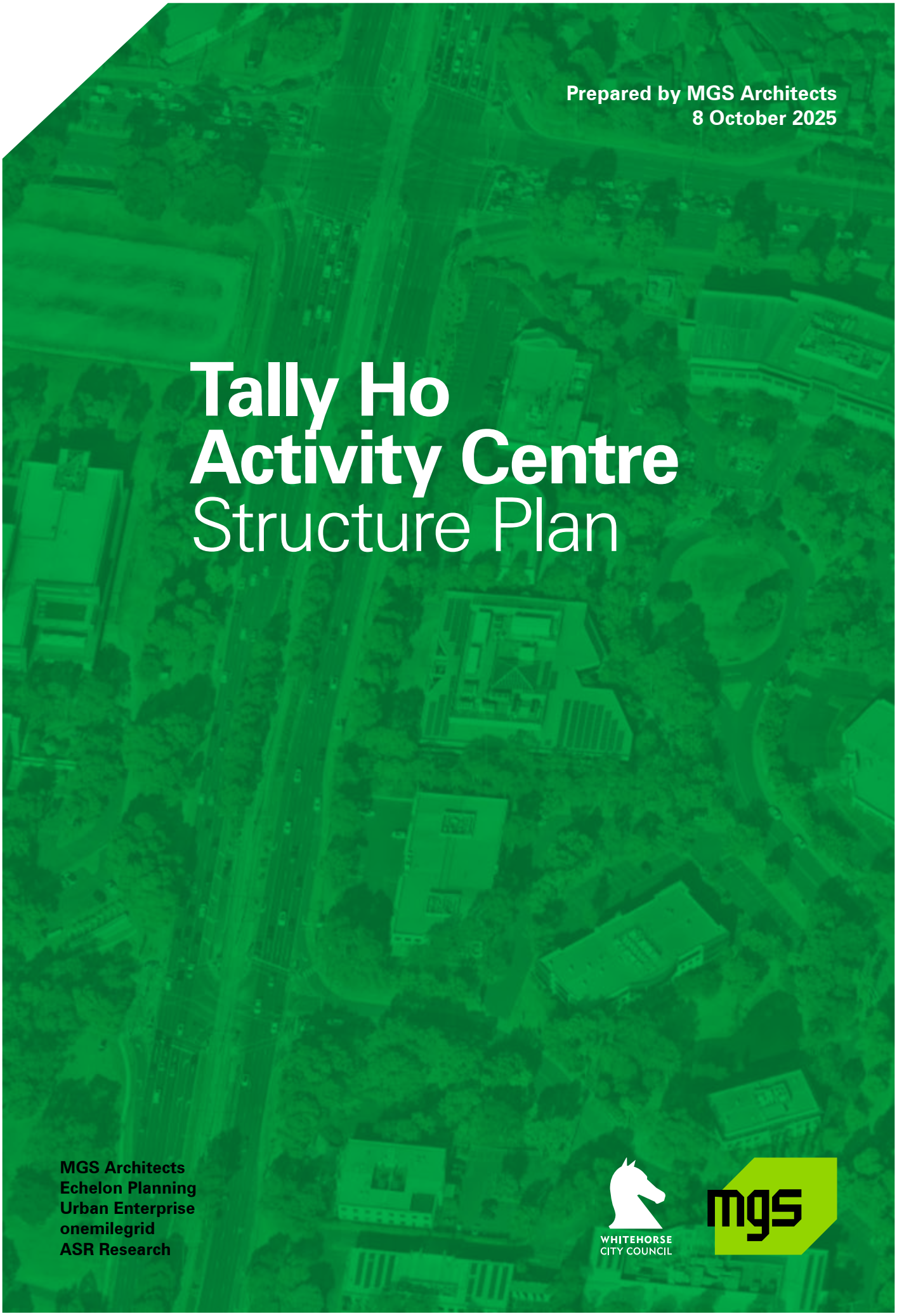

Prepared by MGS Architects
8 October 2025

Tally Ho Activity Centre Structure Plan

MGS Architects
Echelon Planning
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onemilegrid
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WHITEHORSE CITY COUNCIL

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Document
Tally Ho Structure Plan — Final Report v3

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.

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Contents

Executive Summary		**4**
Introduction and Strategic Context		**6**
1.1	What is a structure plan?	7
1.2	Why do we need a structure plan?	7
1.3	How was the Plan prepared?	8
1.4	How to use this Plan	8
1.5	Community Engagement	9
1.6	Study area overview	10
1.7	Community Profile	12
Planning for Future Tally Ho		**14**
2.1	Vision	15
2.2	Land use, employment and housing	16
2.3	Movement and parking	18
2.4	Built form and design quality	20
2.5	Public realm, open space, sustainability and community infrastructure	22
Precincts of Tally Ho		**24**
3.1	Introducing the precincts	25
3.2	Health and support services precinct	26
3.3	Retail core and business precinct	30
3.4	Conferencing, events and entertainment precinct	34
3.5	East Burwood Reserve recreational precinct	36
3.6	Creative business core precinct	38
3.7	Community support services precinct	42
Urban Design Framework		**44**
4.1	Overview	45
4.2	Capacity	46
4.3	Site layout	48
4.4	Building mass	56
4.5	Building program	63
4.6	Preferred land uses	64
4.7	Movement	66
4.8	Design detail	68
Implementation		**70**
5.1	Implementation	71
5.2	List of Actions	72
5.3	Monitoring and review	78

Executive Summary

This document sets the intention for planning Tally Ho Activity Centre for the next 15 years to 2041, transforming it from the car oriented, 80s-style business park with aging infrastructure it is today by setting an ambitious Vision for its future:

"Tally Ho Activity Centre is a thriving regional hub on Melbourne's Burwood Highway corridor and a premier destination for business and employment in Melbourne's east.

As a nexus for innovation, Tally Ho is a vibrant and prosperous place for collaboration, creativity, and wellbeing, fostering a community engaged with one another, the physical precinct, and the wider knowledge network.

The activity centre offers a variety of affordable, attractive, flexible and competitive spaces for contemporary enterprise, health, research and development, and education. A greater diversity of uses, including retail, hospitality, entertainment, conferencing, allied health services, affordable key worker and specialist housing, and sporting and recreational facilities, creates a dynamic, mixed-use environment across distinct, complementary and interconnected precincts.

Well-designed and sustainable buildings create a dense urban character in a distinctive landscape setting with extensive tree canopy. Built form engages at the human scale with active ground floor uses and distinctive gateways at key entry points.

Safe and well landscaped streets and pathways connect a high-quality public realm. A generous pedestrian spine encourages social interaction and movement between all precincts, acting as a linear park that extends from Tally Ho Lake and wetlands, connecting East Burwood Reserve with green spaces and plazas.

Tally Ho is easily accessible by public transport, with prioritised walking and cycling routes ensuring safe, enjoyable movement within and to the activity centre. Convenient parking is provided in centralised above- and below-ground facilities."

In order to achieve the Vision, the following objectives have been identified:

Land use, employment and housing

- To develop Tally Ho as a contemporary employment hub and technology and innovation precinct
- To strengthen Tally Ho as a focus for health, wellbeing, and allied health services
- To support future retail, services and hospitality growth within the activity centre for the local community and workers
- To facilitate the delivery of housing (including short-term accommodation, key worker and affordable housing) in designated locations within the activity centre
- To integrate the East Burwood Reserve and support its role as a regional open space

Movement and parking

- To transition Tally Ho from a car-based precinct to a walkable activity centre
- To encourage the consolidation of car parking into accessible, central nodes
- To provide legible, connected and high-amenity, pedestrian-friendly streets that promote activity and social interaction
- To increase the use of public transport to access the activity centre regionally
- To increase walking and cycling to and within the activity centre

Built form and design quality

- To revitalise the built form of Tally Ho from a traditional suburban business park to a contemporary regional employment hub in a landscape setting
- To build a recognisable identity for Tally Ho that combines landscape, place and culture with high quality built form
- To promote enhanced sustainability of built form across the activity centre
- To increase the density of development to activate the centre and make it more affordable, walkable and diverse

Public realm, open space, sustainability and community infrastructure

- To improve the place experience, inclusivity and accessibility of the public realm and open spaces
- To increase the number and diversity of well-connected public and open spaces
- To provide community infrastructure to cater to the needs of current and future populations
- To increase biodiversity, tree canopy coverage and sustainability
- To promote economic and social vitality within the activity centre by making it a place to live, work and play across the day and night

Each of these objectives has associated actions to achieve the change desired in the Centre and the Plan concludes with an implementation chapter tabling timelines and responsibilities for each of these.

Introduction and Strategic Context

This section introduces the need for a Structure Plan and depicts the study area, and includes a summary of community engagement and the community profile.

1

1.1 What is a structure plan?

A structure plan is a planning strategy to provide guidance for the development of an activity centre, including its role and function within the hierarchy of activity centres across Melbourne.

The key aims of a structure plan are to develop and work towards implementing a shared vision for the activity centre in question and identify the type and scope of change projected over time. It should act as a tool to help manage, influence and facilitate change in accordance with state planning policy directions.

A structure plan should define the activity centre boundary as well as:

- Identify precincts, themes and a preferred future character for the centre
- Provide a vision for the activity centre that is implemented through policy
- Support renewal of the activity centre through Council investment to spur regeneration of privately owned land
- Provide clarity to the community and landowners to encourage renewal of the activity centre
- Provide for housing choice and diversity
- Provide opportunities for further retail, entertainment, office and other commercial and business services
- Provide for well designed and well located public spaces that serve the needs of all the community and visitors to the centre
- Facilitate a pedestrian friendly environment
- Support greater transport mode choice
- Provide a mobility network and traffic and car parking management that encourages and supports sustainable transport mode choices
- Identify the optimal use of government owned land in the centre
- Address and identify public realm and capital improvement opportunities
- Outline appropriate built form outcomes in accordance with the design and built form objectives in state planning policy.

1.2 Why do we need a structure plan?

Structure plans give effect to state planning policy by managing and facilitating major changes to land uses, built form and public spaces located within activity centres. They should lead to the development of a detailed implementation program of statutory and strategic initiatives, including the production of a statutory framework.

In September 2023, Whitehorse City Council (the 'Council') engaged MGS Architects (MGS) to prepare a structure plan, in collaboration with a multi-disciplinary team that includes Echelon Planning (planning), Urban Enterprise (economics), onemilegrid (transport), and ASR Research (community infrastructure planning). Although Tally Ho was designated as a Major Activity Centre under *Plan Melbourne 2017-2050* when this project commenced, recent state planning policy, *Plan for Victoria* (Victorian State Government, March 2025) redesignated it as an *Activity Centre – Housing Choice and Station*. Consequently, in the finalisation of this structure plan, this new designation is used.

The Tally Ho Structure Plan is needed to provide essential guidance on the future use and development of land within the activity centre to ensure Tally Ho maximises its potential as a dynamic and well-performing activity centre, in relation to the network of centres across Melbourne. The Plan will provide a long term vision and strategy for change and development up until 2041.

1.3 How was the Plan prepared?

The structure plan has been developed together with the community and stakeholders in four stages. This document is the key deliverable of Stage 4 of the project.

Figure 1 Project methodology

1.4 How to use this Plan

This Plan contains five sections as outlined below, to explain the desired future character and enable implementation of the structure plan. When using this structure plan, refer to Section 1 as an introduction, Section 2 to understand the overarching vision, framework, objectives, strategies and actions, Section 3 for specific precinct area objectives and Section 4 for guidelines for good development. Section 5 is predominately to be used by Council to track progress with implementation of the structure plan and for advocacy.

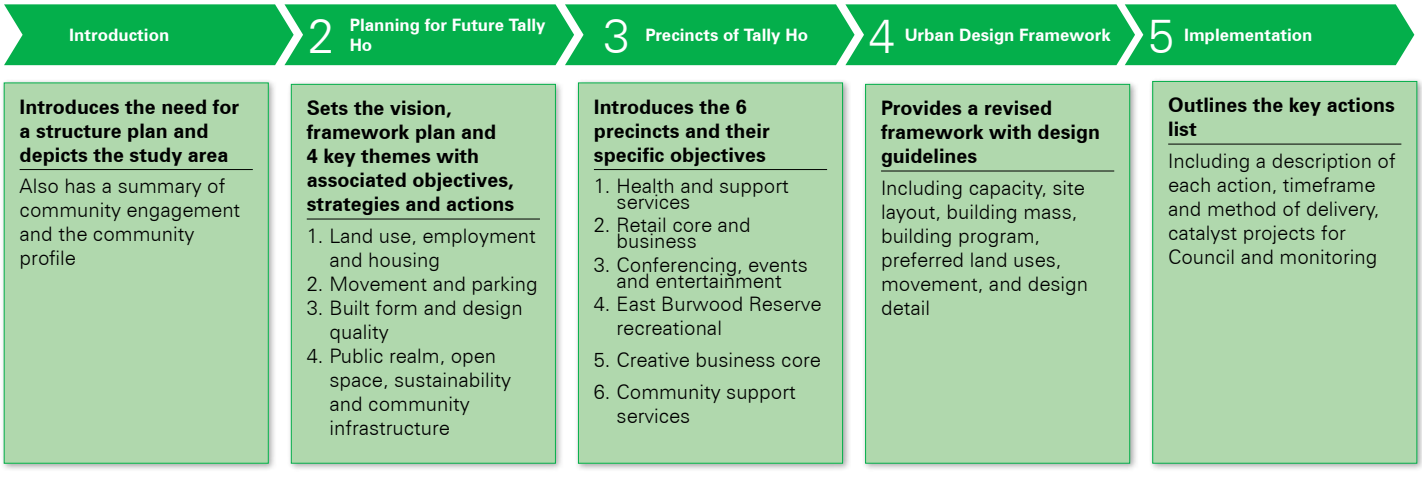


Figure 2 Document structure

1.5 Community Engagement

Community engagement on the Tally Ho Major Activity Centre Draft Structure Plan occurred in March and April 2025, providing the opportunity to submit online feedback and attend an in-person and an online sessions.

The engagement involved a multi-faceted approach to gather input from a broad spectrum of stakeholders. Key participants included local residents, business and landowners, business occupiers and workers, users of the East Burwood Reserve, disability/accessibility advocates, Indigenous representatives, and young people/ children. There was a total of 64 survey responses, 9 individual submissions, and additional feedback from all engagement activities.

A brief summary of the engagement feedback organised according to the structure plan themes is detailed below:

Land use, employment, and housing

There was strong support for:
- Contemporary employment hub, technology, & innovation precinct.
- Strengthening health & allied health services.
- Supporting retail, services, & hospitality growth.
- Integrating East Burwood Reserve.

Areas for further consideration:
- A need to carefully address concerns around the type, location, and integration of potential new housing within the activity centre (including affordable housing).

Movement and parking

There was considerable support for:
- Legible, connected, pedestrian-friendly streets.
- Consolidating car parking into accessible nodes.
- Prioritising public transport for regional access.

Areas for further exploration:
- Prioritising walking and cycling for local trips is carefully managed to also consider those reliant on car access.

Built form and design quality

There was considerable support for:
- Providing clarity to encourage renewal of the activity centre.
- Revitalising built form in-line with a major activity centre
- Recognisable identity for Tally Ho that combines landscape, place and culture

Areas for further consideration:
- A need to address concerns about the potential impact of increased building density on the character of the area, infrastructure capacity, and amenity for existing residents.
- Proposed building heights will require careful consideration to ensure appropriate scale and setbacks.

Public realm, open space and sustainability

There was support for:
- Increasing biodiversity and tree canopy coverage
- Improving place experience and accessibility.
- Increasing diverse, connected public/open spaces.
- Promoting vitality by making it a place to live, work, and play.

Key issues and opportunities raised in both the surveys and submissions:

- Emphasis on mitigating potential impacts of increased density on existing residents (amenity, traffic management solutions).
- Address concerns about building heights, overdevelopment, and increased traffic.
- Need for flexibility in land use and built form on specific sites.
- Investigating the potential application of Floor Area Ratios (FAR).
- Continued exploration of access to privately owned open space (e.g. Tally Ho Lake) and the balance between private and public spaces especially in Precinct S2.

All feedback received through the engagement process has been carefully considered in finalising the Tally Ho Activity Centre Structure Plan.

1.6 Study area overview

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

At the intersection of Burwood Highway and Springvale Road, Tally Ho contains the East Burwood Reserve, Tally Ho Business Park, Crossway Baptist Church, the Burvale Hotel and the business and health area to the north of Burwood Highway. The activity centre is comprised of land largely within the Commercial 1 Zone (approximately 34ha) and other zones. The activity centre and its boundary are shown in Figure 4.

Tally Ho serves an integral economic role and function within the City of Whitehorse and beyond by attracting business and services that create jobs. Unlike other activity centres identified in Plan for Victoria (such as Forest Hill, Nunawading (including Megamile) and Burwood Heights), Tally Ho includes a large business park/technology hub, which currently provides approximately 3,500 - 3,700 jobs.

Key components of proposed Tally Ho Activity Centre include:

A Tally Ho Business Park
B East Burwood Reserve
C Crossway Baptist Church
D Burvale Hotel
E APH (Poly Holding) site
F Peter James Centre (Eastern Health)
G Quest Apartments and adjoining commercial uses
H Asian Supermarket
I World Vision Australia

Other important land use components of the surrounding area:

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

Figure 3 Existing conditions of the Activity Centre

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 (Poly Holding) site

6

Vacant site facing south to Tally Ho Business Park

Figure 4 Tally Ho Activity Centre — Aerial and extent of activity centre boundary and key land uses

- Activity centre boundary
- 400m and 800m (5 and 10 min. walkable catchment) radius from midpoint of the activity centre
- 1 Location of view direction of site photograph (see Figure 3)
- Other important land uses in the surrounding area
- Tram network
- Bus network

A Tally Ho Business Park
B East Burwood Reserve
C Crossway Baptist Church
D Burvale Hotel
E APH (Poly Holding) site
F Peter James Centre (Eastern Health)
G Quest Apartments and adjoining commercial uses
H Asian Supermarket
I World Vision Australia

1.7 Community Profile

Population and growth

The broader catchment (areas within approximately a 20-minute drive of the activity centre) 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 (Burwood East, Forest Hill and Vermont South) 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.

Projected population growth in the broader catchment is not evenly distributed. Substantial growth is projected for Glen Waverley, Burwood and Box Hill due to the construction of the Suburban Rail Loop, activity centre size and planning policy surrounding development, 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).

In 2025 the Victorian State Government released local government housing targets in Plan for Victoria aiming to deliver up to 2.24 million new homes across the State by 2051. The City of Whitehorse, currently with 74,200 homes (2023) has been allocated a housing target of an additional 76,500 homes by 2051. The target will inform future planning policies, strengthening the argument for diversifying land use within activity centres to incorporate more housing with access to existing jobs, services and public transport.

Tally Ho is identified as an *Activity Centre – Housing Choice and Transport* in Plan for Victoria. These are defined as 'activity centres with sufficient public transport, facilities and services to be the location for large numbers of new homes' (Plan for Victoria, page 62). While Tally Ho will continue to play a strong regional employment role in Melbourne's east, serving as a destination for business, employment, health and recreational services with excellent public transport connections, it will also benefit from the provision of targeted affordable, specialist, and short-term housing options, enabling people to live closer to their jobs, community connections and essential services. This structure plan enables the careful management of the provision of additional housing in this location to meet state policy objectives.

