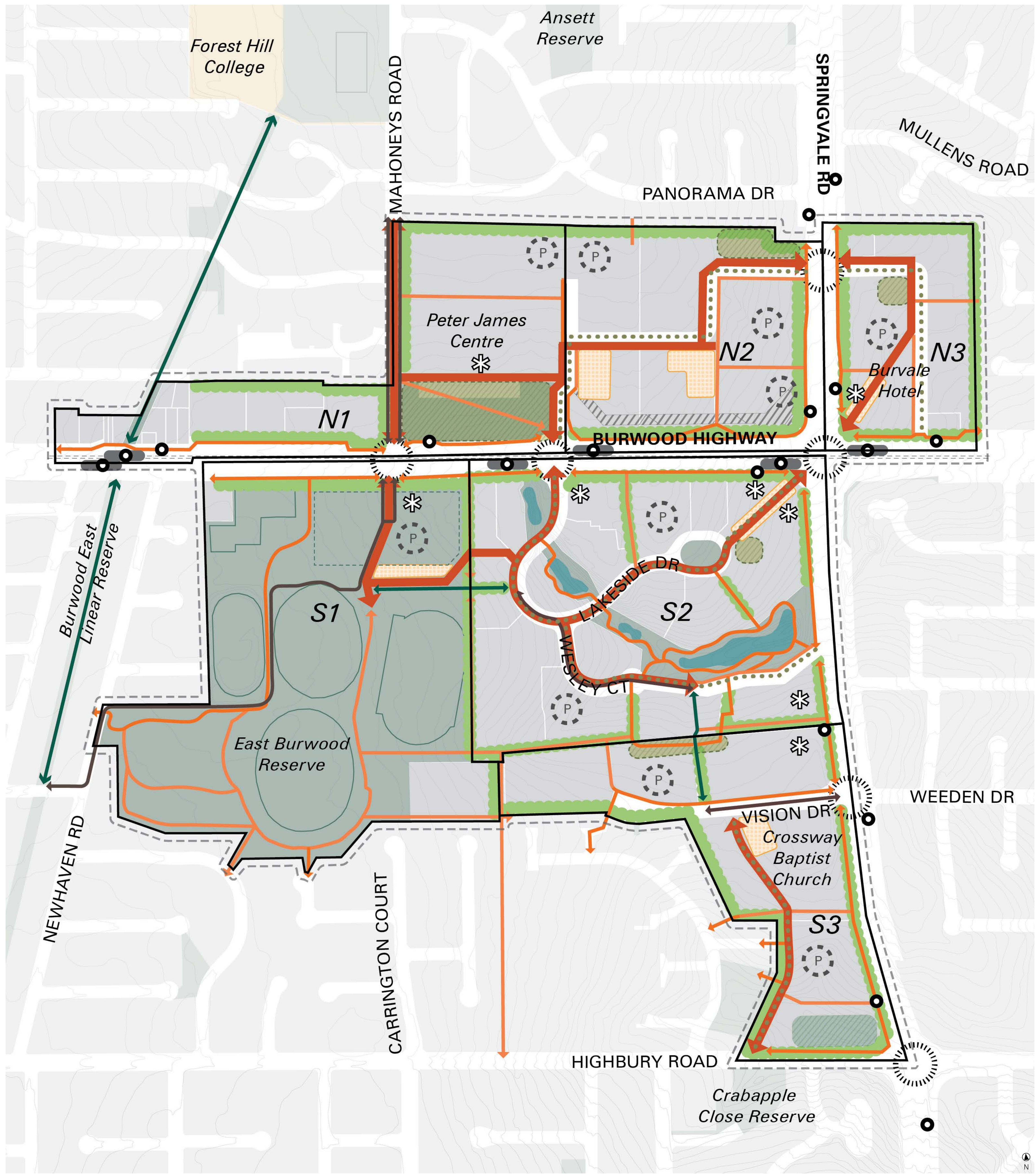
TO

Planting along primary pedestrian walks encourages walking and buffers sensitive uses, Constitution Ave, Canberra | Jane Irwin Landscape Architecture



Urban Design Framework

The below Plan has been created to outline development of the Structure Plan area and depicts suggested locations for pedestrian, bicycle and shared paths, roads, precinct car parks, blue green streets, open spaces, plazas, landscape buffers and gateway locations.