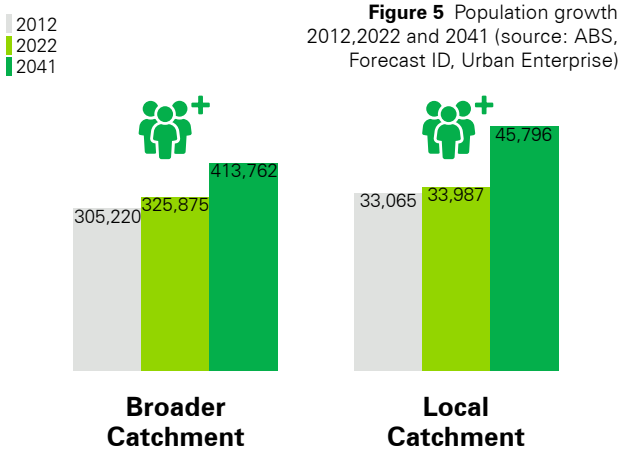
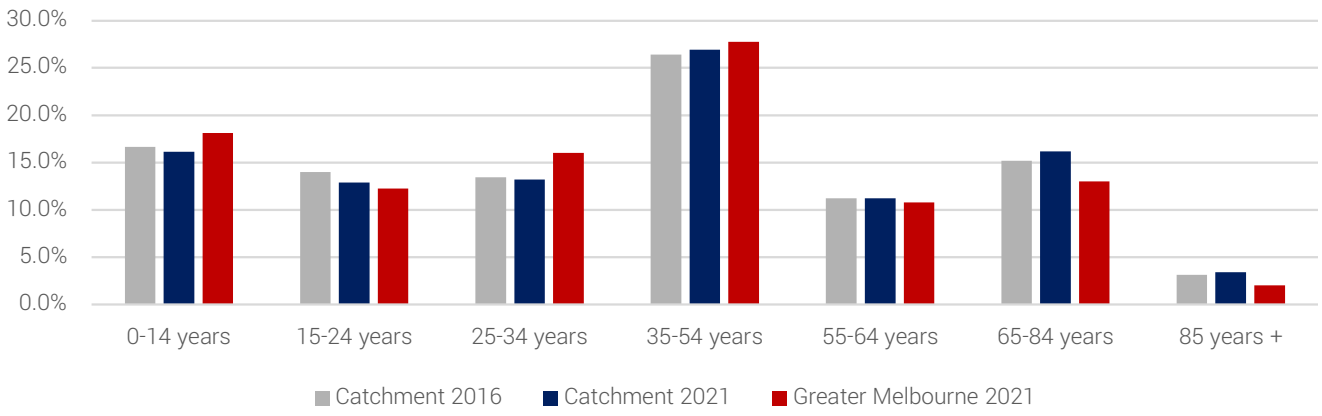


Figure 5 Population growth 2012,2022 and 2041 (source: ABS, Forecast ID, Urban Enterprise)

Figure 6 Catchment area age profile (source: Census of population and housing 2016 and 2021)



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 older people (85 years+) who statistically are the group requiring the most assistance. Younger (25-34 years) and middle aged (35-54 years) workers are under-represented against the Greater Melbourne benchmark. The youngest age cohort (0-14 years) are similarly under-represented

Ancestry

Across the local catchment, the top three ancestries are Chinese, English, and Australian.

Household type

The three suburbs the activity centre encapsulates have similar household types with the largest group being couples with children. Forest Hill's second largest group was lone person households at 24.4%, whereas Burwood East and Vermont South's second largest group was couples without children. Lone person households were the third largest group for these suburbs at 22% and 16.4% respectively.

Education level

When reviewing the three suburbs that cover the activity centre, the education level obtained is just below the average for Whitehorse. 37.2% of people in Forest Hill have a bachelor degree or higher, 39.1% of people within Burwood East and 38.3% of people within Vermont South (profile.id).

Employment

Unemployment on average for the three suburbs is approximately 5.5% with 57% of persons aged 15 years and above working full time work and 37% of people working part time. Across the City of Whitehorse, 32.1% of people who needed assistance due to age or disability were employed full time, 55% employed part time and 13.1% unemployed, however participation in the workforce rate was only 9.2% (Forecast ID 2021). During the 2021 census, which was impacted by the COVID Pandemic, the main mode of travel to work was in a car as the driver well above any alternative means. Top industries of employment for residents of the local catchment included hospitals, cafes and restaurants, supermarkets and grocery stores, computer system design and related services, higher education, accounting services and banking.

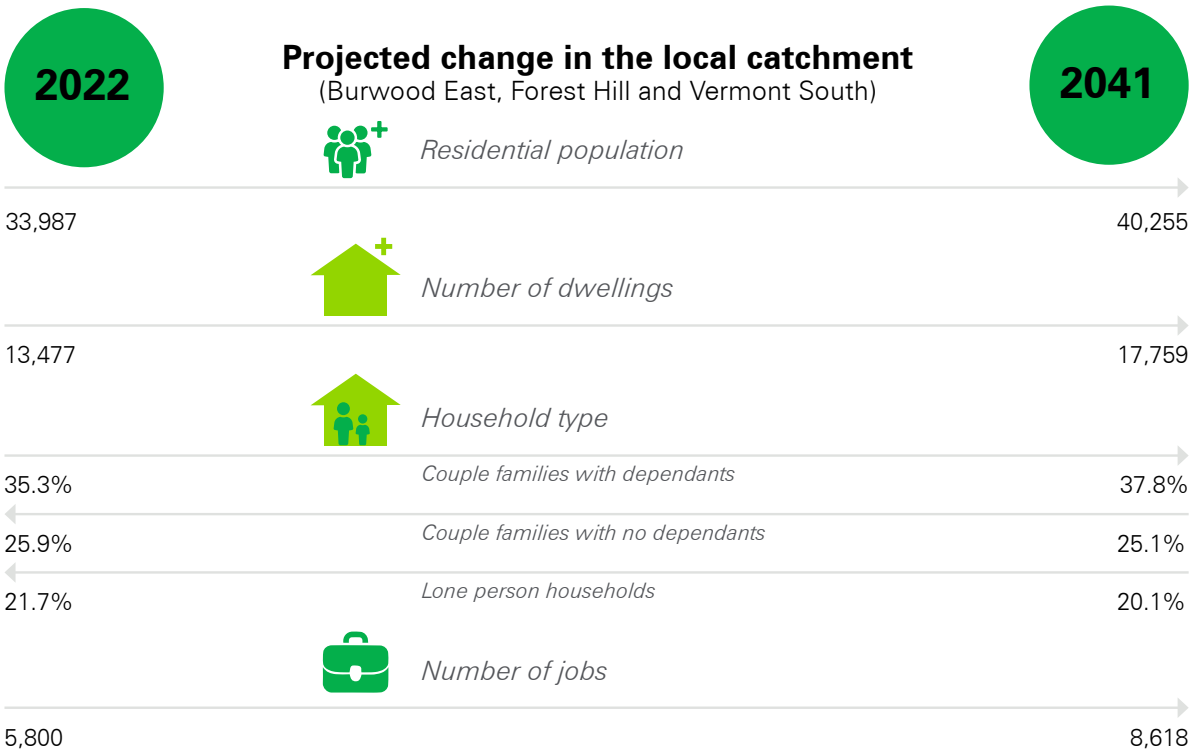


Figure 7 Community profile projected changes
(source: ABS, Forecast ID, Urban Enterprise)

Planning for Future Tally Ho

This section sets the vision, framework plan and four key themes with associated objectives, strategies and actions.

2

2.1 Vision

Tally Ho Activity Centre is a thriving regional hub on Melbourne's Burwood Highway corridor and a premier destination for business and employment in Melbourne's east.

As a nexus for innovation, Tally Ho is a vibrant and prosperous place for collaboration, creativity, and wellbeing, fostering a community engaged with one another, the physical precinct, and the wider knowledge network.

The activity centre offers a variety of affordable, attractive, flexible and competitive spaces for contemporary enterprise, health, research and development, and education. A greater diversity of uses, including retail, hospitality, entertainment, conferencing, allied health services, affordable key worker and specialist housing, and sporting and recreational facilities, creates a dynamic, mixed-use environment across distinct, complementary and interconnected precincts.

Well-designed and sustainable buildings create a dense urban character in a distinctive landscape setting with extensive tree canopy. Built form engages at the human scale with active ground floor uses and distinctive gateways at key entry points.

Safe and well landscaped streets and pathways connect a high-quality public realm. A generous pedestrian spine encourages social interaction and movement between all precincts, acting as a linear park that extends from Tally Ho Lake and wetlands, connecting East Burwood Reserve with green spaces and plazas.

Tally Ho is easily accessible by public transport, with prioritised walking and cycling routes ensuring safe, enjoyable movement within and to the activity centre. Convenient parking is provided in centralised above- and below-ground facilities.

Figure 8 Tally Ho Business Park open space

2.2 Land use, employment and housing
Objectives and strategies

OBJECTIVES

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

2 To strengthen Tally Ho as a focus for health, wellbeing, and allied health services

3 To support future retail, services and hospitality growth within the activity centre for the local community and workers

4 To facilitate the delivery of housing (including short-term accommodation, key worker and affordable housing) in designated locations within the activity centre

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

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

STRATEGIES

Objective 1:

Strategy 1 Provide sufficient land and development capacity within the employment precincts to meet forecast regional demand for commercial floorspace.

Strategy 2 Facilitate the creation of more dense and urbanised employment precincts by revising the built form controls.

Strategy 3 Diversify the land use mix to support the centre's role as a contemporary employment hub by identifying locations for a range of retail, hospitality, conferencing, recreational, community, hotel, and residential uses.

Objective 2:

Strategy 4 Provide sufficient land and development capacity in a dedicated precinct to cater for growth in health, wellbeing, and allied health services.

Objective 3:

Strategy 5 Facilitate the growth of retail, services and hospitality to meet local resident and worker needs by identifying a retail 'core' and areas where a greater mix of uses is suitable.

Objective 4:

Strategy 6 Facilitate the provision of complementary housing (including short-term accommodation, key worker and affordable housing) in designated precincts along the Burwood Highway and other specific locations.

Objective 5:

Strategy 7 Facilitate the creation of high-quality, safe pedestrian, bicycle and open space connections between the East Burwood Reserve and the adjoining employment and residential precincts.

ACTIONS

DELIVER/LEAD

A1 Prepare a planning scheme amendment for the structure plan that applies standard Victoria Planning Provisions (VPP) zoning with a Built Form Overlay (BFO) to:

— Introduce precincts, diversify the land use mix and support employment uses across the activity centre

— Support retail and hospitality uses at the ground level of new developments in key locations, particularly to main pedestrian walks and public spaces within Precincts N2 and S2 (see figures 11 and 14)

— Support the provision of housing in designated precincts along the Burwood Highway and in strategic locations (see figure 22)

— Support the delivery of affordable housing in designated locations in the centre

— Revise building heights to support intensification of employment in preferred locations

A2 Consider the introduction of Floor Area Ratio (FAR) controls to determine development potential under the proposed structure plan controls

A3 Monitor the number of dwellings (by type e.g. build to rent, social housing) and non-residential floorspace (by type) against projections for the activity centre

A4 Monitor the amount of new employment floorspace against projections

A5 Upgrade East Burwood Reserve in line with the East Burwood Reserve Masterplan 2023, with a new multi-purpose community recreation facility and new pedestrian/bike connections into Precincts S2 and S3, and provide a high-quality interface to Precinct S2 (see figure 13)

PARTNER

A6 Engage with Eastern Health to support the renewal of its landholdings for community benefit and the growth of health and allied health services

A7 Engage with landowners of the Burvale Hotel to deliver mixed-use renewal for conferencing and events supported by short-term accommodation and medium/higher-density housing

A8 Engage with landowners of Crossway Baptist Church to encourage development of its landholdings for community related uses

A9 Engage with affordable housing providers to deliver affordable housing in designated locations in the activity centre

A10 Engage with other potential landowners to attract investment in the activity centre e.g. universities

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

2.3 Movement and parking
Objectives and strategies

OBJECTIVES

1 To transition Tally Ho from a car-based precinct to a walkable activity centre

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

3 To provide legible, connected and high-amenity, pedestrian-friendly streets that promote activity and social interaction

4 To increase the use of public transport to access the activity centre regionally

5 To increase walking and cycling to and within the activity centre

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

STRATEGIES

Objective 1:

Strategy 8 Minimise vehicle crossings and promote the use of shared vehicle access between sites across the wider activity centre.

Strategy 9 Require new developments to locate vehicular access and parking away from main pedestrian walks.

Objective 2:

Strategy 10 Promote the use of shared and well-located car parking facilities.

Objective 3:

Strategy 11 Connect precincts within the activity centre with a new high-amenity, main pedestrian walk.

Objective 4:

Strategy 12 Improve public transport service connections to the planned Burwood and Glen Waverley SRL stations.

Strategy 13 Improve the quality and accessibility of public transport stops on Burwood Highway and Springvale Road.

Objective 5:

Strategy 14 Connect surrounding neighbourhoods to the activity centre via safe, accessible and legible walking and cycling routes.

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

ACTIONS

DELIVER/LEAD

A1 Prepare a planning scheme amendment for the structure plan that applies standard Victoria Planning Provisions (VPP) zoning with a Built Form Overlay (BFO) to:
— Identify a pedestrian and cycle network including locations where new links should be provided
— Identify preferred locations for consolidated and shared car parking facilities
— Require new development to provide end-of-trip facilities (non-residential) and bicycle parking/storage, prioritised at ground level and with separated/prioritised access
— Require new development to locate vehicular access and parking away from main pedestrian walks and within basement levels, or at lower levels and sleeved with active uses, where practicable

A11 Upgrade pedestrian infrastructure to:
— Complete missing links in the pedestrian network (see Figures 17 and 23), provide clear lines of sight and apply universal design principles
— Increase accessibility with material upgrades, tactile indicators and kerb ramps
— Prioritise pedestrian movements along main pedestrian walks through raised crossings when intersecting with roads and a narrowing of road reserves with more space dedicated to pedestrian footpaths
— Provide new and upgraded links to Tally Ho Lake and other open spaces
— Provide street furniture (water fountains, seating and lighting) that supports walking along main pedestrian walks
— Widen footpaths, with a minimum width of 2m for all new and upgraded footpaths, 3m for any shared pedestrian and bicycle paths and 4m for main pedestrian walks

A12 Upgrade cycling infrastructure to:
— Provide dedicated bike lanes on Mahoneys Road
— Provide a new shared path through East Burwood Reserve and along Vision Drive to connect to Weeden Drive
— Increase the safety of Burwood East Linear Reserve (Pipetrack) shared path through improved lighting and wayfinding and path treatment
— Provide convenient and accessible bicycle parking and bicycle related facilities (such as a public bike pump and repair stations) in each precinct

A13 Upgrade green travel infrastructure to:
— Provide public charging stations within each precinct for electric cars, bikes and scooters
— Provide priority parking spaces for car share programs

A14 Investigate the introduction of a Parking Overlay and/or a Cash In Lieu of parking scheme to help fund identified shared car parking sites

A15 Develop and implement a wayfinding strategy to promote walking, cycling and the use of shared parking facilities

A16 Consider the introduction of FAR controls to facilitate the delivery of shared-use facilities and pedestrian and cycling links within new developments

PARTNER

A17 Partner with landowners to facilitate delivery of new and improved pedestrian and cycling connections (particularly through Precinct S2) and precinct car parking

ADVOCATE

A18 Advocate to Department of Transport and Planning (DTP) to:
— Upgrade tram and bus facilities including shelters, seating, lighting, improved accessibility and powered information displays for public transport
— Increase the frequency of bus and tram services connecting the activity centre to the wider region
— Reduce the speed limit on Burwood Highway through the activity centre from 80km/hr to 60km/hr and on Springvale Road through the activity centre from 80km/hr to 60km/hr as well as synchronisation of pedestrian crossings
— Signalise Mahoneys Road / Burwood Highway
— Signalise Vision Drive / Weeden Drive / Springvale Road
— Complete missing links in the pedestrian network
— Increase accessibility with material upgrades, tactile indicators (including light changing at traffic lights), and kerb ramps
— Prioritise pedestrian movements along main pedestrian walks through raised crossings when intersecting with roads and a narrowing of road reserves with more space dedicated to pedestrian footpaths

A19 Advocate to landowners to upgrade green travel infrastructure to:
— Provide public charging stations within each precinct for electric cars, bikes and scooters
— Provide priority parking spaces for car share programs

2.4 Built form and design quality
Objectives and strategies

OBJECTIVES

1 To revitalise the built form of Tally Ho from a traditional suburban business park to a contemporary regional employment hub in a landscape setting

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

3 To promote enhanced sustainability of built form across the activity centre

4 To increase the density of development to activate the centre and make it more affordable, walkable and diverse

FROM
Built form is predominately 1-3 storeys, with large setbacks, resulting in a sprawling precinct.

TO
Higher density along main streets helps to activate the ground plane. RMIT New Academic Street | Lyons

STRATEGIES

Objective 1:

Strategy 15 Promote the delivery of a variety of high quality built form outcomes through tailored built form design guidelines.

Strategy 16 Provide active uses at street level in developments adjacent to designated main pedestrian walks and open spaces such as Tally Ho Lake.

Objective 2:

Strategy 17 Promote built form that incorporates and celebrates Aboriginal cultural heritage values.

Strategy 18 Ensure that new development is sited and designed to sensitively respond to its topography.

Strategy 19 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 20 Establish generous building setbacks and landscaping along the northern edge of the Tally Ho Lake.

Strategy 21 Establish generous building setbacks and landscape buffers on the perimeter of the activity centre adjacent to existing residential areas.

Strategy 22 Establish landscaping between buildings by applying side and rear setbacks and site coverage controls for future development.

Objective 3:

Strategy 23 Ensure that buildings are sited and designed to achieve high Environmentally Sustainable Development (ESD) outcomes.

Strategy 24 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:

Strategy 25 Create human-scaled buildings by recessing upper levels of buildings above podiums.

Strategy 26 Promote a mid-rise built form character within a distinctive landscape setting across the activity centre, with taller, denser buildings along Burwood Highway, transitioning to lower rise buildings at residential interfaces.

Strategy 27 Promote building design which allows flexibility in use on the lower two levels of all development.

Strategy 28 Increase the floor space within the activity centre to provide more jobs and housing.

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

ACTIONS

DELIVER/LEAD

A1 Prepare a planning scheme amendment for the structure plan that applies standard Victoria Planning Provisions (VPP) zoning with a Built Form Overlay (BFO) to:

- Revise building heights to allow for an increase in development whilst not overshadowing key public spaces
- Revise front, rear and side setbacks and introduce site coverage provisions to increase and retain landscape buffers between buildings
- Introduce articulation zones for buildings in key locations
- Identify interfaces of the activity centre where active frontages and passive surveillance need to be located (e.g. balconies, windows, entries, hospitality/retail tenancies etc.)
- Introduce minimum controls for deep soil planting tied to lot size
- Encourage built form to be designed as a whole in relation to neighbouring context/topography and to minimise overshadowing
- Require minimum floor to floor heights of 4m for the first two storeys of all buildings to allow flexibility in use
- Require landowners to consider wind and solar impacts of proposals on occupier/pedestrian comfort and safety
- Require compliance with specific minimum Environmentally Sustainable Development (ESD) and Integrated Water Management (IWM) requirements

A20 Consider the introduction of FAR controls to encourage landowners to provide communal open space in Precinct N2 and S2

2.5 Public realm, open space, sustainability and community infrastructure
Objectives and strategies

OBJECTIVES

1 To improve the place experience, inclusivity, and accessibility of the public realm and open spaces

2 To increase the number and diversity of well-connected public and open spaces

3 To provide community infrastructure to cater to the needs of current and future populations

4 To increase biodiversity, tree canopy coverage and sustainability

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

FROM
Tally Ho Lake environs is not well known and connected to the wider activity centre.

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

STRATEGIES

Objective 1:

Strategy 29 Ensure that development adjacent the East Burwood Reserve addresses and provides passive surveillance to it.

Strategy 30 Ensure that development does not overshadow the Tally Ho Lake and East Burwood Reserve between 10am and 2pm at the Winter Solstice.

Strategy 31 Ensure that development does not overshadow key pedestrian streets, new open spaces and plazas between 10am and 2pm at the Spring Equinox.

Strategy 32 Ensure that development minimises adverse wind impacts on the public realm and open spaces.

Strategy 33 Upgrade the public realm to be accessible and inclusive in design and through enhanced wayfinding.

Objective 2:

Strategy 34 Encourage development to provide land for new public open space, plazas and pedestrian and shared links potentially through the application of Floor Area Ratios (FAR) and other mechanisms.

Strategy 35 Promote the creation of plazas and open space on larger development sites and opportunities for informal play and landscaping.

Objective 3:

Strategy 36 Encourage the provision of community infrastructure in new developments.

Strategy 37 Design an accessible public realm with a series of spaces to gather to improve the wellbeing and resilience of the community.

Objective 4:

Strategy 38 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 (WSUD) features.

Objective 5:

Strategy 39 Encourage the diversity of uses, including retail, services, and hospitality that operate outside of business hours.

Strategy 40 Ensure Tally Ho's open spaces and new developments are welcoming and safe for workers and residents.

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

ACTIONS

DELIVER/LEAD

A1 Prepare a planning scheme amendment for the structure plan that applies standard Victoria Planning Provisions (VPP) zoning with a Built Form Overlay (BFO) to:

- Revise building heights whilst maintaining solar access to plazas, open spaces and main pedestrian walks
- Require the retention and enhancement of landscape buffers between the activity centre and existing residential areas
- Introduce blue / green streets along main pedestrian walks and in areas that experience flooding
- Require an increase in tree canopy within private land to reach a minimum 30% coverage (as per Whitehorse Urban Forest Strategy)
- Identify interfaces of the activity centre that abut key public realm spaces such as Tally Ho Lake and East Burwood Reserve and define their contributing elements

A5 Upgrade East Burwood Reserve in line with the East Burwood Reserve Masterplan 2023, with a new multi-purpose community recreation facility and new pedestrian/bike connections into Precincts S2 and S3, and provide a high-quality interface to Precinct S2

A21 Consider the introduction of Floor Area Ratio (FAR) controls to encourage landowners to provide pedestrian links, plazas and open spaces (see Figure 17)

A22 Consider floodways in the design of new pedestrian, bike and shared paths, plazas and open spaces and incorporate WSUD

A23 Require landowners within Precincts S2 and S3 to undertake flood studies to consider flood path impacts on proposals (e.g. basement entry location)

A24 Develop the streetscape of Lakeside Drive to set the standard of the desired public realm outcomes of the activity centre

A25 Collaborate with Traditional Owners to design a walking story path in Precinct S2 that will acknowledge Aboriginal history and culture through storyboards and signage depicting their stories

A26 Design spaces for informal play within streetscape upgrades

A27 Develop landscape guidelines for the activity centre

A28 Include budgeting for Tally Ho public realm upgrades in future Development Contribution Plan (DCP) review

PARTNER

A29 Partner with landowners to facilitate delivery of new plazas and open spaces that consider informal play in gap areas and increased planting within/adjacent to the public realm

A30 Engage with landowners, business, tenants, residents, sporting groups, service providers, and the State Government to develop a Place Management Strategy for the activity centre

A31 Partner with landowners to develop a Waste Strategy for the activity centre that looks at the consolidation of services in easy to access, discrete locations within each precinct

A32 Partner with landowners to develop a Drainage Strategy for the activity centre that looks at WSUD, water retention and management to address flooding impacts

Precincts of Tally Ho

This section introduces the six precincts and their specific precinct vision and objectives.

3

3.1 Introducing the precincts

For the purposes of the structure plan, six precincts have been defined to respond to the key themes in more detail. This precinct-based approach facilitates targeted development and specialisation within distinct neighbourhoods, each guided by preferred land uses and building scales.

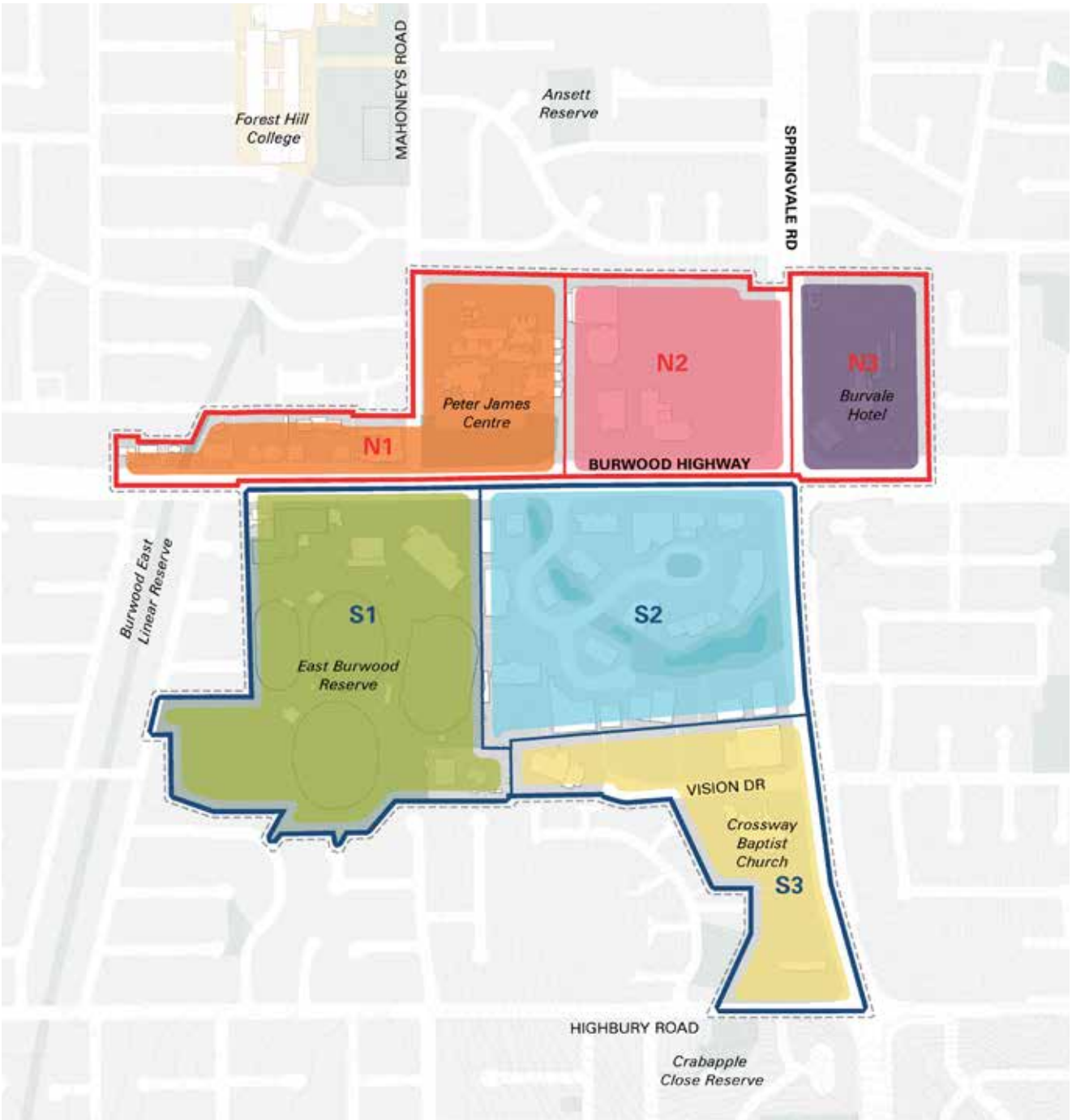


Figure 9 Tally Ho precinct plan

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

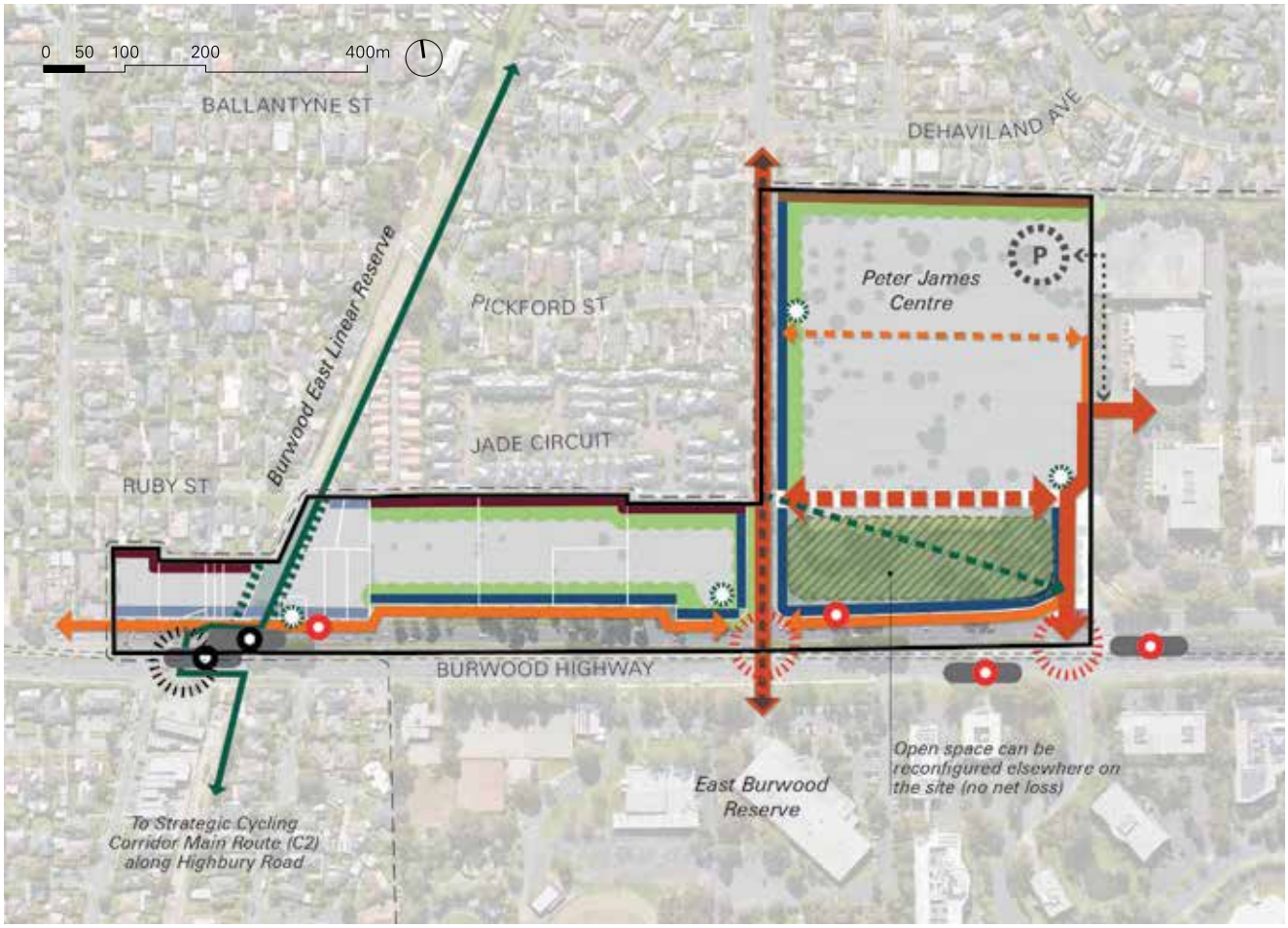
S3. Community support services precinct

3.2 Health and support services precinct
N1

Precinct vision

The health and support services precinct will be a vital hub for health and wellbeing, offering integrated health services and specialist housing solutions within a connected and supportive community.

Figure 10 N1 precinct plan



Activity Centre Boundary
Precinct boundary

Interfaces
Boulevard A
Boulevard B
Open Space
Urban Residential
Residential

Public realm and open space
Future open space
Retain/increase landscape

Movement
Main pedestrian walk
Future main pedestrian walk
Pedestrian connection
Future pedestrian connection
Shared pathway
Future shared pathway
Future bike lane
Bicycle facilities
Existing intersection
Upgrade intersection
Existing tram stop
Upgrade tram stop
Upgrade bus stop
Precinct parking
Vehicular access

Preferred precinct uses and scale

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

Sleeved precinct parking. Dawson Street Car park | MGS Architects

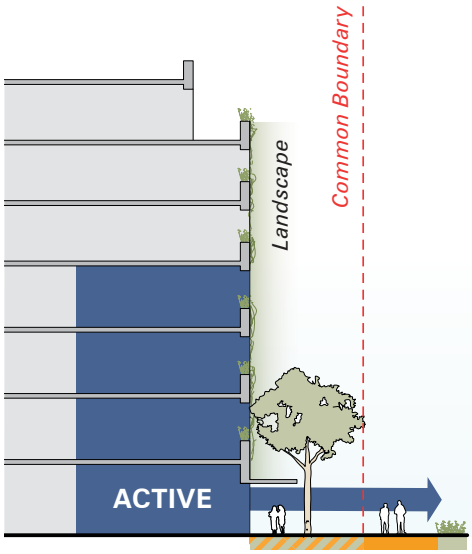
Townhouses fronting the shared path. The City Houses, Copenhagen | Vandkunsten Architects

Shoptop housing on smaller lots. 209-211 Sydney Road | Austin Maynard & Six Degrees Architects

Specialist housing such as aged-care and key worker housing | MGS Architects

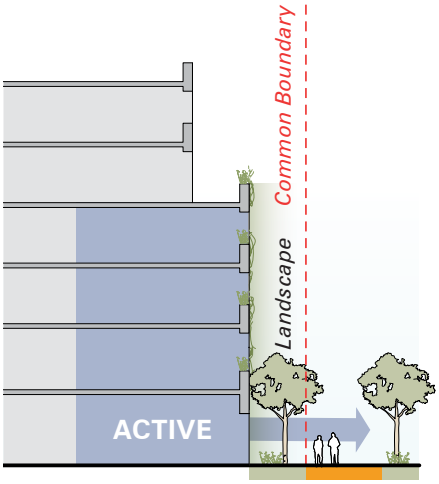
Precinct interfaces

Boulevard A



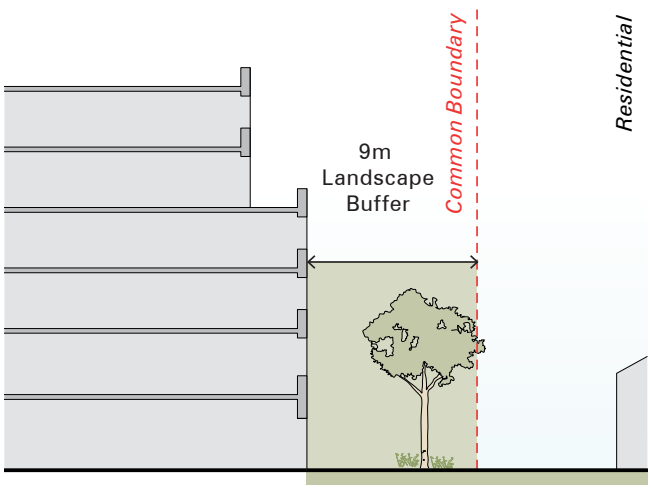
- Retain existing trees and provide Type C Tree(s) (see page 55) where there are gaps in the existing canopy to reinforce the existing generous landscape character and buffer effect.
- Integrate green walls, vertical gardens, and landscaping into the facade and ground-level podium of the building.
- Provide a mixture of softscaping and hardscaping.

Boulevard B



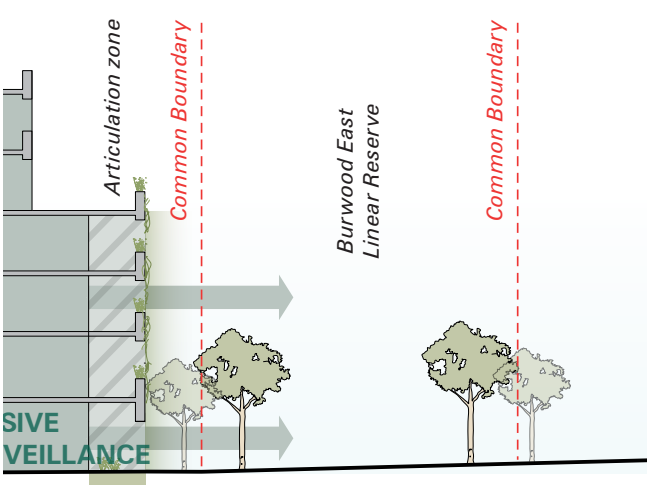
- Retain existing trees and provide Type A Tree(s) (see page 55) where there are gaps in the existing canopy to reinforce the existing generous landscape character and buffer effect.
- Integrate green walls, vertical gardens, and landscaping into the facade and ground-level podium of the building.

Urban Residential



— Retain existing trees and provide a diverse species range of Type C Tree(s) (see page 55) where there are gaps in the existing canopy and reach two rows of trees where possible to reinforce the existing generous landscape character and buffer effect.

Open space (Burwood East Linear Reserve)



— Orient habitable windows or rooms and/or active uses towards open spaces and future pedestrian links to maximise interaction and passive surveillance opportunities.
— Direct entries from open spaces or future pedestrian links should be provided where practicable.
— Integrate green walls, vertical gardens, and landscaping into the facade of the building.
— Retain existing trees and provide Type A, B and C Tree(s) (see page 55) where there are gaps in the existing canopy to reinforce the existing generous landscape character and buffer effect.
— 3-metre articulation zone (50% floor space encroachment permitted). (See pages 52, 53 and 62)

3.3 Retail core and business precinct
N2

Precinct vision

The retail core and business precinct will be established as a thriving and dynamic commercial heart, offering a diverse mix of retail, business, education, and hospitality, interconnected by vibrant public plazas and pedestrian-friendly walkways that prioritise safe streets and walkability.