Framework Plan

- | | | | |
|---|---|---|--|
| <ul style="list-style-type: none"> Activity Centre boundary Precinct boundary <i>Built form</i> Gateway Easement <i>Public realm and open space</i> Plaza | <ul style="list-style-type: none"> Open space Retarding basin Retain/increase landscape Blue/green street <i>Movement</i> Main pedestrian walk Pedestrian connection | <ul style="list-style-type: none"> Bike path Shared path Tram stop Bus stop Intersection Precinct parking | <p><i>Precincts</i></p> <ul style="list-style-type: none"> N1. Health and support services precinct N2. Retail core and business precinct N3. Conferencing, events and entertainment precinct S1. East Burwood Reserve recreational precinct S2. Creative business core precinct S3. Community support services precinct |
|---|---|---|--|

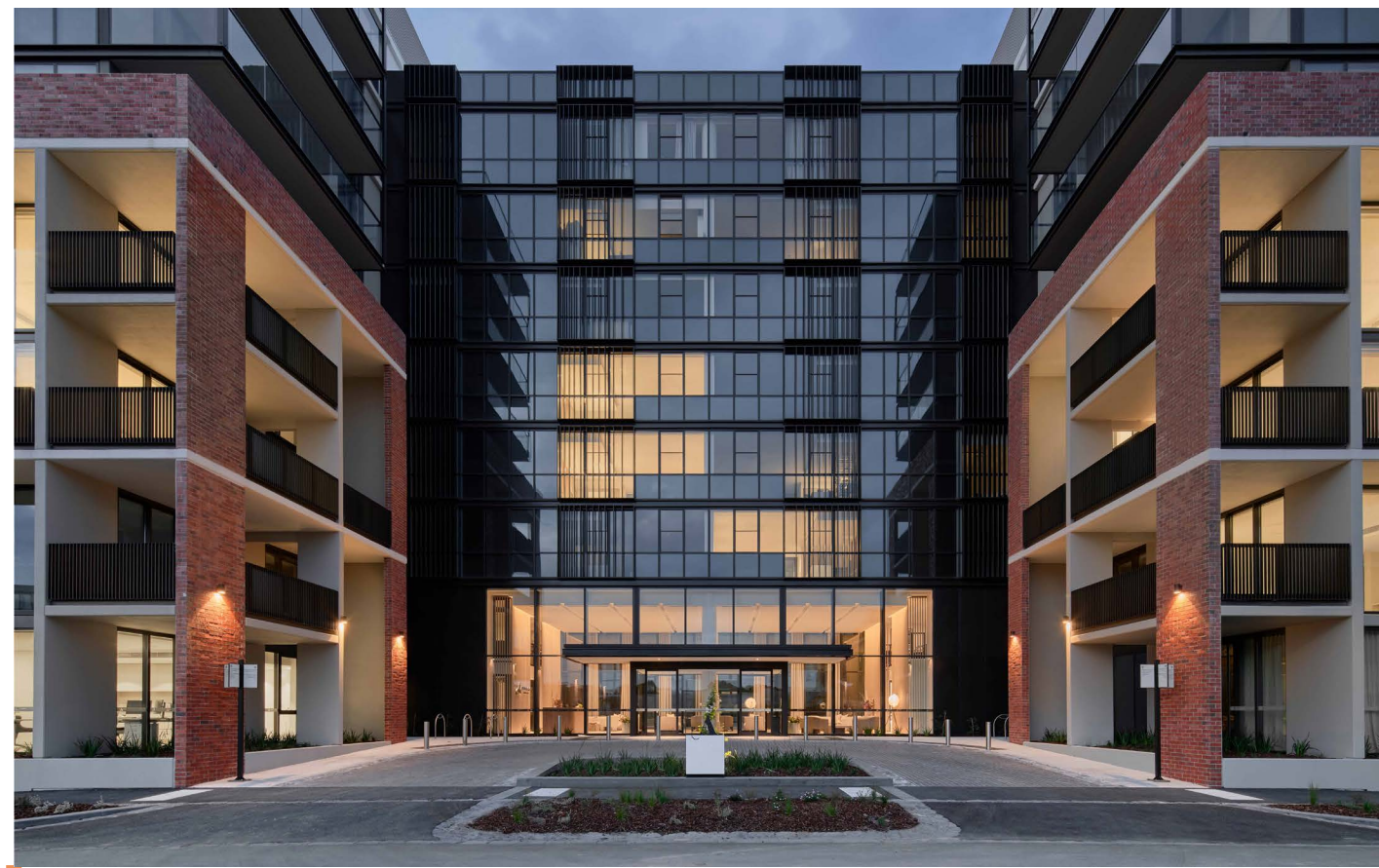


Precincts

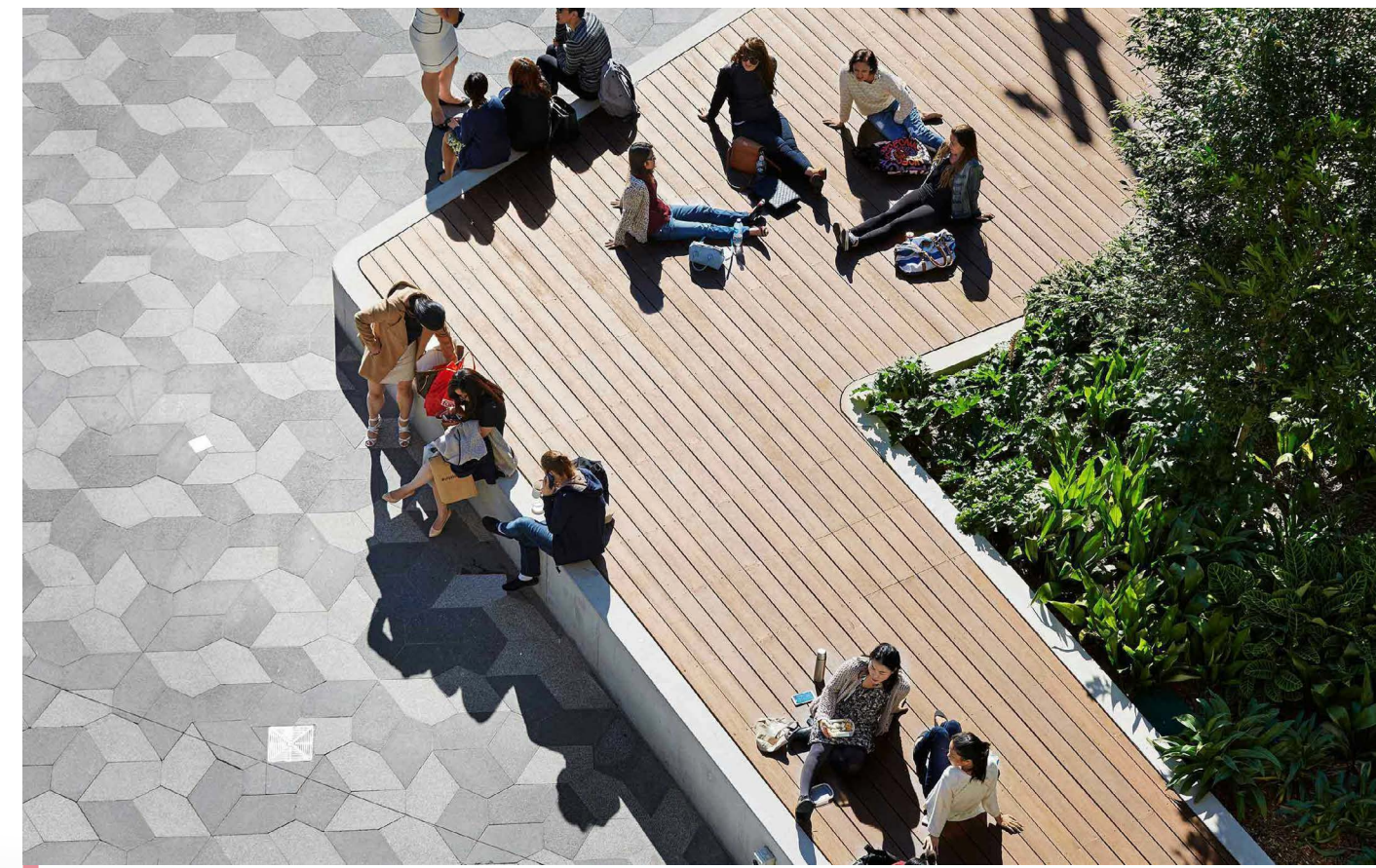
To make the Plan clearer, the activity centre has been divided into six precincts to address key thematic considerations in detail. This precinct-based approach facilitates targeted development and specialisation within distinct areas, each guided by preferred land uses and building scales. The precincts are as follows:



Townhouses fronting the shared path. The City Houses, Copenhagen | Vandkunsten Architects



Specialist housing. Ardency Kennedy Place, Retirement Living, Richmond | Bates Smart



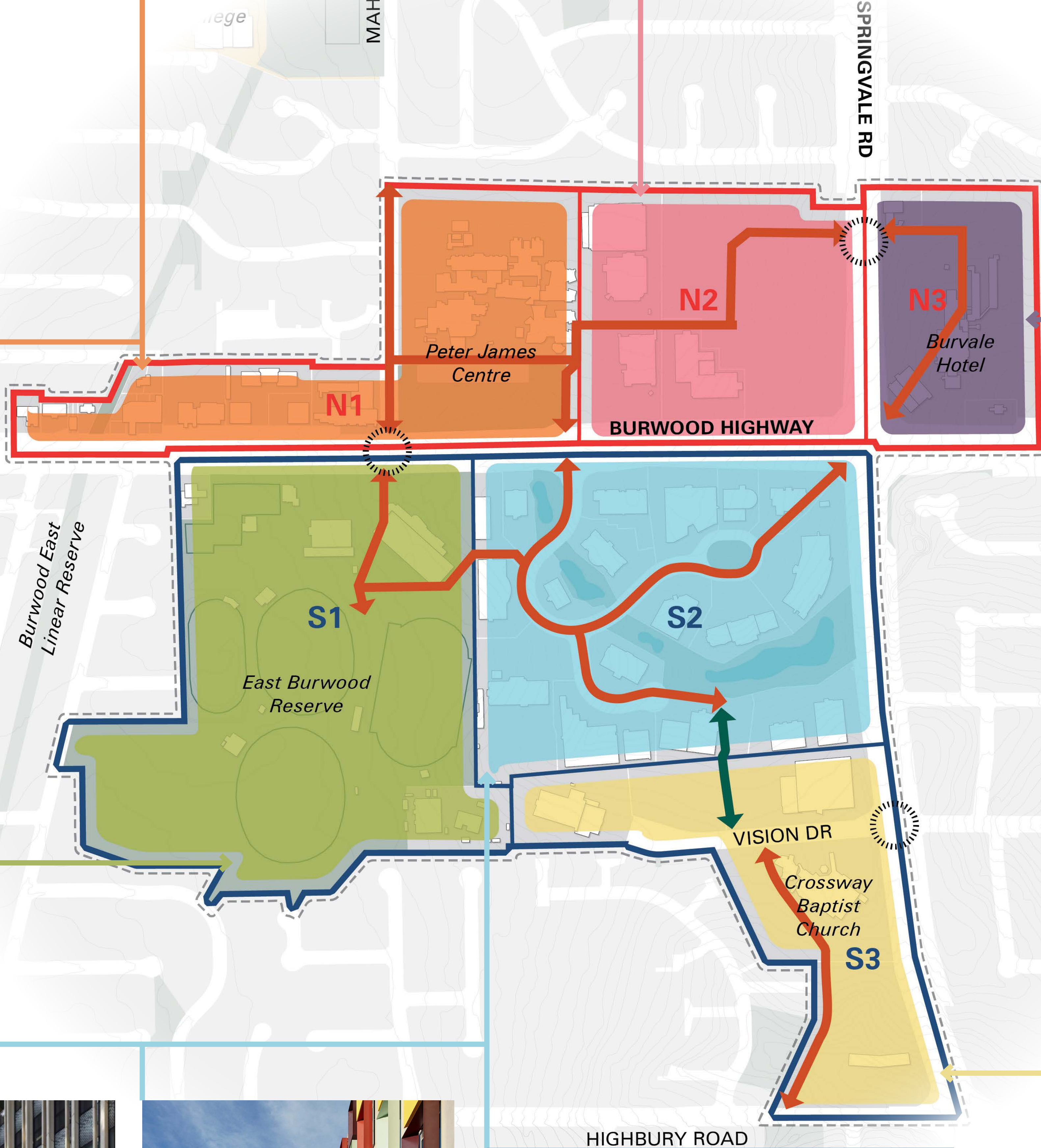
Public urban plazas. UTS Alumni Green | Aspect Studios



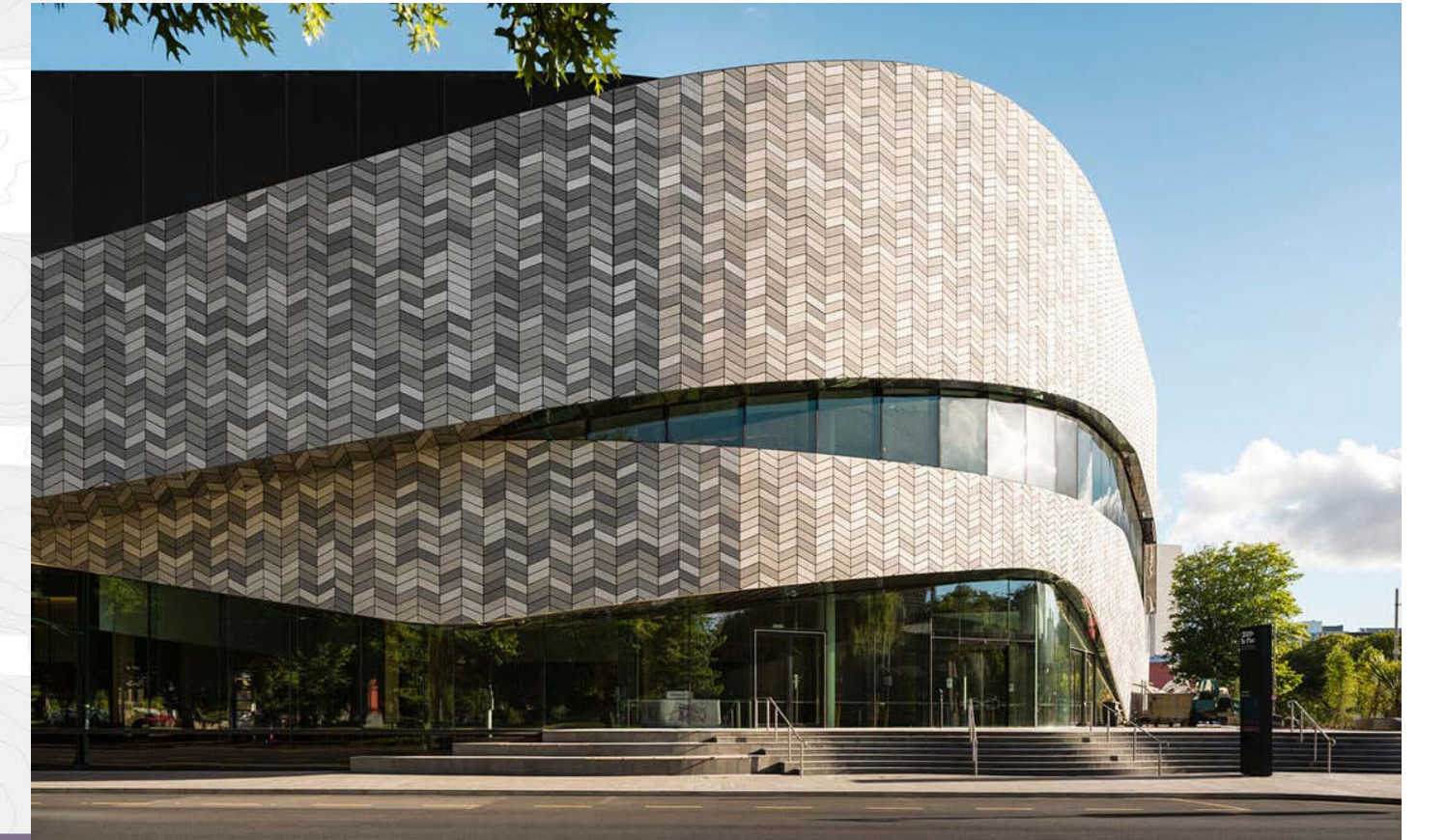
Office/education fronting public plazas. Marie Reay Teaching Centre, ANU | BVN & Lahzimm Architects