Figure 11 N2 precinct plan

Activity Centre Boundary
Precinct boundary

Built form

Easement

Interfaces

Boulevard A
Boulevard C
Main Street A
Main Street B
Residential

Public realm and open space

Future plaza
Future open space
Retain/increase landscape

Movement

Main pedestrian walk
Future main pedestrian walk
Pedestrian connection
Future pedestrian connection

Bicycle facilities
Upgrade intersection
Upgrade tram stop
Upgrade bus stop
Precinct parking
Vehicular access

Preferred precinct uses and scale

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

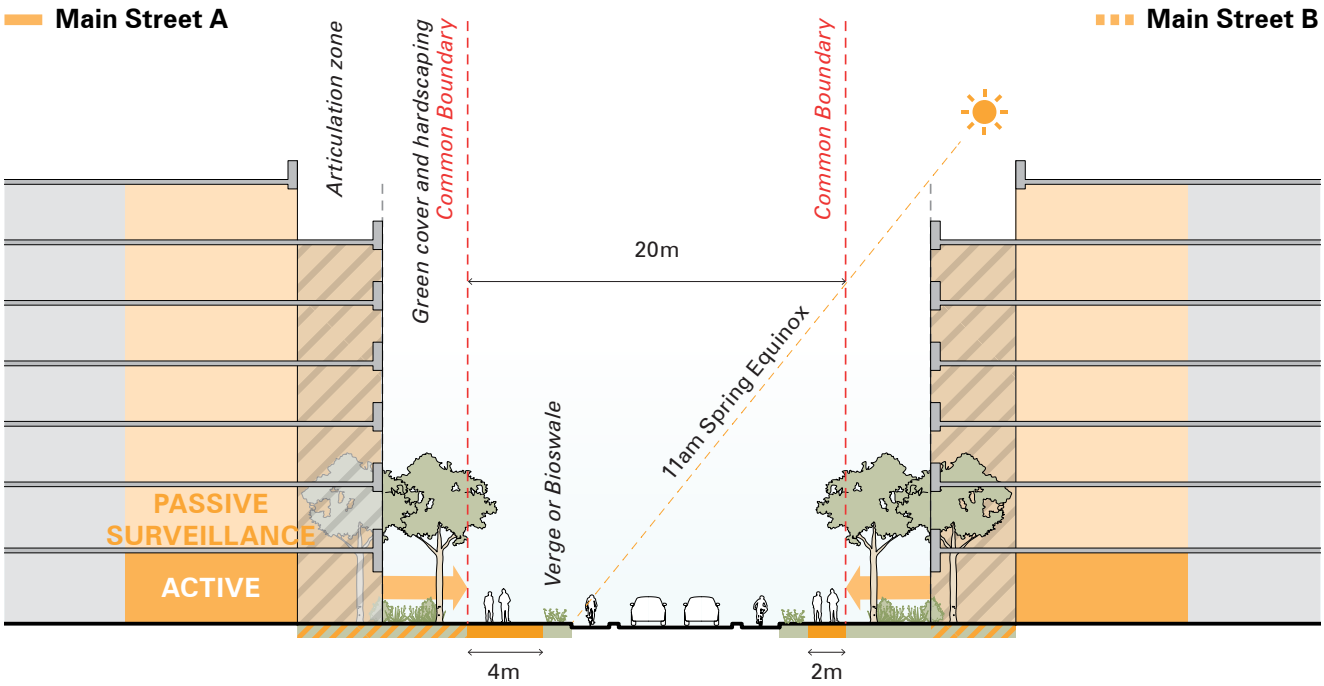
Sleeved precinct parking. Harrow Street Car park | MGS Architects

Public urban plazas. UTS Alumni Green | Aspect Studios

Commercial with hospitality fronting key walks | Hardman Square Pavilion, UK | Sheppard Robson

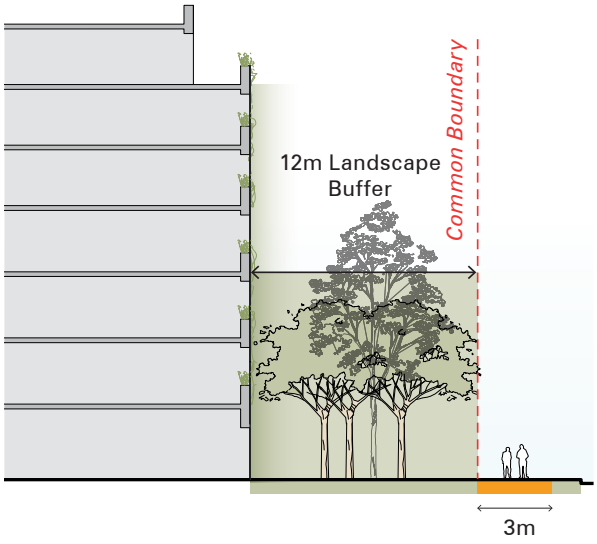
Housing (key worker) fronting open space | Nightingale Village, Brunswick | Austin Maynard & Clare Cousins Architects

Precinct interfaces



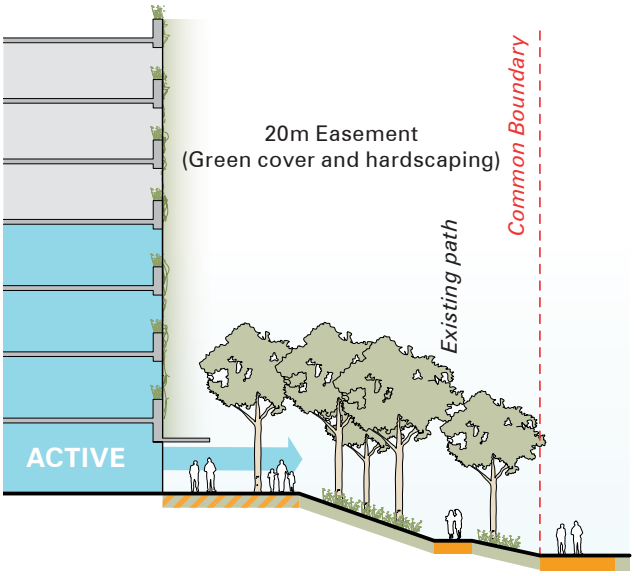
— 4.5 metre articulation zone (50% floor space encroachment permitted) complemented by generous planting of Type C Tree(s) (see page 55) to create an urban landscape character.
— Provide a mixture of softscaping and hardscaping adjacent the building to complement main pedestrian walks.
— Provide verge planting and/or bioswales to separate main pedestrian walks from traffic.
— Orient entries, habitable windows and/or active uses toward main streets to maximise interaction and passive surveillance opportunities.

Green Boulevard



— Retain existing trees and provide a diverse species range of Type C Tree(s) (see page 55) where there are gaps in the existing canopy and reach a minimum of two rows of trees to reinforce the existing generous landscape character and achieve both a Boulevard and buffer effect.
— Integrate green walls, vertical gardens, and landscaping into the facade of the building.

Boulevard C



— Retain existing trees and provide a variety of Type A, B and C Tree(s) (see page 55) where there are gaps in the existing canopy and reach a forest feel to reinforce the existing generous landscape character and buffer effect.
— Integrate green walls, vertical gardens, and landscaping into the facade of the building.
— Provide a mixture of softscaping and hardscaping adjacent the building to provide opportunities for activities such as outdoor dining.

3.4 Conferencing, events and entertainment precinct
N3

Precinct vision

The conferencing, events and entertainment precinct will become a premier destination for short-term accommodation, conferences, events, and entertainment, drawing visitors and residents alike with its contemporary facilities, diverse accommodations, and engaging public spaces with convenient access to public transport and the wider activity centre.

Figure 12 N3 precinct plan

Activity Centre Boundary
Precinct boundary

Built form
Gateway

Interfaces
Boulevard A
Urban Residential
Residential

Public realm and open space
Future plaza
Future open space
Retain/increase landscape

Movement
Future main pedestrian walk
Pedestrian connection
Future pedestrian connection
Upgrade intersection

Upgrade tram stop
Upgrade bus stop
Precinct parking
Vehicular access

Preferred precinct uses and scale

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

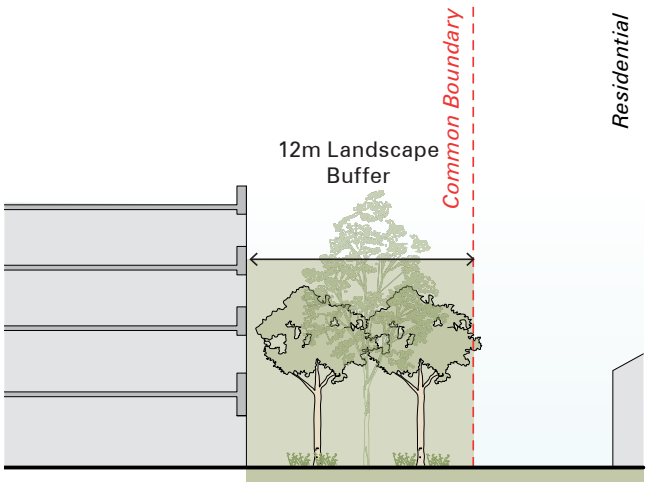
Apartments (serviced) fronting open space. Oxford and Peel | Jackson Clement Burrows

Public urban plaza on key corner. ANU Kambri Precinct | Lahznimmo Architects

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

Precinct interface

Residential



— Retain existing trees and provide a diverse species range of Type C Tree(s) (see page 55) where there are gaps in the existing canopy and reach two rows of trees where possible to reinforce the existing generous landscape character and buffer effect.

3.5 East Burwood Reserve recreational precinct
S1

Precinct vision

The East Burwood Reserve recreational precinct will provide an inclusive and accessible recreational hub, offering diverse open spaces and facilities that seamlessly connect to the rest of the activity centre, enhancing the wellbeing of residents and visitors of all ages and abilities.

With pedestrian safety and access as a priority, car parking will be consolidated and placed underneath buildings and a new signalised intersection will connect the precinct to the health and support services, residential communities and schools to the north.

Figure 13 S1 precinct plan

- Activity Centre Boundary
- Precinct boundary

Built form
- Gateway

Interfaces
- Boulevard A

Public realm and open space
- Future plaza
- Retain/increase landscape

Movement
- Main pedestrian walk
- Future main pedestrian walk
- Pedestrian connection
- Future pedestrian connection
- Shared pathway
- Future shared pathway
- Future bike lane
- Bicycle facilities
- Existing intersection
- Upgrade intersection
- Existing tram stop
- Upgrade tram stop
- Upgrade bus stop
- Precinct parking
- Building envelope

Preferred precinct uses and scale

East Burwood Reserve Masterplan

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

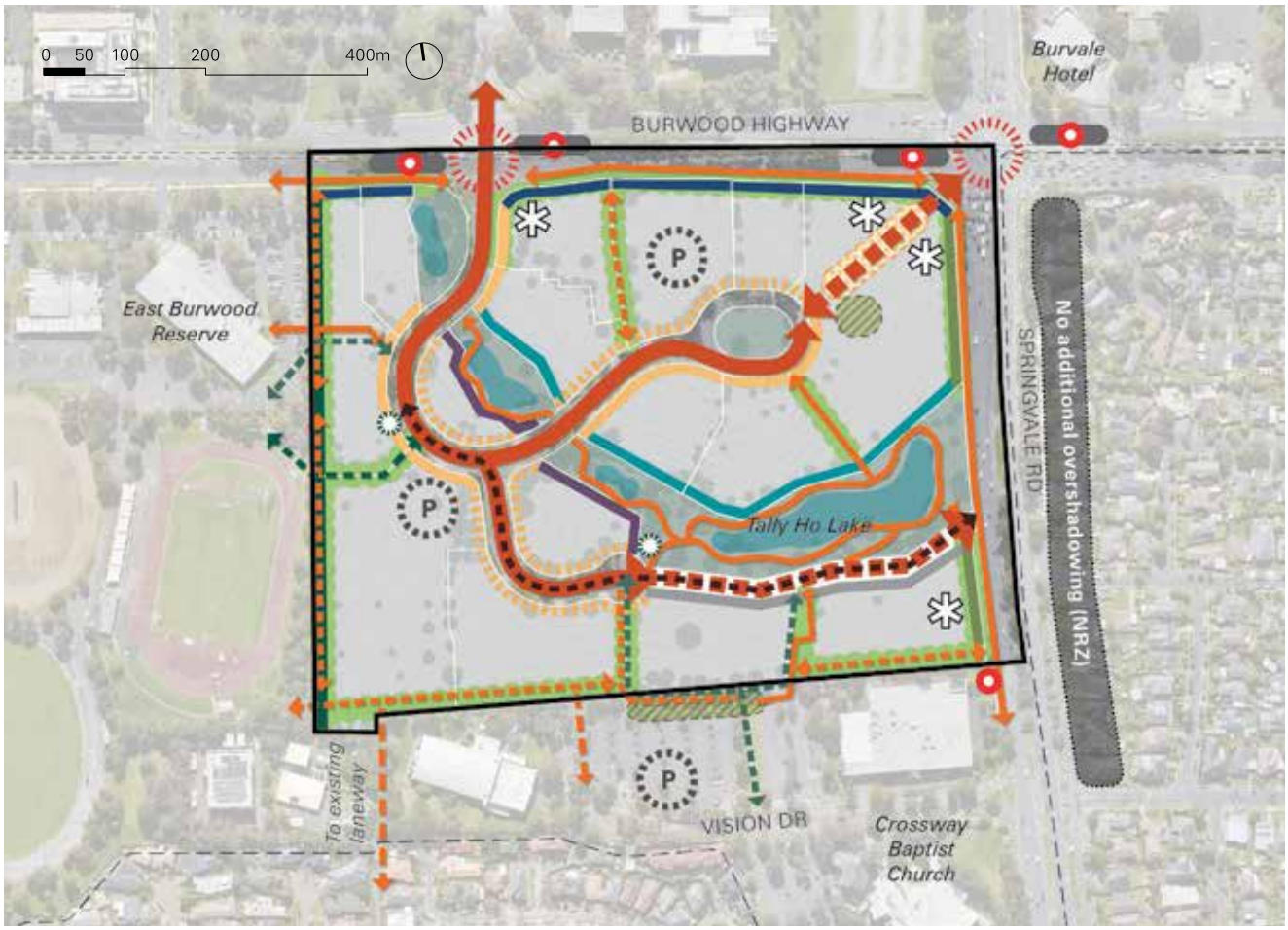
3.6 Creative business core precinct
S2

Precinct vision

The creative business core precinct will serve as a regional hub for innovative businesses and employment, well-connected with public transport and fostering a dynamic and collaborative environment that attracts talent and investment.

This vibrant precinct will integrate green spaces, support quality and affordable housing for key workers, and provide amenities that contribute to a sustainable work-life ecosystem.

Figure 14 S2 precinct plan



- Activity Centre Boundary
- Precinct boundary

Built form

- Gateway

Interfaces

- Boulevard A
- Green Boulevard
- Main Street A
- Main Street B
- East Burwood Reserve
- Wesley Court
- Hospitality
- Tally Ho Lake

Public realm and open space

- Future plaza
- Future open space
- Retain/increase landscape

Movement

- Main pedestrian walk
- Future main pedestrian walk
- Pedestrian connection
- Future pedestrian connection
- Future shared path
- Future bike lane
- Bicycle facilities
- Upgrade intersection
- Upgrade tram stop
- Upgrade bus stop
- Precinct parking

Preferred precinct uses and scale

Student housing above commercial. Ferner Hall student accommodation, ANU | BVN

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

Commercial contributing to the public realm. Wurriki Nyal civic precinct, Geelong | Cox Architecture

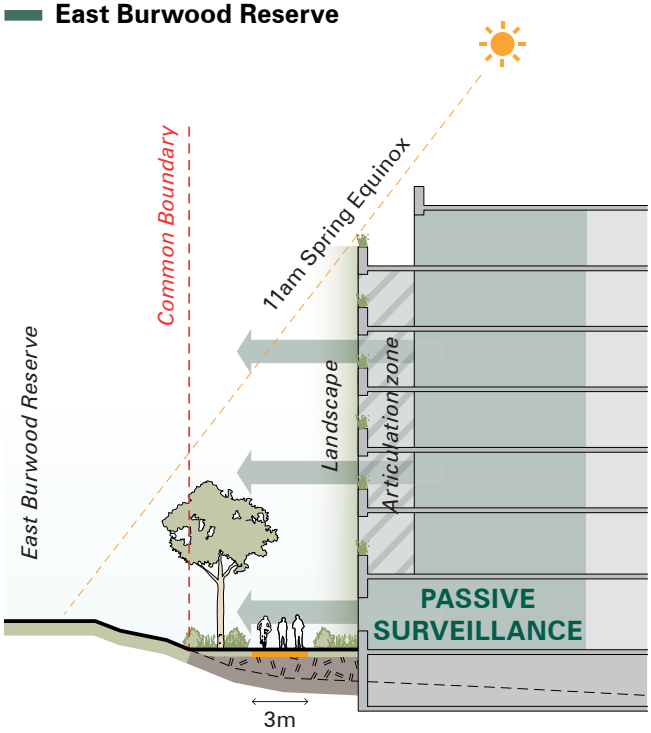
Housing fronting open space, Garden Apartments, Burwood Brickworks| Hayball

Landscape contributing to character of the creative business core precinct. Caribbean| OCULUS

Key worker housing connected to open space and public transport. Balfe Park Lane, Nicholson Street | KTA

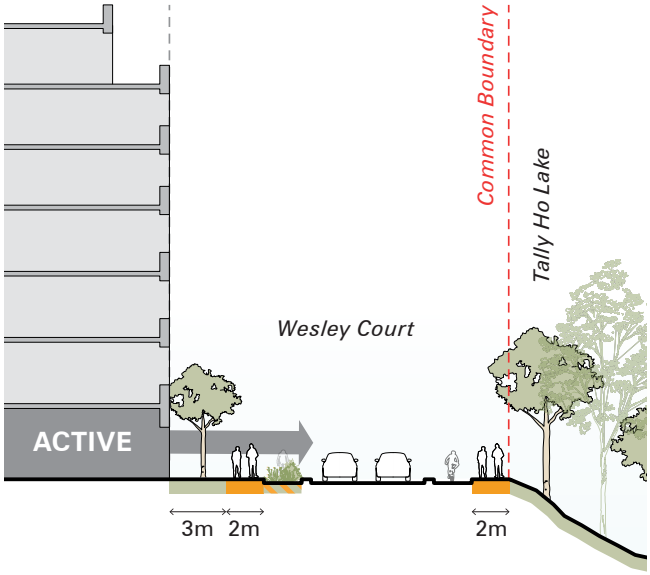
Precinct interfaces

East Burwood Reserve



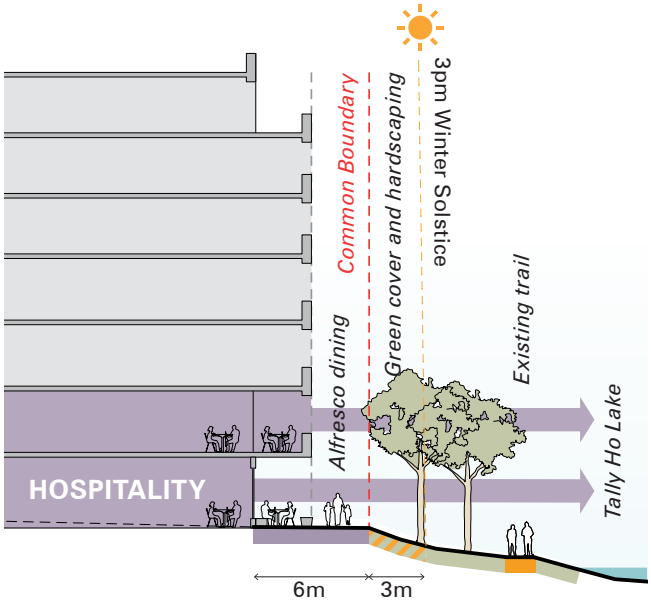
— Orient habitable windows or rooms and/or active uses towards open spaces and future pedestrian links to maximise interaction and passive surveillance opportunities.
— Direct entries from open spaces or future pedestrian links should be provided where practicable.
— Integrate green walls, vertical gardens, and landscaping into the facade of the building.
— Retain existing trees and provide Type A, B and C Tree(s) (see page 55) where there are gaps in the existing canopy to reinforce the existing generous landscape character and buffer effect.
— 3-metre articulation zone (50% floor space encroachment permitted). (See pages 52, 53 and 62)

Wesley Court



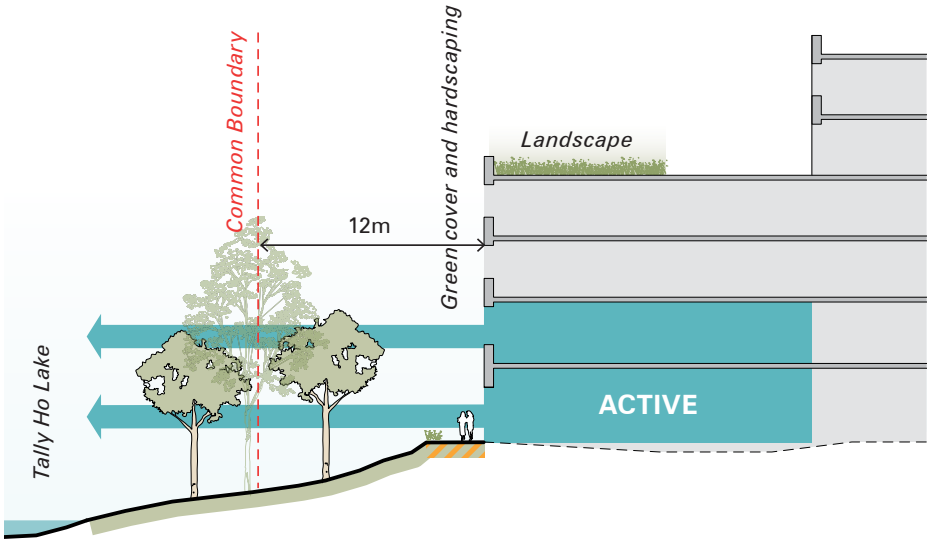
— Front setback areas should provide pedestrian and cycle pathways, canopy planting, softscaping and bioswales whilst maintaining an access road.