Housing (key worker) fronting open space | Nightingale Village, Brunswick | Austin Maynard & Clare Cousins Architects



Hotel overlooking key walk. The Standard Hotel, Fitzroy | Woods Bagot



Conferencing gateway building. Te Pae Christchurch Convention Centre | Woods Bagot & Warren/Mahoney



Multi-purpose centre fronting key walk. Pimpama Sports Hub | Liquid Blu and Place Design Group



Aged Care. St Vincent's Hospital 'Berengarra' Aged Care, Kew | Lyons



Office/education within landscape. Centre for Advanced Imaging, University of Queensland | Wardle Studio



Office/education fronting open space. Turner Building Monash University | Jackson Clement Burrows



Housing fronting an open space. Balfie Park Lane, Nicholson Street | KTA



Church and community services | CityLife Community Care, Knox | DKO

North precincts

- N1.** Health and support services precinct
- N2.** Retail core and business precinct
- N3.** Conferencing, events and entertainment precinct

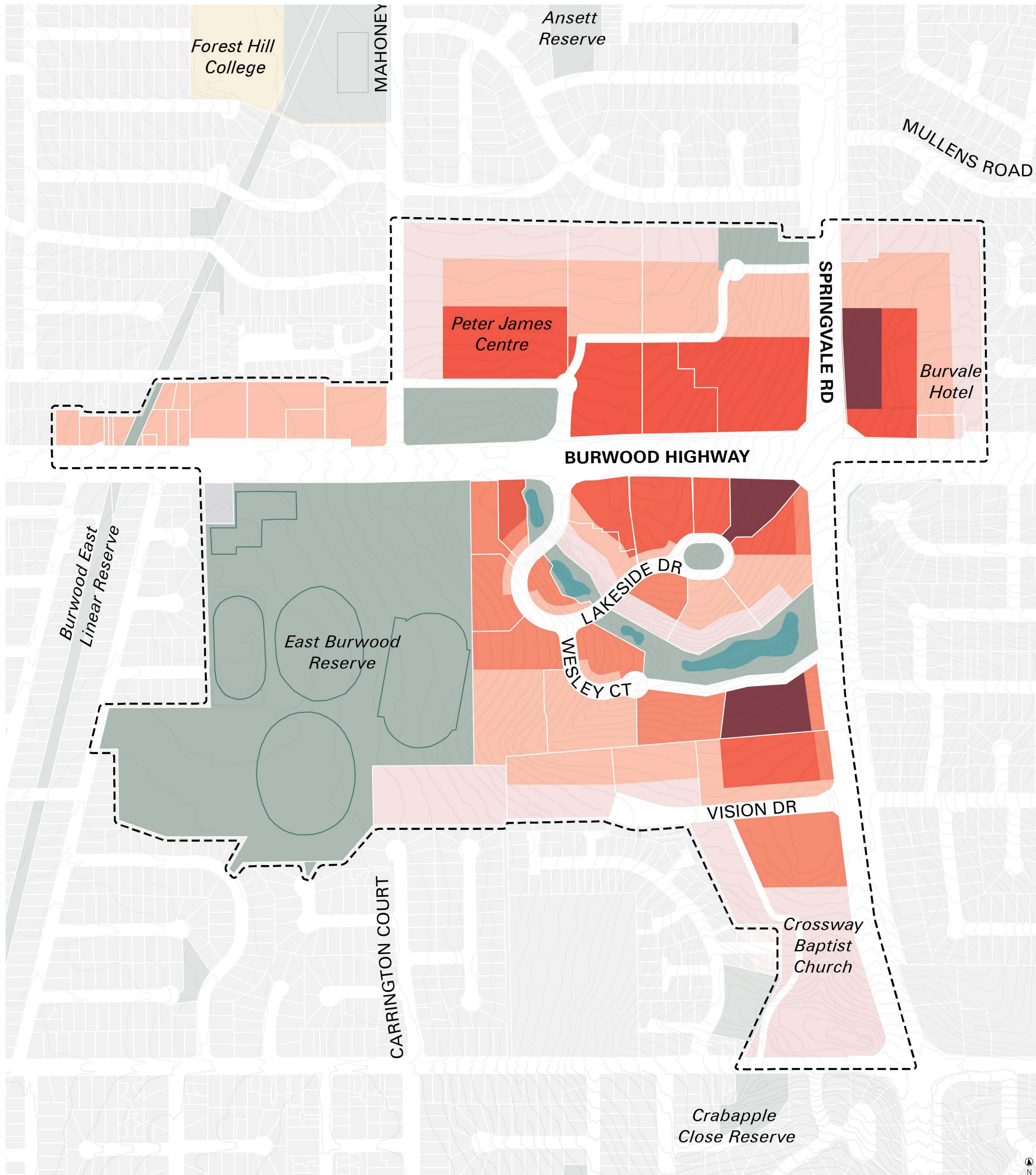
South precincts

- S1.** East Burwood Reserve recreational precinct
- S2.** Creative business core precinct
- S3.** Community support services precinct



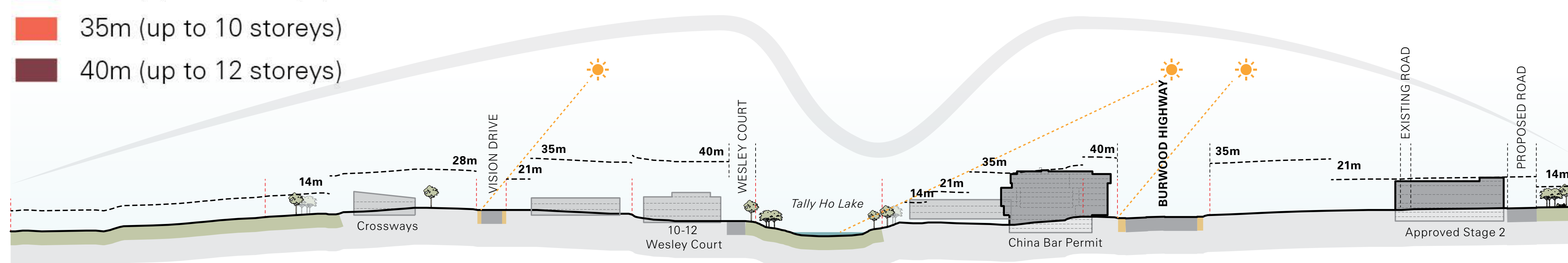
Building height

Building heights in the Activity Centre have been carefully tested to respect the area's natural slopes, protect sunlight in walking paths and open spaces, and align building sizes with planned activities in each precinct.



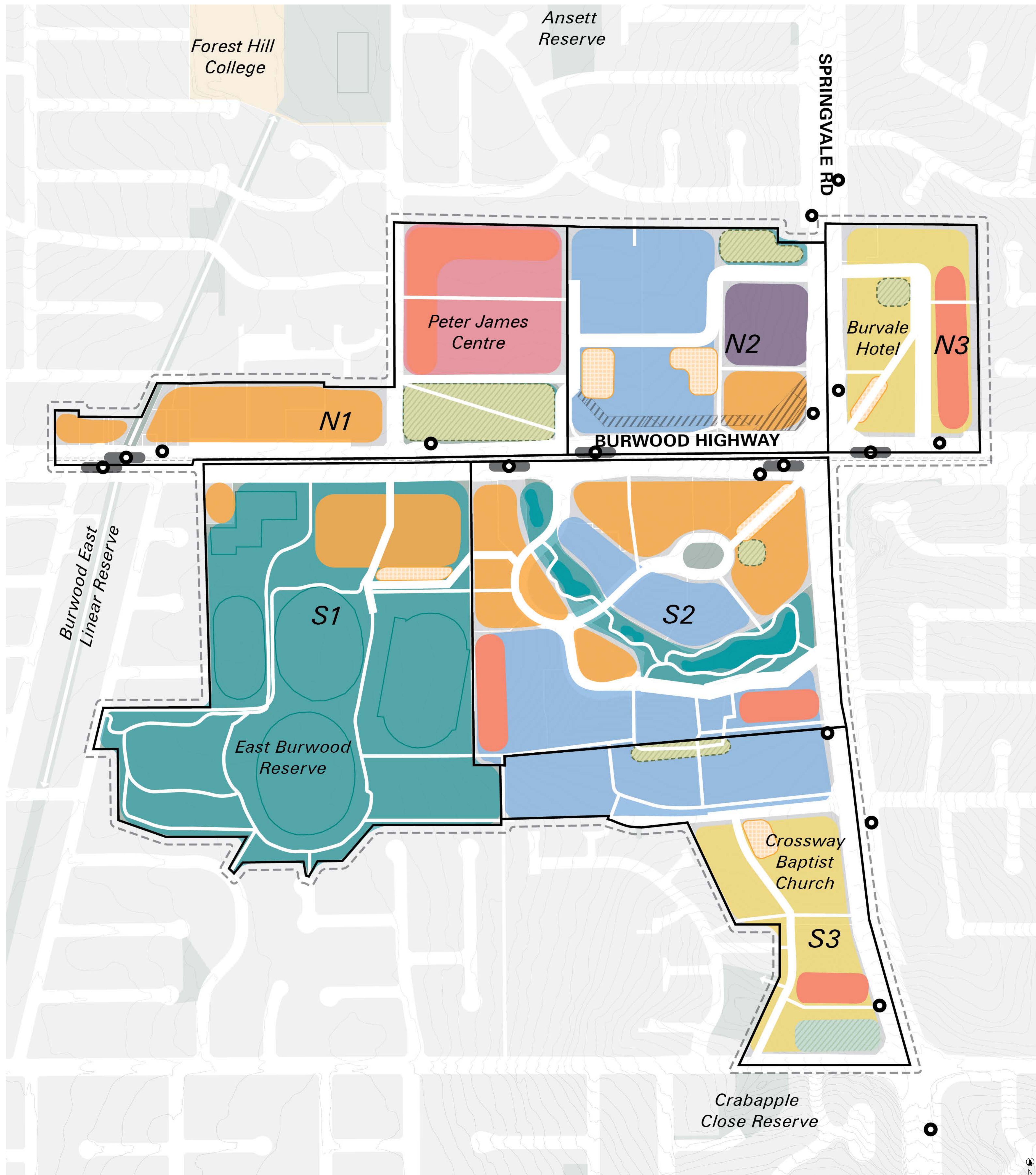
- 14m (up to 4 storeys)
- 21m (up to 6 storeys)
- 28m (up to 8 storeys)
- 35m (up to 10 storeys)
- 40m (up to 12 storeys)

(Above) Preferred maximum building heights plan. (Below) North-south section demonstrating existing and proposed building heights.



Land use

Land uses play an important role in the amenity of the Activity Centre as a whole and how people use and experience it. It is important to co-locate compatible uses, such as office and hospitality, while sensitive uses are located appropriately within the Centre.



Proposed land uses plan

- | | | |
|--|--|---|
| ■ Residential (above ground) | ■ Conferencing and events (community/education/hospitality uses) | Plaza |
| ■ Business, knowledge and innovation (office/education uses) | ■ Retail | Open space |
| ■ Mixed use (office/community/retail/hospitality/residential uses) | | Retarding basin |
| ■ Health | | Easement |
| ■ Recreation | | |

Implementation

In order to implement the Tally Ho Major Activity Centre Structure Plan, a list of Actions has been devised responding to the Objectives and Strategies. For each of these, Council has a set role and timeframe guidance as per the below. Implementation will be monitored continuously and reported on by Council annually.

Council's roles



Council's direct responsibility is to lead the project's delivery.

As a partner, Council collaborates with others to co-deliver these actions.

Potential partners include agencies, community groups, private landowners and the development industry.

Funding sources may vary, including government grants and partnerships.

Council's role is to advocate for projects and outcomes crucial to the success of the Tally Ho Major Activity Centre Structure Plan, its vision and objectives.

This involves engaging with State Government departments, private landowners, the development industry and the broader community.

Timeframe guidance



There are several complementary mechanisms available to Council to facilitate the Structure Plan implementation, which are outlined below.