Hospitality (Tally Ho Lake)



— Front setback areas should provide a generous public realm, incorporating pedestrian pathways, canopy planting and opportunities for street activity, including outdoor dining.

Tally Ho Lake



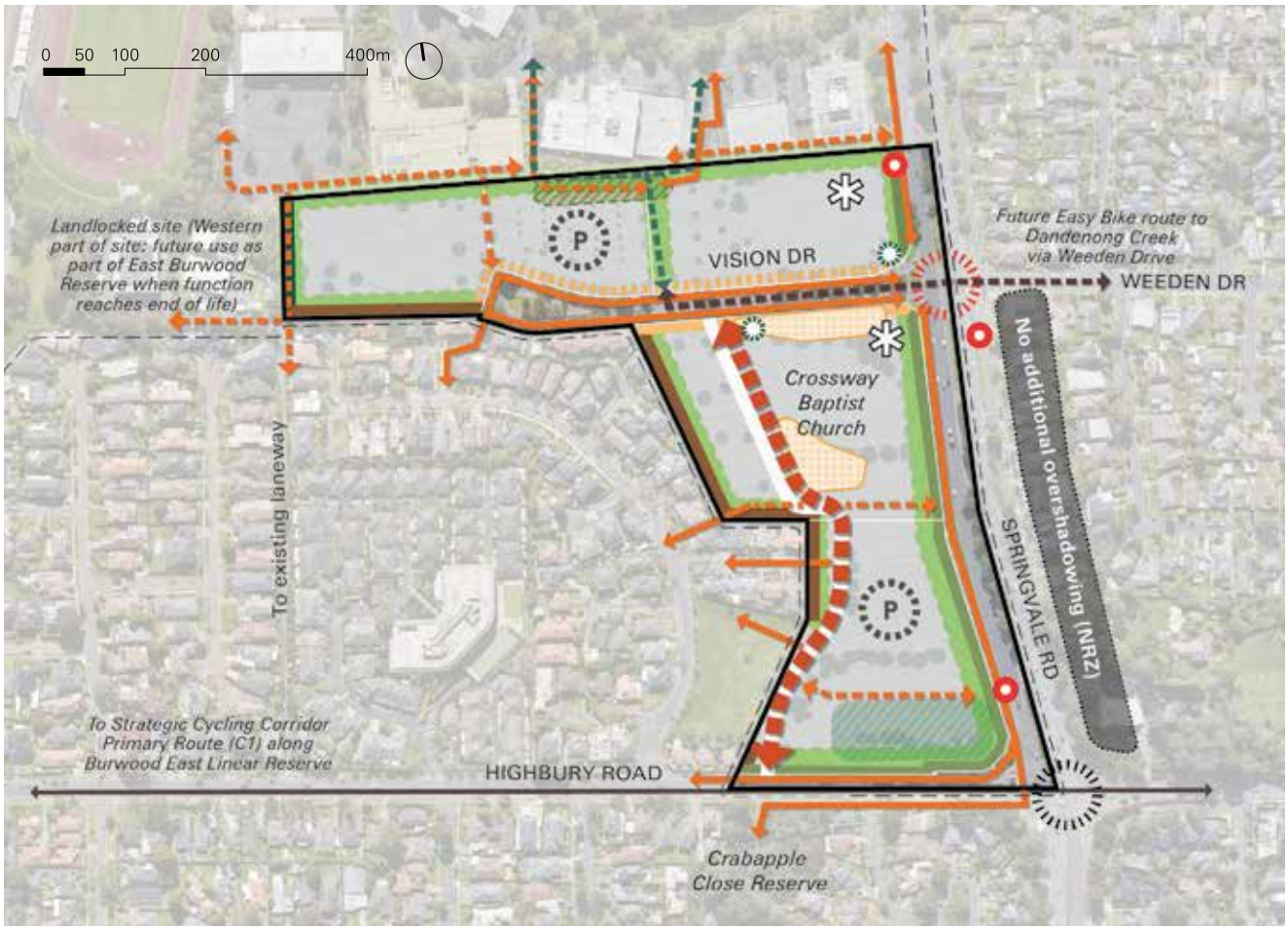
— Retain existing trees and provide Type C Tree(s) (see page 55) where there are gaps in the existing canopy to reinforce the existing generous landscape character.
— Provide a mixture of softscaping and hardscaping adjacent the building to provide pedestrian pathways.
— Direct entries from open spaces should be provided where practicable.
— Integrate rooftop gardens and landscaping into the generous upper level setbacks, oriented toward the lake.

3.7 Community support services precinct
S3

Precinct vision

The community support services precinct will foster a caring and supportive community, providing essential and faith-based services for the community and specialist housing options within a welcoming and accessible environment surrounded by natural landscapes.

Figure 15 S3 precinct plan



Activity Centre boundary
Precinct boundary

Built form
Gateway

Interfaces
Green Boulevard
Main Street A
Main Street B
East Burwood Reserve
Residential

Public realm and open space
Future open space
Retarding basin
Future plaza
Retain/increase landscape

Movement
Future main pedestrian walk
Pedestrian connection
Future pedestrian connection
Future shared pathway
Existing bike lane
Future bike lane
Bicycle facilities
Existing intersection
Upgrade intersection
Upgrade bus stop
Precinct parking

Preferred precinct uses and scale

Retirement housing within landscape | Old Colonists' Association of Victoria, Leith Park | MGS Architects

Townhouses fronting open space retention basin | Heller Street, Brunswick | Six Degrees Architects

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

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

Urban Design Framework

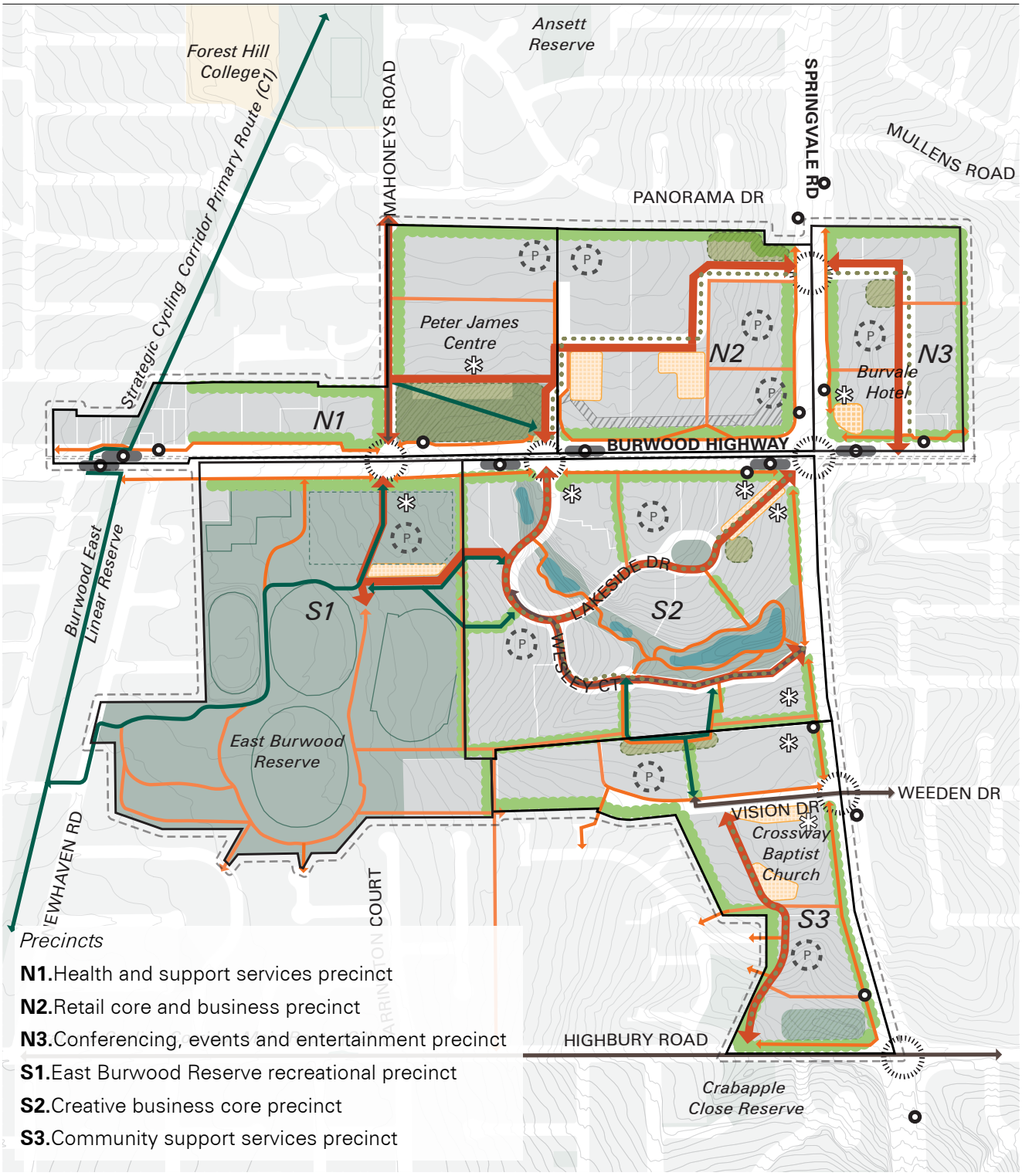
This section provides a revised framework with design guidelines including capacity, site layout, building mass, building program, preferred land uses, movement, and design detail.

4

4.1 Overview

Framework Plan

Figure 16 Framework plan



4.2 Capacity

Scenario testing and Floor Area Ratio investigation

Capacity scenario testing demonstrates that the proposed structure plan can accommodate significant growth while delivering the vision for Tally Ho Activity Centre. Scenario testing has been conducted to assess potential floor space growth over the next twenty years, from 2021, and ensure alignment with the preferred land use plan.

The testing results represent one possible growth scenario among many potential outcomes. They are not floor space targets or predictions of future change, but rather demonstrate the structure plan's flexibility in accommodating varying development patterns over its lifespan. This capacity testing was undertaken as early work in February 2024, and further detailed analysis should be conducted to obtain final development capacity numbers.

Private development is market-driven and success depends on parallel public investment in transport, housing and amenities. Tally Ho's actual growth may vary significantly from these projections, particularly given potential major transport investments such as the Suburban Rail Loop and future state policy changes. The structure plan will prioritise "quick wins" under Council's control to stimulate and complement private development.

The scenario utilised Urban Enterprise's baseline forecasts for additional business/office, residential, and retail/hospitality floorspace, compared against MGS's assessment of existing built floorspace capacity:

Business/office (leasable areas only) sqm	Residential sqm (excluding specialist housing & based on the assumption of 85sqm avg size)	Retail/hospitality (leasable areas only & excluding entertainment uses) sqm
38,000	85,000	9,500

Table 1 - baseline minimum additional floor space requirements by 2041

MGS modelled the existing built floorspace of the centre to understand the existing capacity. The results were as follows:

Business/office sqm	Residential (including short-term accommodation) sqm	Retail/Hospitality (including entertainment uses) sqm
133,500	10,000	21,500

Table 2 - existing floorspace of the centre

These were combined to establish minimum floor area requirements for the three core land uses:

Business/office sqm	Residential sqm	Retail/hospitality sqm
171,500	95,000	31,000

Table 3 - minimum desired floor area requirements for the centre

MGS then conducted built form testing in October 2024 to measure Gross Floor Area (GFA) of buildable envelopes within proposed planning controls. The following assumptions were used:

- **Recent developments and existing permits:** The testing incorporates the approved retail permit for 353-383 Burwood Highway and treats recent developments (Quest Hotel, Pronto Software office building and Crossway LifeCare) as existing, anticipating that they would not be developed to a higher density during the Plan's lifespan.
- **Uptake:** Given most sites are already occupied, a 65% uptake rate was applied, recognising that only two out of every three development opportunities will likely be realised over the Structure Plan's lifespan.
- **Buildability:** Floor plates were drawn within maximum controls to ensure achievable development, with reductions for articulation, viable depths, natural light, and ESD performance.
- **Land use split:** The scenario follows the preferred land use plan (page 65), assuming 'mix of uses' areas comprise: 15% hospitality/retail, 45% office space, 30% residential use, and 10% community use. Where residential uses are shown above ground, a 50% split with underlying uses was assumed.
- **Car parking:** Testing excluded car parking requirements, so total square metres will vary based on land use. Using the Box Hill Structure Plan as a basis, car parking in sleeved arrangements can occupy up to one-third of floor space in multi-level developments.

Key findings

This exercise resulted in a projected indicative footprint capacity for the Centre (as shown in Table 4), which can comfortably contain the minimum floorspace requirements of the core land uses of business/office and retail/hospitality to the year 2041. The footprint capacity refers to the total GFA.

Employment capacity: The structure plan accommodates 250,000 sqm of business/office floor space, significantly exceeding the baseline requirement of 38,000 sqm from Table 1. It also provides for retail and hospitality uses expected to triple over the Plan's lifespan, plus expansion of conferencing and events facilities.

Residential capacity: The structure plan accommodates 60,000 sqm of residential floor space (approximately 700 dwellings at 85sqm average), falling within the recommended range of 500-1,000 dwellings. While projected demand exceeds this at 85,000 sqm, additional specialist housing opportunities in conferencing, events, and health uses will help meet broader Whitehorse housing demands by 2041.

The scenario testing confirmed that the structure plan provides ample flexibility for diverse mixed uses and sufficient floor space consistent with Tally Ho's activity centre designation.

Floor Area Ratio investigation

Following October 2024 capacity testing, Floor Area Ratio (FAR) analysis was conducted given significant Victorian policy changes during structure plan development. FAR controls offer several advantages including:

- Set preferred densities and help deliver public infrastructure on non-Council land
- Provide greater certainty for developers, Council, and community through mandatory density controls
- Establish clear signals for appropriate building density locations
- Align growth with infrastructure and amenity investment
- Regulate densities to prevent over-development that could compromise Tally Ho's valued landscape character
- Deliver more coherent development outcomes linked to strategic objectives

This investigation has resulted in revised floorspace capacity numbers for the centre, with the report on FAR testing and updated floorspace provided in the appendix.

Revised land use split

The testing shows significant potential to exceed employment forecasts. Areas identified for business, knowledge, and innovation uses (office/education uses) will ensure that employment uses are protected and prioritised, while other areas can accommodate a mix of use development.

Given that mix of use areas will likely gravitate toward highest and best use (predominantly residential), the updated land use split for these areas reflects: 15% business/office, 70% residential, 10% retail/hospitality, and 5% community use.

Updated floor space results

The FAR investigation shows the centre can accommodate just above 250,000 sqm of office space and approximately 95,000 sqm of residential GFA (excluding specialist housing) which equates to approximately 1000 dwellings, while providing reasonable retail and community floorspace. Overall, the FAR testing has resulted in an increase in the overall floor space capacity of the activity centre.

Business/office sqm	Residential (excluding specialist housing) sqm	Retail/ hospitality sqm	Conferencing, events and short-term accommodation (community/education/ hospitality/ specialist housing uses) sqm	Health (including specialist housing) sqm	Other (recreation/ community) sqm	Total activity centre sqm
250,000	60,000	40,000	130,000	60,000	30,000	**570,000**

Table 4 - indicative floorspace capacity for the centre from built form testing (October 2024)

Business/office sqm	Residential (excluding specialist housing) sqm	Retail/ hospitality sqm	Conferencing, events and short-term accommodation (community/education/ hospitality/ specialist housing uses) sqm	Health (including specialist housing) sqm	Other (recreation/ community) sqm	Total activity centre sqm
252,900	95,500	30,900	131,600	66,600	16,400	**593,900**

Table 5 - updated indicative floorspace capacity for the centre from FAR testing (October 2025)

4.3 Site layout

Key links, open spaces and master plan sites

Key links and open spaces

A number of sites have been identified within Tally Ho Activity Centre as critical in the delivery of key open spaces and links. Figure 17 depicts 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.

Key pedestrian links to deliver:

1 East Burwood Reserve link

2 Burwood Highway–Springvale Road plaza and link

3 Wesley Court–Vision Drive links

These open spaces and links could be delivered through:

— the development approval process and associated legal agreements; or
— via planning overlays to acquire land (eg the Public Acquisition Overlay) or which enable contributions to be made (land or cash, or a mixture of both) to give Council the flexibility to provide the public benefits; or
— A FAR mechanism.

Master Plan sites

Large development sites with single ownership, constituting almost an entire precinct, are identified for master planning opportunities. The site layout, development intensity, public realm (links, open spaces and plazas) and the like, would be established through the master planning process. If appropriate, FARs could be determined for these sites.

4 Peter James Centre

5 APH (Poly Holding) site (part)

6 Burvale Hotel

Site layout

Key links, open spaces and master plan sites

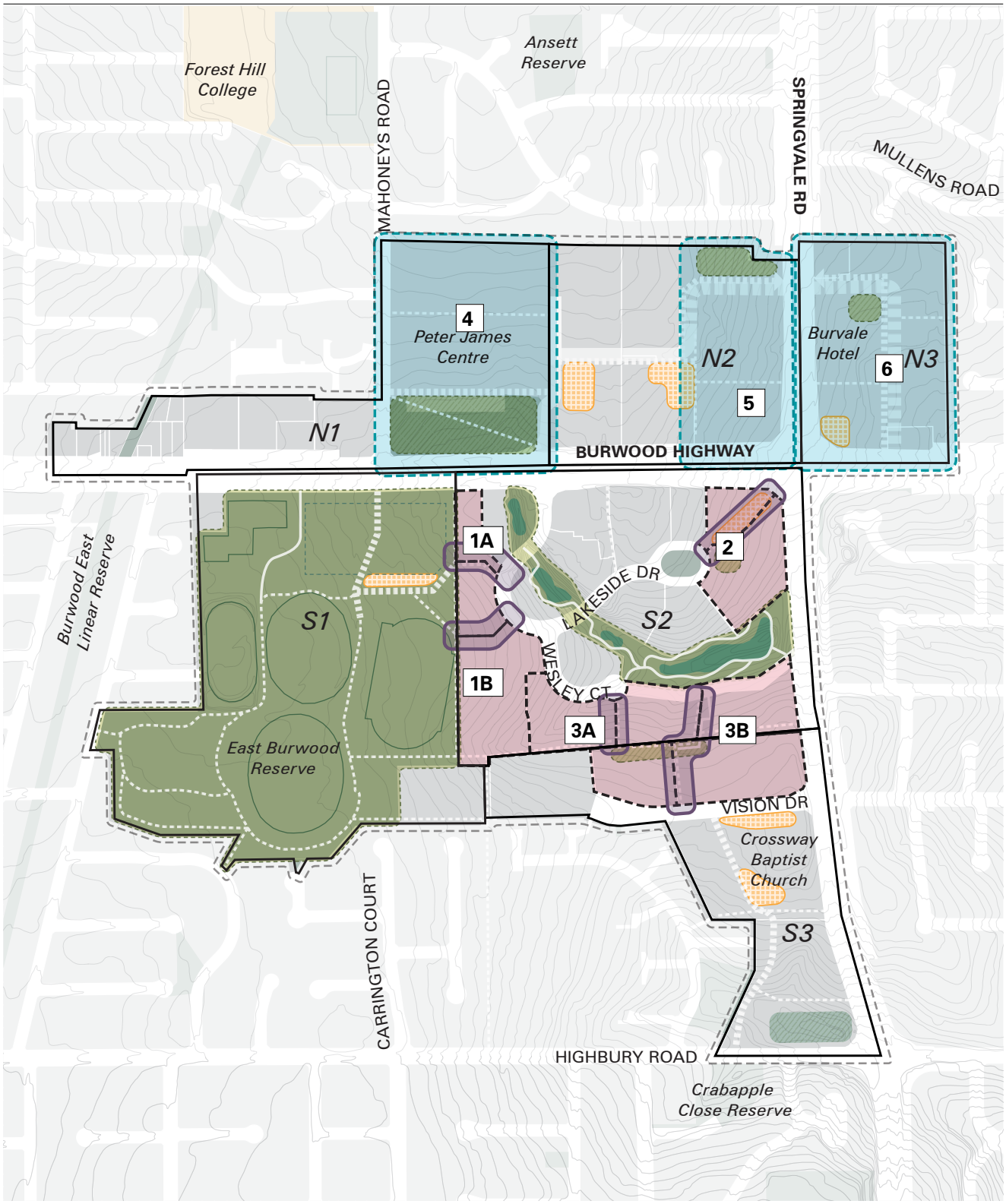


Figure 17 Key links, open spaces and master plan sites

- Activity Centre boundary
- Precinct boundary
- Plaza
- Open space
- Retarding basin
- Key link to be provided
- Strategic sites for the delivery of key links
- Master plan sites

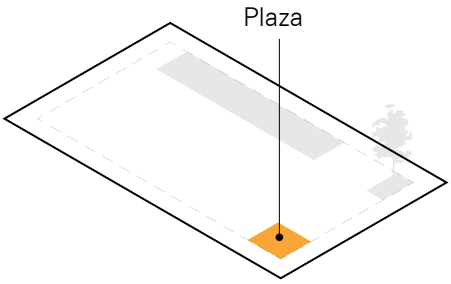
Key links to deliver:

1. East Burwood Reserve link
2. Burwood Highway–Springvale Road plaza and link
3. Wesley Court–Vision Drive links

A B Options for location of the link

Site layout
Plazas and pedestrian connections

Plazas

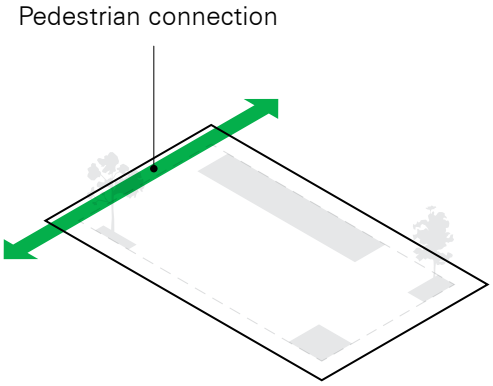


For large development sites in Tally Ho, there is an opportunity to incorporate public plazas aligned with the new pedestrian 'main street'. Providing these activated outdoor gathering spaces at preferred locations identified in the precinct plans may enable access to additional floor area ratio (FAR) through density bonusing provisions.

Plazas should:

— Be predominantly open to the sky to maximise access sunlight access.
— Be fully accessible.
— Incorporate active frontages along the perimeter.
— Incorporate a mix of soft and hard landscaping elements.
— Provide seating and features that encourage stationary activity.

Pedestrian connections



Future development should retain and enhance existing pedestrian connections while also delivering new links as shown in the precinct plans.

— Development should retain and enhance existing pedestrian connections.
— Development should provide new pedestrian connections as shown in precinct plans.

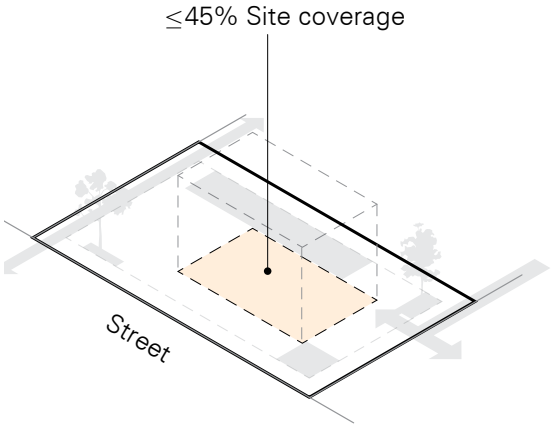
New pedestrian connections should:

— Be predominantly open to the sky to maximise access to sunlight.
— Be publicly accessible at ground level, secured by an appropriate legal agreement.
— Be designed as accessible, universally inclusive paths (compliant with AS1428).
— Incorporate elements that promote passive surveillance, such as windows and entries oriented towards the connection.
— Provide a direct, attractive, and well-lit route, incorporating landscaping elements such as canopy trees that contribute to a safe, welcoming and comfortable pedestrian experience.
— Be designed in accordance with Tally Ho landscape guidelines (action) to establish a consistent and coherent public realm character.

Site layout

Site coverage and vehicular access

Site coverage



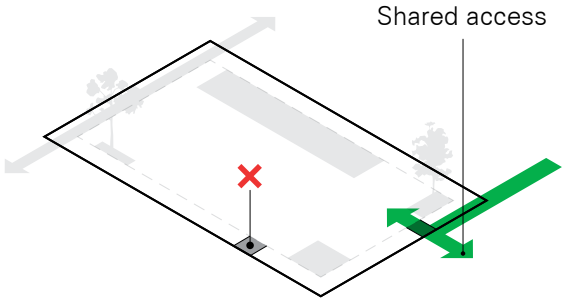
Balancing the desire to retain a sense of openness in the landscape and encouraging renewal, including increased street activation, is an important consideration for future developments in the Tally Ho activity centre.

Site coverage includes building footprints but excludes impervious surfaces such as at-grade car parking, accessways and loading areas. Combined with landscaping, deep soil and setback controls, the maximum site coverage ensures significant permeable surfaces are retained while enabling viable development through increased height limits and floor area ratios. The maximum site coverage of the activity centre has been determined based on existing site coverage across the centre and built form testing on selected sites.

Site coverage must not exceed 45 percent of the site area. Site coverage in developments should:

— Ensure adequate deep soil areas are retained for canopy tree planting.
— Allow for appropriate stormwater management and drainage.
— Maintain sufficient space for service and emergency vehicle access.
— Provide for adequate private open space or communal outdoor areas.
— Provide adequate separation between buildings on the same site.
— Provide adequate space for future links to be delivered where this is applicable.

Vehicular access

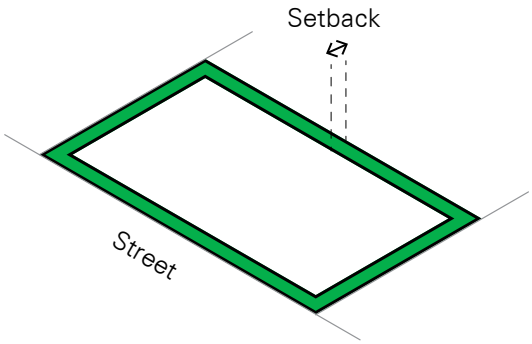


Vehicular access points should be minimised in number and consolidated between adjacent properties where feasible to limit driveway crossovers along Tally Ho's streets. Crossovers are restricted to one per property frontage, while any existing redundant access points must be removed. This approach enhances pedestrian safety and mobility by reducing potential vehicle-pedestrian conflict zones. It also promotes a more continuous, seamless streetscape experience across the activity centre by avoiding frequent interruptions to the public realm from excessive driveway crossovers.

Vehicular access points (cross overs) should:

— Be minimised in number.
— Be consolidated and shared between adjacent properties where possible.
— Be limited to one per property frontage.
— Remove any existing redundant access points.

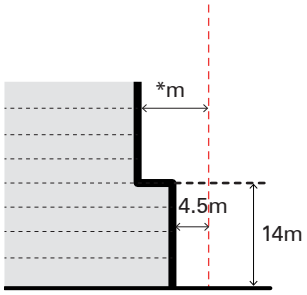
Setbacks



- 6-metre rear/side setbacks in all precincts (except Precinct N1) retain landscape buffers and allow new buffers/pedestrian connections.
- Except where specified below, 4.5-metre rear/side setbacks to accommodate constrained lots with adequate building separation.
- Street setbacks vary based on landscape context, future land use and transport roles to facilitate desired public interfaces.
- Above a certain height, further setbacks create a recessed building form over a human-scaled podium base.
- Specific rear setbacks respond to abutting residential properties near the activity centre periphery.
- Key setbacks plan (Figure 18) depicts where the following setbacks/interfaces apply.

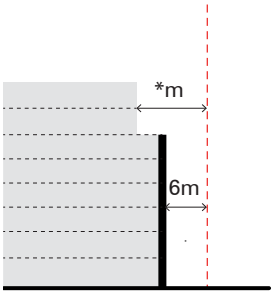
Side and rear setback (N1)

*Refer to building separation requirements



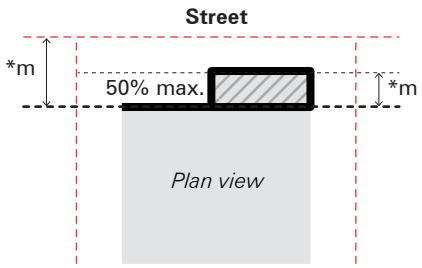
Rear setback (All other precincts)

*Refer to building separation requirements



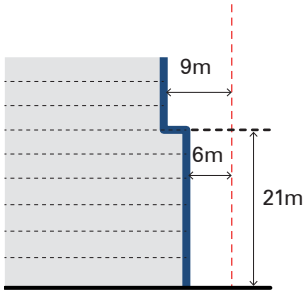
Articulation zone

*Refer to specific interface requirements

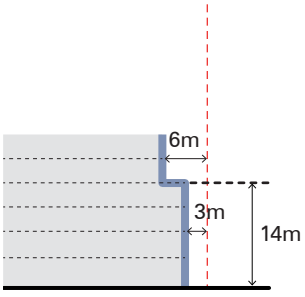


Building articulations should be contained within 3 metres of the building interface and not exceed 50 percent of the articulation zone area. (See page 62 for more information about articulations)

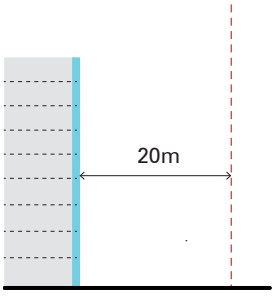
Boulevard A



Boulevard B

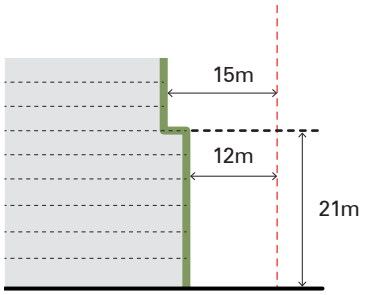


Boulevard C

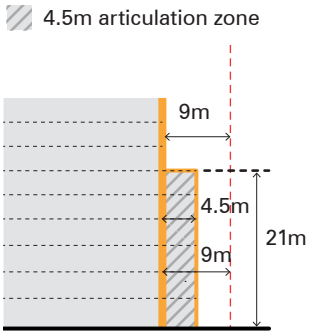


Site layout
Setbacks

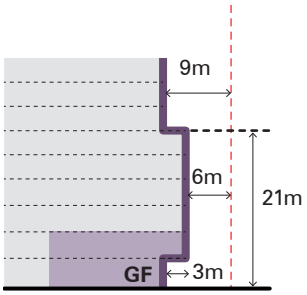
Green Boulevard



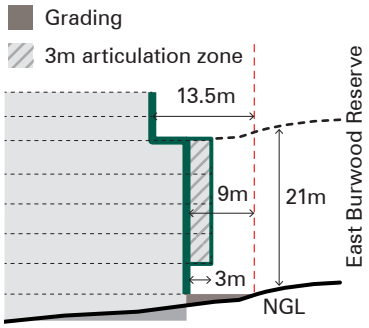
Main Street A/B



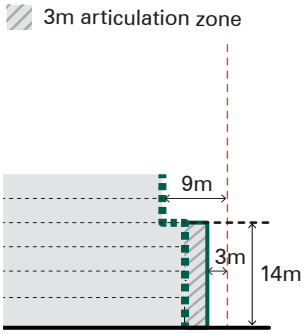
Hospitality



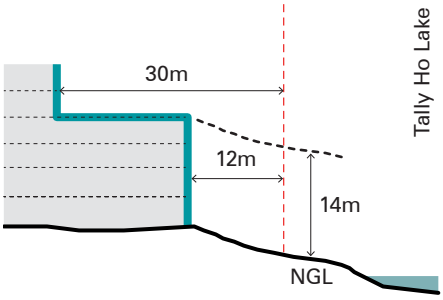
East Burwood Reserve



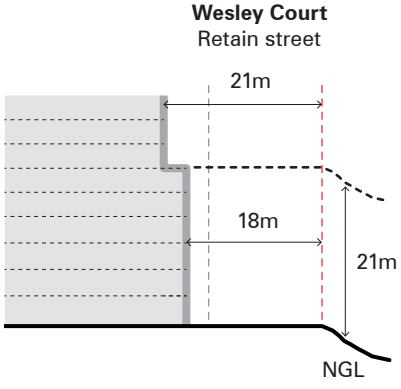
Open Space



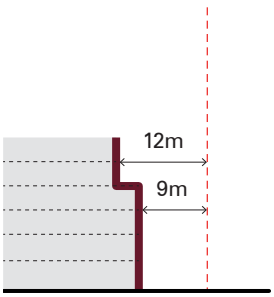
Tally Ho Lake



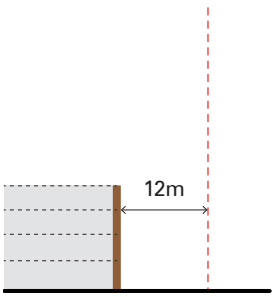
Wesley Court



Urban Residential



Residential



Site layout
Setbacks

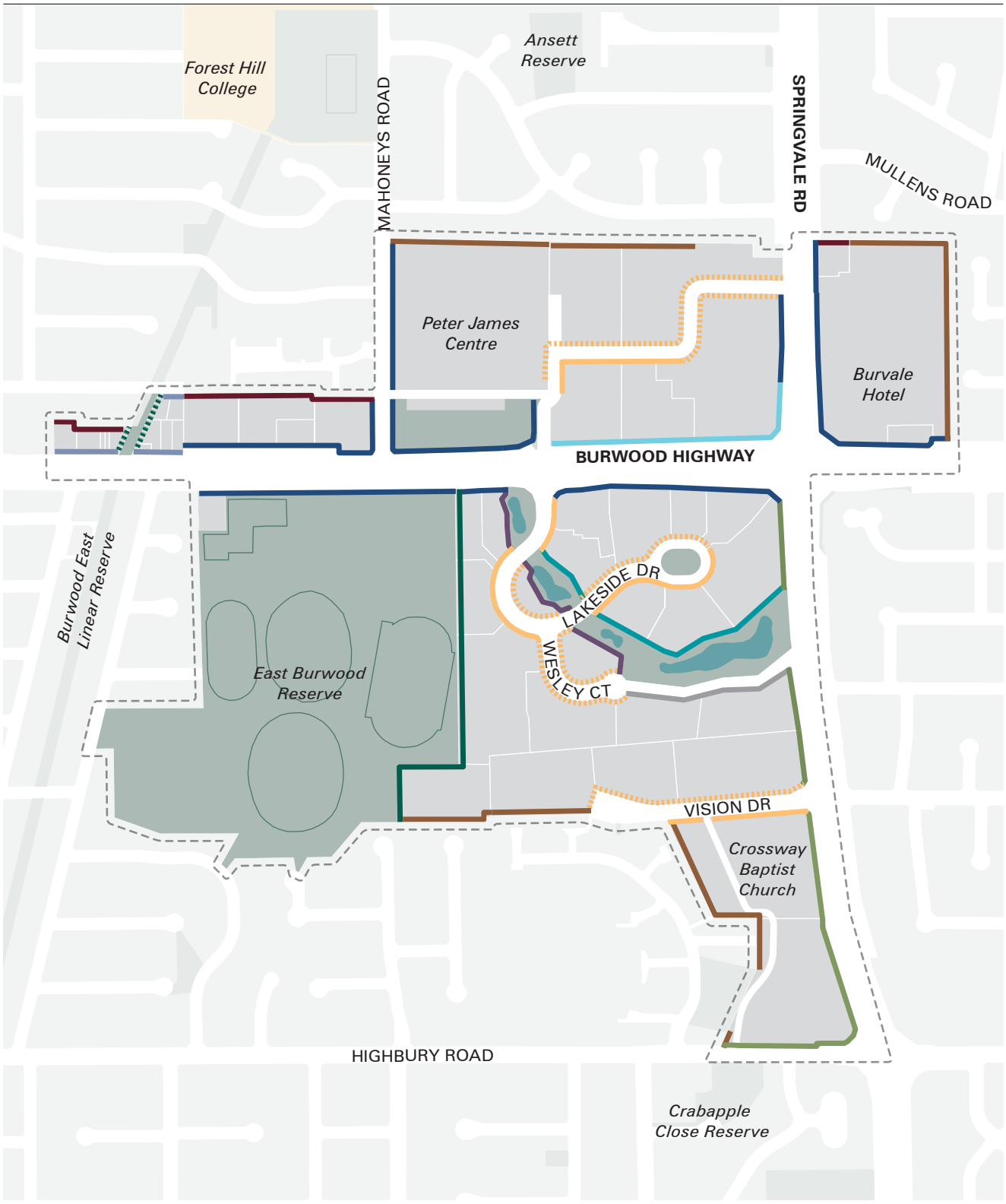
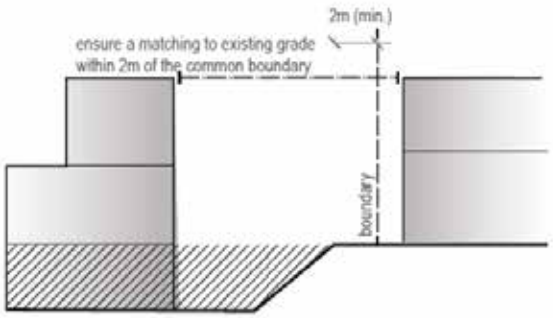


Figure 18 Key setbacks plan

Site layout
Topography and landscaping

Topography



Future development within Tally Ho should respond sensitively to local topography by minimising extensive regrading, cut and fill operations, and obtrusive retaining walls. Building forms and siting should harmonise with the existing landform character. However, strategic grading should be implemented between sites, within side and rear setbacks, and at key interface areas. This allows moderating abrupt level changes between properties while improving overall pedestrian connectivity throughout the centre.

Development should:

— Site buildings to respond to local topography while maximizing retention of existing vegetation and accessibility.

— On sloping sites, incorporate split-level designs that step along the natural grade to minimise cut and fill.

— Match finished grades within rear setbacks to existing elevations on adjoining properties within two metres of boundaries, where practicable.

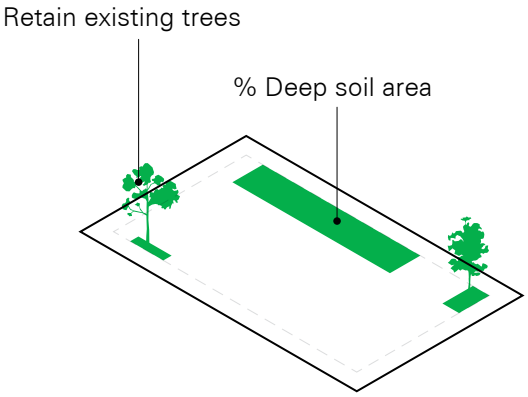
— Avoid or minimise use of high retaining walls.

— Align vehicular access and pedestrian paths to follow contours, avoiding significant excavation or high retaining walls where possible.

— Ensure basements are not exposed above ground at the street frontage and primary pedestrian entries.

— Consider natural drainage patterns and incorporate WSUD principles on sloping sites.