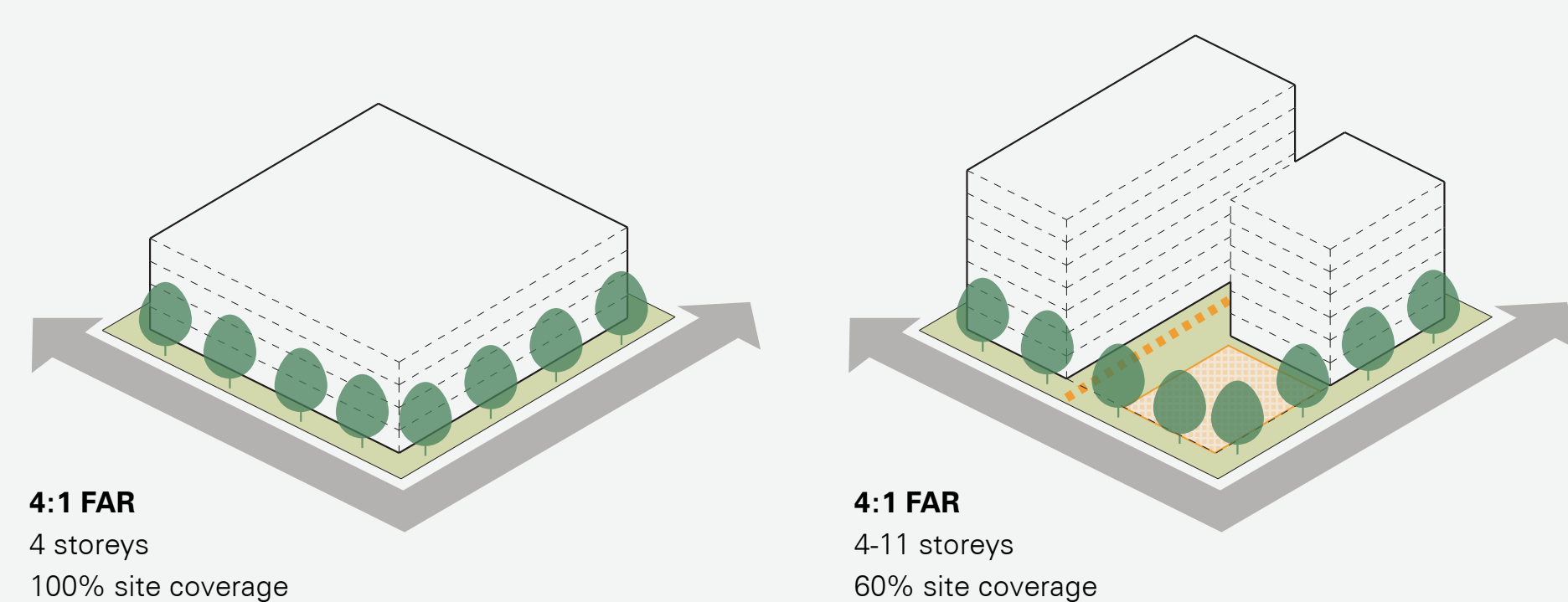


Floor Area Ratio in the Tally Ho MAC Structure Plan

Alongside built form controls and controls to retain and strengthen landscape within Tally Ho, the Structure Plan suggests the introduction of Floor Area Ratio (FAR) controls in combination with Floor Area Uplift (FAU) schemes to realise the public walks and pedestrian connections, open spaces and plazas of the Plan that are proposed on land that isn't in Council ownership. FAR controls are a useful tool to set preferred densities for certain areas.

What are FAR controls?

Floor Area Ratio (FAR) is the ratio of a building's total floor area to the size of the land parcel. FARs provide certainty in the density of development that can be achieved in a site but provide flexibility in terms of where this density can be located with the lot.



An example diagram of floor area ratios (FARs) showing two different storey buildings. (Adapted from VPA, 2021)

Where FARs have been applied?

FAR controls have been widely used in urban planning both nationally and internationally. In Victoria, FAR controls have recently experienced a resurgence in various activity centres, including Central Melbourne, West Melbourne, and Moonee Ponds.

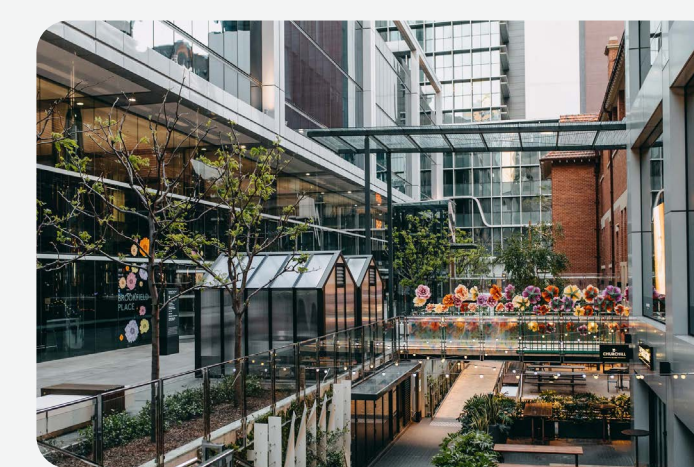
What are the benefits of using FAR?



City of Vancouver's Housing Strategy

Provides greater certainty for developers, Council, and the broader community

Mandatory density controls would help establish clearer signals for where increased building density is encouraged, tightly aligning growth with investment in infrastructure and amenities. This approach would potentially reduce land speculation in Tally Ho particularly on larger development sites.



Brookefield Place, Perth

Improve alignment between development outcomes and planning objectives

Introducing mandatory FAR controls will lead to more coherent and integrated development outcomes by providing a way to link building area of a site to strategic objectives of the Framework Plan and complement existing planning tools.



Lachlan Precinct, Sydney

Contribute to making great neighbourhoods and places

Introducing a potential Floor Area Uplift 'density bonusing' mechanism to support the delivery of needed community benefits and infrastructure. This approach could complement development contributions plans and lead to increased community benefits such as the delivery of open spaces, plazas and new pedestrian and/or cycle links that are essential in connecting the central S2 precinct to the rest of the Activity Centre.