Landscaping and deep soil areas



Future development, including non-residential buildings, are required to meet the same landscape objectives outlined in **Clause 58.03-5 (Landscaping) of the Whitehorse Planning Scheme**. This includes requirements for canopy tree cover, deep soil areas, and overall landscaping design, construction, and long-term management. This will help preserve and enhance Tally Ho's landscape character, defined by a generous tree canopy, significant existing vegetation, and a sense of openness.

For the purposes of this Plan, canopy cover trees are defined as:

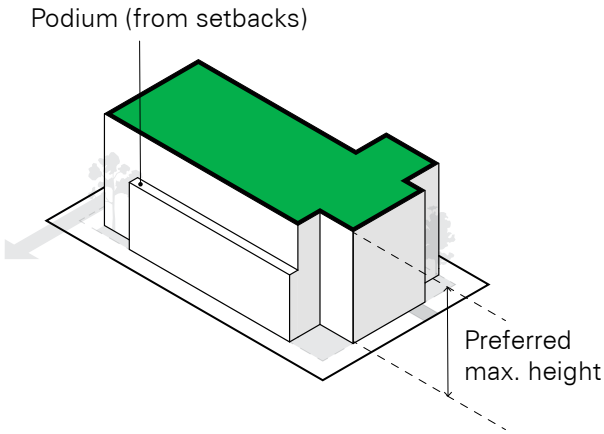
Tree Type	Size	Height
A	Small	6-8m
B	Medium	8-12m
C	Large	12m+

All development (including non-residential buildings) should:

— Meet the objectives and Standard D10 outlined in **Clause 58.03-5 "Landscaping objectives"** for all development, including canopy cover and deep soil requirements.

4.4 Building mass
Building height

Building height



Preferred maximum building heights across the activity centre are depicted in Figure 19. These have been tested according to shadow analysis while respecting the distinct topography of the centre. The heights safeguard the amenity of main pedestrian walks and open spaces and align with the preferred land uses envisioned for each precinct. At the peripheries of the centre, building heights transition down to 14 metres adjacent most residential areas to ensure an appropriate scale.

For the purposes of this Plan, the below minimum floor to floor heights apply:

Floor to floor height	Application
4m	ground level and level 1
3.5m	non-residential uses above level 1
3.2m	residential uses above level 1
3.2m	car parking structures above ground level

Building mass

Preferred maximum building heights

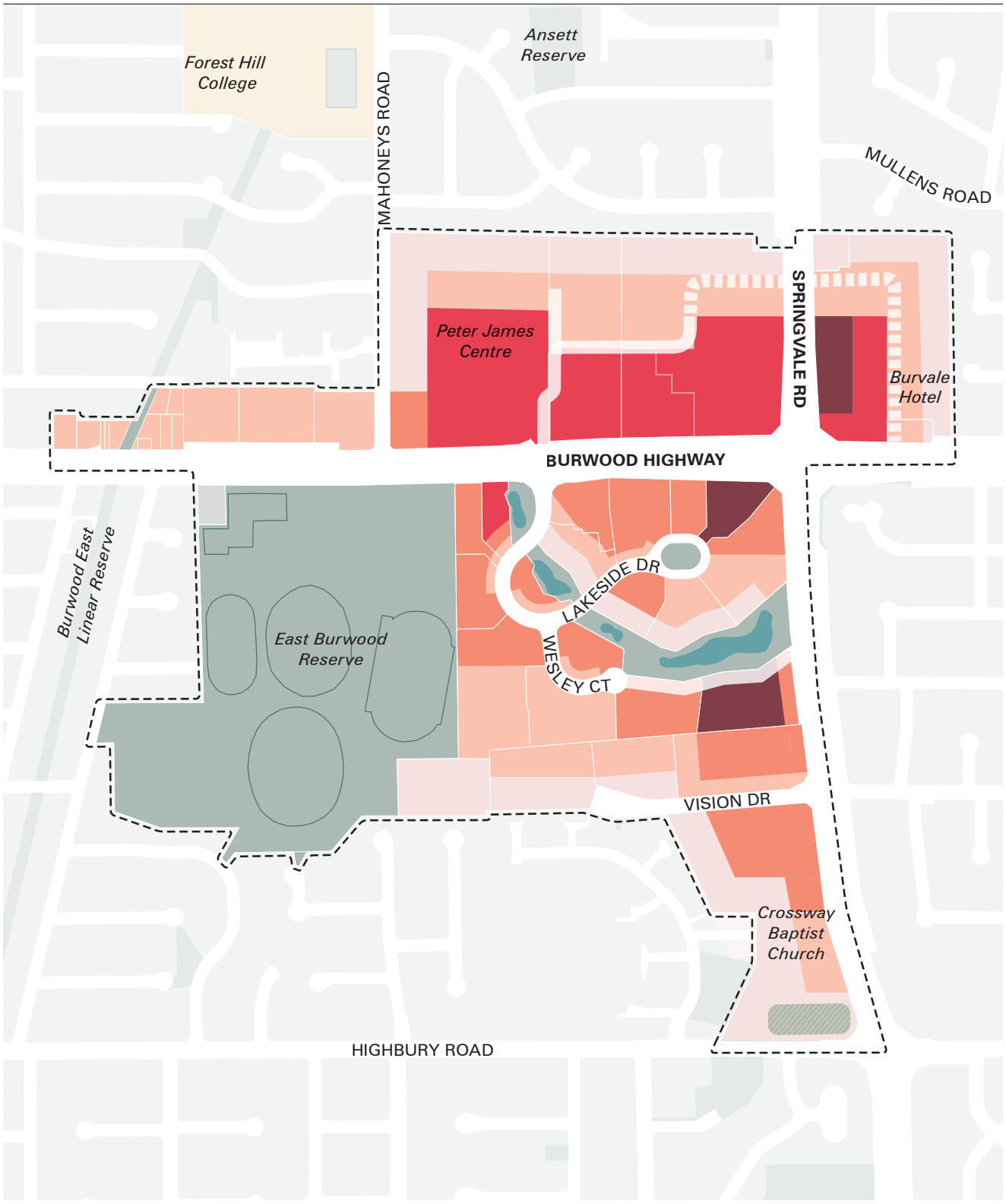


Figure 19 Preferred maximum building heights

Building mass
Building height and landform

Current building heights step down from the area's prevailing high point at 10-12 Wesley Court (former MYOB) site. Heights taper towards Highbury Road in the south and moderate near the elevated terrain to the north, responding to the rolling landform. Height limits have been set to align with defined overshadowing protection areas, including Tally Ho Lake, maintaining solar access to these areas. Heights are kept low around the lake's edges to prevent overshadowing of this ecologically valuable open space.

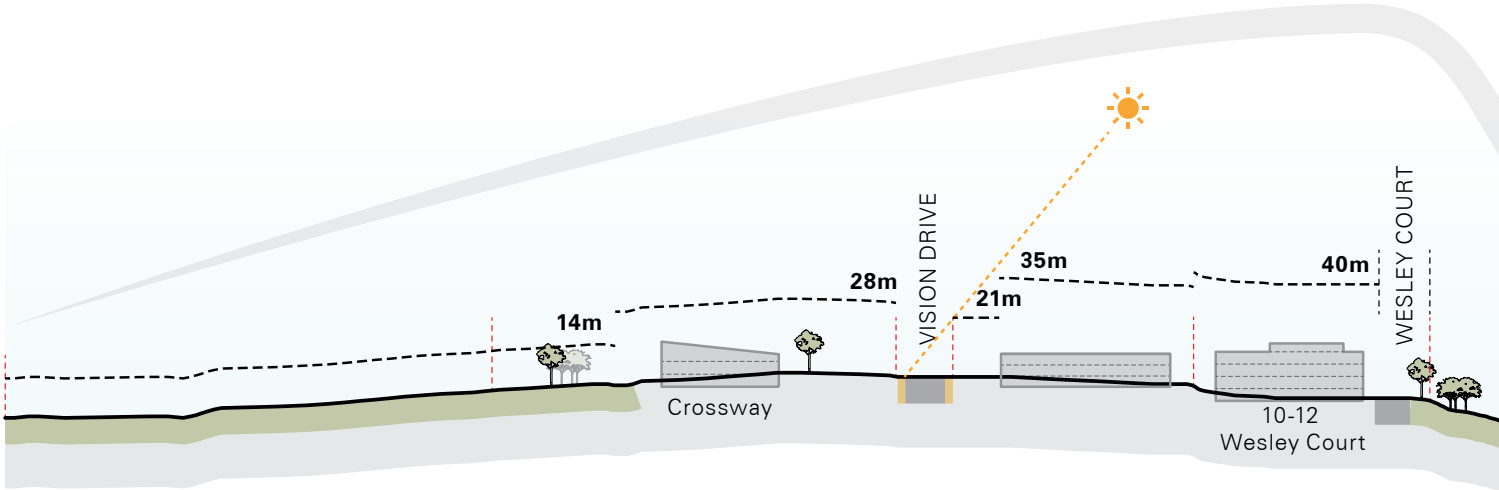
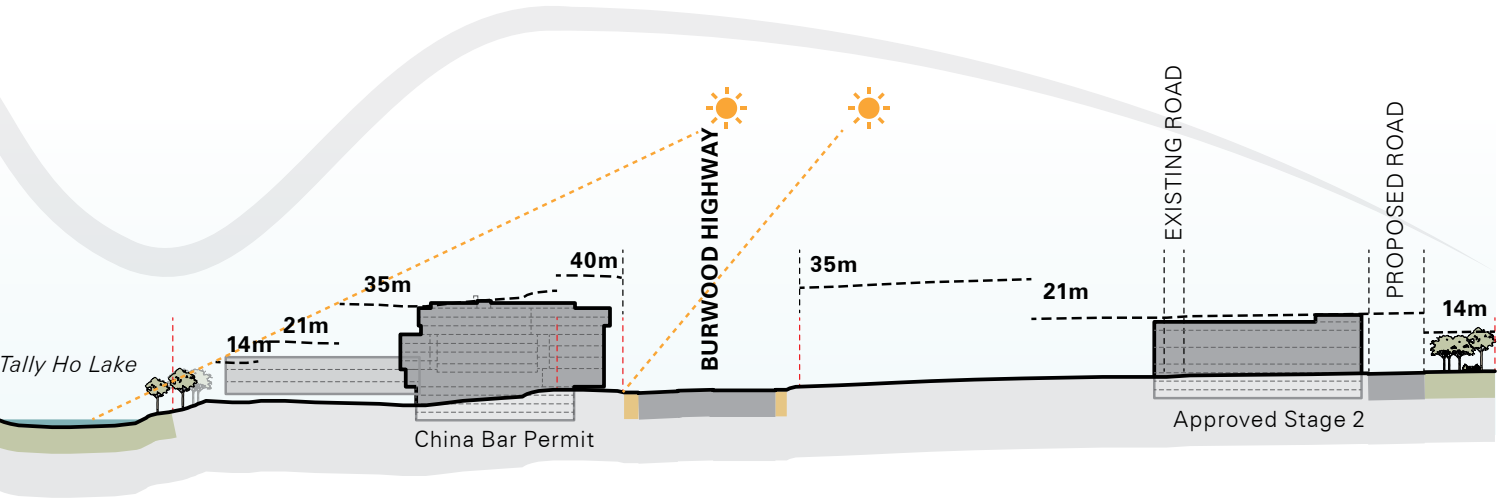
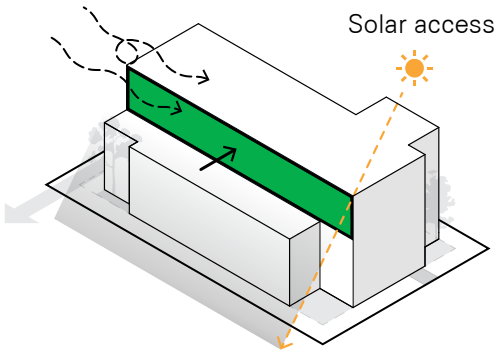


Figure 20 North south section demonstrating existing and proposed building heights (Springvale Road edge)



Overshadowing and wind impacts



The amenity of Tally Ho's pedestrian streets, existing and future plazas, open spaces and adjoining properties in the Neighbourhood Residential Zone and General Residential Zone will be safeguarded through defined overshadowing protection areas (see Table below) in addition to wind impacts requirements. These controls ensure regulated sunlight access is provided to these sensitive areas during specified hours and times of the year.

It is intended that proposed overshadowing controls be discretionary, except for key open spaces (Tally Ho Lake and East Burwood Reserve), which would be mandatory. Furthermore, all development projects, including non-residential buildings of 5 or more storeys, must conduct a wind impact assessment and demonstrate acceptable wind conditions in surrounding areas similar to requirements outlined in **Clause 58.04-4 'Wind impacts'** of the Whitehorse Planning Scheme. This ensures that the built form, design and layout of development does not generate unacceptable wind impacts within the site or on surrounding land.

Space	Hours	Date	Mandatory	Requirements
Pedestrian streets (footpaths of existing/ main pedestrian walks)	Between 11.00am and 2.00pm	22 September	No	Maintain sun access to the opposite footpath measured at least 3 metres from the property boundary between 11am and 2pm on 22 September
Plazas (future)	50 per cent of the space between 11.00am and 3.00pm	22 September	No	Provide sun access to at least 50 per cent of the future plaza space between 11am and 3pm on 22 September
Open space (Tally Ho lake and East Burwood Reserve)	Between 11.00am and 3.00pm	21 June	Yes	Tally Ho Lake: Ensure no additional overshadowing beyond shadow cast by existing developments between 11am and 3pm on 21 June
Neighbourhood Residential Zone properties	Between 11.00am and 3.00pm	21 June	No	No additional overshadowing
General Residential Zone properties	5 hours between 9.00am and 3.00pm	22 September	No	No additional overshadowing

Building mass
Overshadowing protection areas

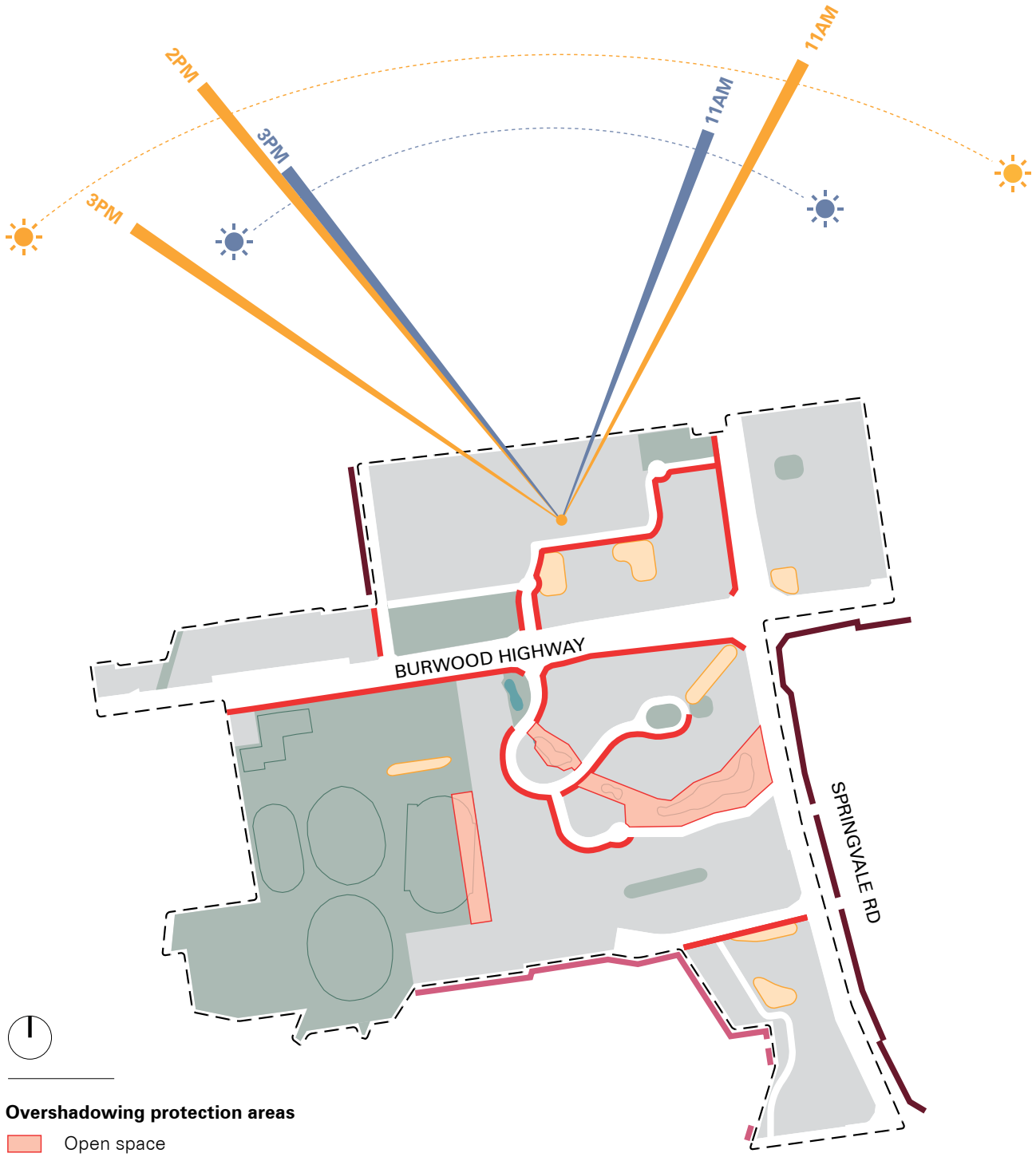
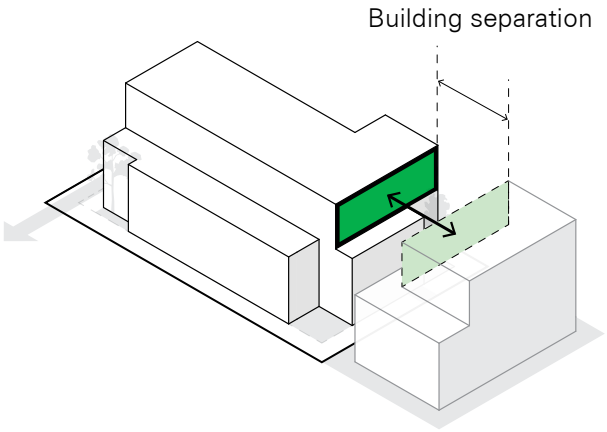


Figure 21 Overshadowing protection areas

Building mass

Building separation, articulation and vertical rhythm

Building separation within a site

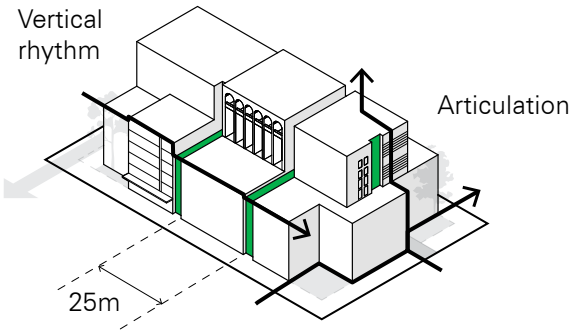


Buildings within a site should be separated by set distances depending on their use (residential, commercial etc.)

Interface type	Between habitable rooms/ balconies	Between habitable and non-habitable rooms	Between non-habitable rooms
Up to 21m	12m	9m	6m
Over 21m	18m	12m	9m

No building separation is required where building types incorporate party walls.

Articulation and vertical rhythm



Buildings should:

— Be designed to be expressed as a whole to provide visual interest from all publicly visible elevations.

— Avoid long expanses of blank walls and be detailed to provide visual interest.

— Contain articulations within 3 metres of the building interface and not exceed 50 percent of the articulation zone (refer to page 52).

Buildings with street frontages exceeding 25 metres should:

— Incorporate vertical articulation through varied parapet heights and deep rebates to provide modulation in the street façade.

— Align vertical breaks between each building section with key building elements, such as light wells, building entrances and urban greening.

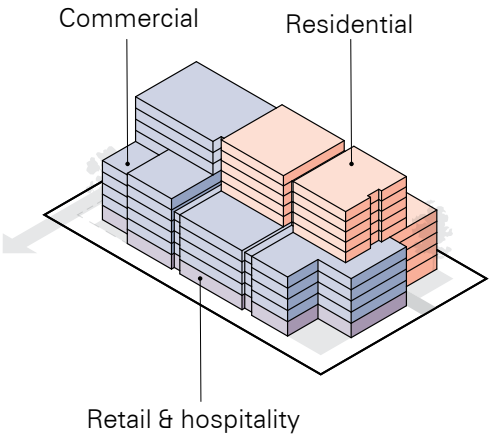
— Appear as several smaller buildings rather than one large building.

— Integrate urban greening elements such as green walls, vertical gardens, and planting within vertical breaks.

— Ensure each section is visually distinct to the adjacent section of the building.

4.5 Building program

Program



Future development in Tally Ho should be carefully designed and programmed for positive engagement with the public realm, and to maximise building adaptability and flexibility over time. **Building program** relates to the strategic positioning and internal configuration of spaces, services and car parking areas to shape the public realm interface. This is critical as the layout and uses within a building shape activation, safety, and quality of experience along streets and open spaces for pedestrians.

Activation and entries

Development should:

— Position active uses to address the public realm.
— Maximise the number of pedestrian building entries.
— Break up long expanses of frontage with building entries.
— Sleeve large floor plate tenancies with smaller tenancies at ground level fronting onto streets or pedestrian connections.

Commercial activity and building adaptability

Floor to floor heights should be a minimum of:

— 4 metres at ground level and level 1.
— 3.5 metres for non-residential uses.
— 3.2 metres for residential uses.
— 3.2 metres for car parking structures above ground level.

Building services

Development should:

— Minimise building services, including waste, loading, and parking access points along ground floor frontages.
— Integrate rooftop plant and services into the overall building, ensuring they are concealed from view at the street level.
— Be located away from streets and public spaces.
— Locate service cabinets internally with loading, waste, or parking areas where possible.

Car parking

Car parking should:

— Be located in a basement as a priority or secondarily, be located above ground and sleeved to streets with active uses.
— Be designed to facilitate future adaptation to support alternate uses in the short and long term.
— Include design features, such as electric vehicle charging points, which support more sustainable forms of private car usage.

4.6 Preferred land uses

Preferred land uses

The land use mix within the Tally Ho Activity Centre is a critical factor in shaping its amenity, functionality, and overall user experience. The preferred land use plan (Figure 22) guides the development towards a vibrant, sustainable, and economically prosperous future, fostering job creation and innovation, enhancing community amenity, and supporting diverse housing options. Land uses and their interconnections and synergies 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 (office and hospitality uses, for example) and ensure that those sensitive uses are in the appropriate location within the Centre. Providing a mix of uses vertically within buildings allows for a greater diversity of users, which adds to the vibrancy of an area. Within Tally Ho, certain precincts and locations, such as those on the boundary with residential interfaces, are more suited to specific uses, which have been reflected in the preferred land use plan. The plan demonstrates the preferred mix of uses within each precinct at a deeper level of detail. The following sections elaborate on specific land uses in Tally Ho.

Future employment space and housing demand
The structure plan's capacity supports the region's critical employment demands by accommodating 294,700 sqm of office floor space. It also enables the delivery of additional housing to contribute to the City of Whitehorse housing target, with 95,500 sqm of residential GFA (excluding specialist housing) delivering more than 1000 dwellings.

Residential use
Given Tally Ho's role as a regional hub, introducing diverse housing options close to jobs, services, and transport links would contribute to achieving housing targets that benefit the community. Within Tally Ho's network of precincts, residential uses have been identified, whether developed separately or as part of mix of uses developments. Through the network of precincts in Tally Ho, various residential uses have been identified, whether delivered separately or as part of mix of uses developments.

- **Market housing**: Conventional residential dwellings catering to a broad range of needs.
- **Short-term accommodation**: Hotels and serviced apartments serving visitors and temporary residents.
- **Specialist housing**: Umbrella term for housing meeting specific needs, including key worker housing, build-to-rent, disability and aged care facilities, and social and affordable housing provided by State Government and/or not-for-profit registered housing providers.

Chapter 3 provides further detail on the vision for residential land use in each precinct. It is important to note that the vision set out in each precinct is indicative of the ideal residential use and that these uses may need to align with relevant planning controls.

Mix of uses
Mix of uses developments, incorporating a combination of land uses such as retail, commercial, and residential, within the same location or building, are fundamental to the Tally Ho Structure Plan. This strategy promotes vibrancy, reduces reliance on private vehicles, and creates a more self-sufficient community.

Scenario testing has assumed mix of uses including hospitality/retail, office space, residential use and community use. Several sites in Precincts N1, N2 and S2 have been identified as suitable for this use. These sites have been identified to encourage the co-location of uses and create a vibrant community seven days a week.

Short-term accommodation, conferencing and events
Precinct N3 encourages the provision of short-term accommodation, conferencing, and event facilities, complemented by hospitality, education, and community uses.

The strategic location of Precinct N3, coupled with its accessibility to Precinct S2 via a new pedestrian link and existing public transport, makes it ideal for short-term accommodation such as hotels and serviced apartments, supporting its role as a conferencing and events hub. This model is well tested across our suburban, regional and central city activity centre areas. The existing use of Precinct S3 for essential services and faith-based activities can be integrated with specialist housing, facilitating a smooth transition to residential uses along its interface and supporting its mission.

Preferred land uses

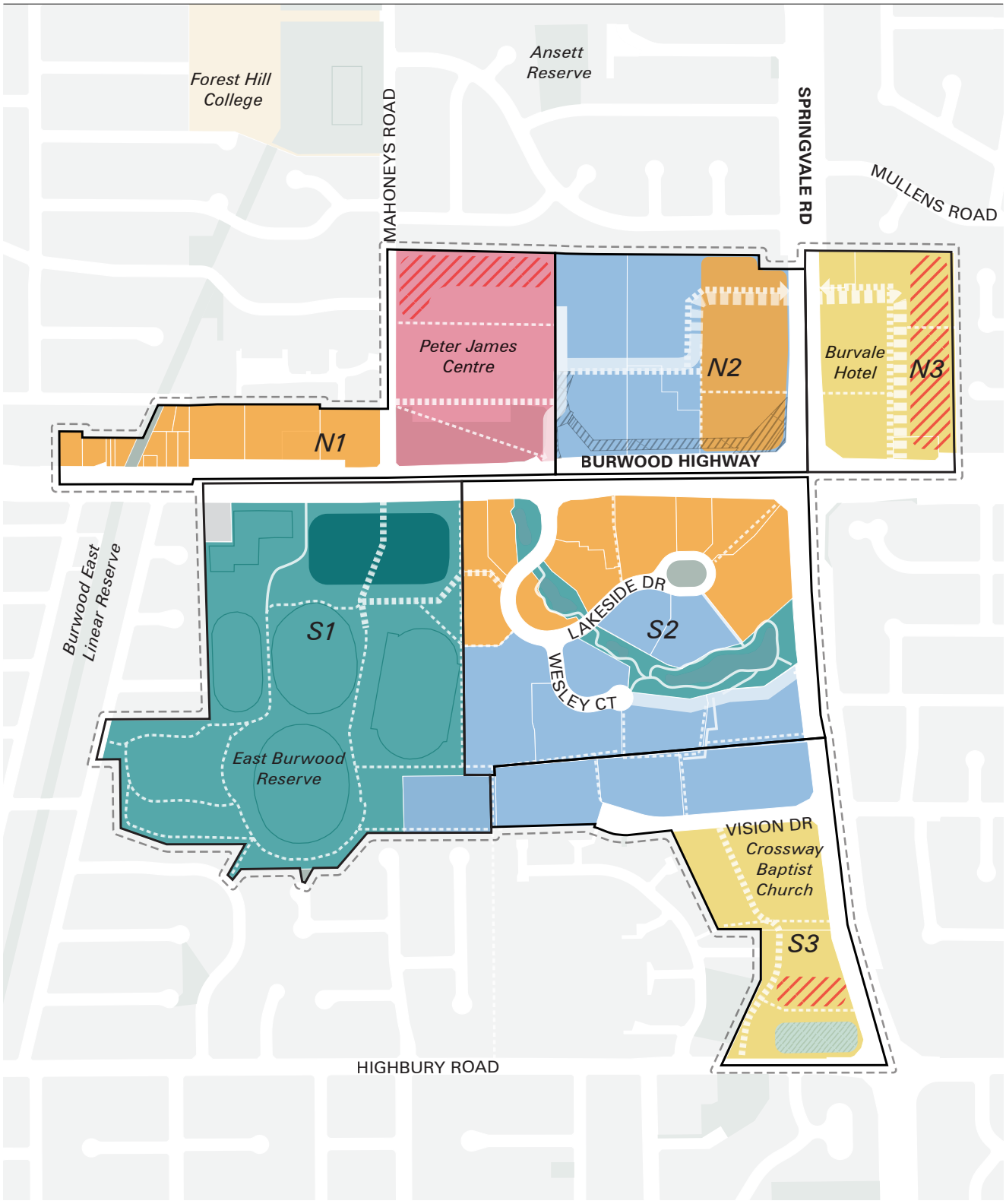


Figure 22 Preferred land uses

- Business, knowledge and innovation (office/education uses)
- Mix of uses (office/community/retail/ hospitality/residential uses)
- Health (including specialist housing)
- Residential (above ground)
- Sports and recreation
- Indoor recreation (including associated offices and facilities)
- Conferencing, events and short-term accommodation (community/education/hospitality/ specialist housing uses)
- Easements
- Existing roads and links
- Future roads and links

4.7 Movement
Pedestrian and cycling

Pedestrian and cycling

Pedestrian connectivity in the Tally Ho Activity Centre is primarily facilitated by footpaths along both sides of the roads and a few off-street paths. However, there are significant gaps and inadequacies, with certain pathways being too narrow for users with mobility devices or strollers. Addressing these gaps and narrow pathways, as well as enhancing the existing pedestrian network by adding footpaths within the centre and creating more external connections, will encourage active transport and enhance connectivity between current and future developments. Furthermore, there are notable cycling routes in and out of the Tally Ho Activity Centre that connect the centre to the regional cycling network. The plan shows provision for new and improved cycling connections to be considered for Tally Ho and surrounding areas.

Shared paths and pedestrian walks
Primary pedestrian walks have been identified to connect the precincts across the Tally Ho Activity Centre. These walks link key destinations, such as tram stops, the retail core, community facilities, and open spaces, improving the cohesiveness of Tally Ho and making it easier for residents and visitors to access the amenities and services they need. A key pedestrian link that is essential to deliver, as identified in this structure plan, is the east-west connection between East Burwood Reserve and Precinct S2. The following features should be considered:

— Expand footpaths to a minimum width of 2 metres for all new and upgraded pathways, 3 metres for shared pedestrian and bicycle paths, and 4 metres for primary pedestrian walks.
— Include street furniture such as seating, shade structures, and lighting along pedestrian and shared paths to enhance comfort and safety.
— Ensure appropriate management of pedestrians and cyclists on shared paths through clear markings, signage, and/or physical barriers where feasible.

Bicycle network
The plan identifies key cycling improvements that will help address the gaps and improve the connectivity of the centre. This includes dedicated bicycle lanes on Mahoneys Road, a shared path through East Burwood Reserve and along Vision Drive, and a connection through East Burwood Reserve linking Lakeside Drive and the Burwood East Linear Reserve.

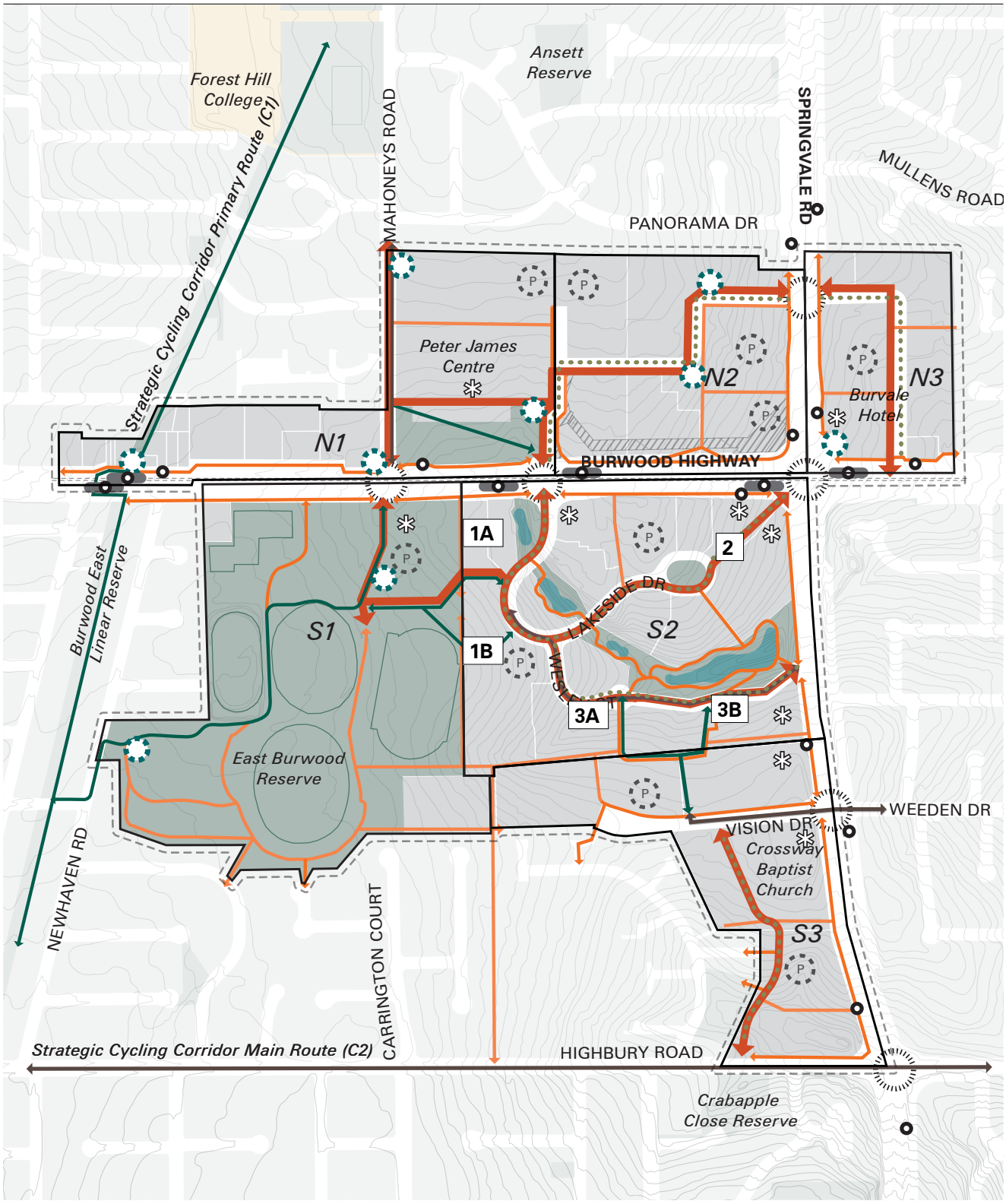
Bicycle facilities
Bolstering Tally Ho's cycling infrastructure is essential in improving connectivity across the centre. Figure 23 shows where convenient and accessible bicycle parking and bicycle-related facilities (such as a public bike pump and repair stations) are in each precinct. New developments can also provide end-of-trip facilities (non-residential) and bicycle parking/storage, prioritised at ground level and with separated/prioritised access.

Accessibility
Pedestrian safety is the primary purpose of footpaths, and future development of footpaths by the Council or through strategic sites must ensure access for people to move along footpaths. At a minimum, these developments should comply with the legal requirements of the *Commonwealth Disability Discrimination Act (1992).*

Blue-green network
Integral to the success of the Tally Ho Activity Centre are well-designed, connected open spaces and green streetscapes. These ensure that the landscape character of Tally Ho is further enhanced while also increasing the biodiversity, tree canopy, and sustainability of the centre. Blue-green streets provide more greenery and street canopy trees through landscape design elements and overshadowing protection areas and incorporate WSUD for stormwater catchment areas. These networks are introduced along main pedestrian walks and in areas that experience flooding.

Malop Street, Geelong

Movement
Pedestrian and cycling



Activity Centre boundary
Precinct boundary

Built form
Gateway
Easement

Public realm and open space
Tally Ho Lake

Movement
Main pedestrian walk
Pedestrian connection
Bike lane
Shared path
Strategic Cycling Corridor
Blue/green street

Bike facilities
Tram stop
Bus stop
Intersection
Precinct parking

Key links to deliver:

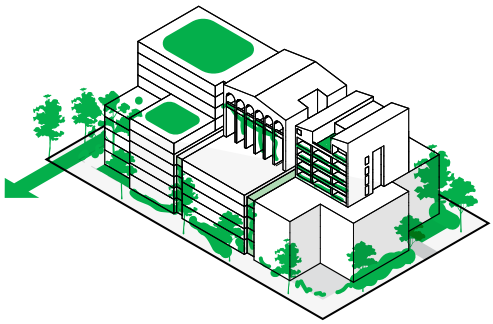
1 East Burwood Reserve link
2 Burwood Highway–Springvale Road plaza and link
3 Wesley Court–Vision Drive links

A B Options for location of the link

Figure 23 Proposed pedestrian and cycling movement

4.8 Design detail
Design guidelines

Urban greening and cooling



Buildings should:

— Achieve best practice in environmentally sustainable development as identified in the **Clause 15.01-2L of the Whitehorse Planning Scheme**.

— Provide canopy trees and landscaping within setbacks.

— Integrate green infrastructure elements such as green walls, vertical gardens, and planters within the building design (façades to still be designed to a high standard in case of failure/poor maintenance of these elements)

— Maximise opportunities for urban greening on rooftops and terraces.

— Select Indigenous and native species which provides habitat for native fauna.

Implementation

This section outlines the key actions list including a description of each action, timeframe and method of delivery, catalyst projects for Council and monitoring.

5

5.1 Implementation

This list of actions outlines the steps necessary to implement the Tally Ho Activity Centre Structure Plan. It explains Council's role in executing each action and expected timeframes for completion.

Deliver:

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

Partner:

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

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

— Funding sources may vary, including government grants and partnerships.

Advocate:

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

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

Timing:

Timeframes align with organisational schedules, such as the Capital Works Program:

— Short term: 0 – 5 years

— Medium term: 6 – 10 years

These timeframes serve as guidance and should be further defined during the development of an implementation program for each action.

Mechanisms:

Several complementary mechanisms facilitate Tally Ho Structure Plan implementation:

— Future planning scheme amendments

— The Council Plan and future strategies

— Council's Capital Works Program

— Investments and partnerships acting as catalysts

— External grants

5.2 List of Actions

Strategy	*Action*	*Description*	*Timeframe*	*Method*
Objective 1: To develop Tally Ho as a contemporary employment hub and technology and innovation precinct				
Land use, employment and housing	A1	Prepare a planning scheme amendment for the Structure Plan that applies standard Victoria Planning Provisions (VPP) zoning with a Built Form Overlay (BFO) to: — Introduce precincts, diversify the land use mix and support employment uses across the activity centre — Support retail and hospitality uses at the ground level of new developments in key locations, particularly to main pedestrian walks and public spaces within Precincts N2 and S2 (see figures 11 and 14) — Support the provision of housing in designated precincts along the Burwood Highway and in strategic locations (see figure 22) — Support the delivery of affordable housing in designated locations in the centre — Revise building heights to support intensification of employment in preferred locations	Short	Deliver
	A4	Monitor the amount of new employment floorspace against projections	Medium	Deliver
	A10	Engage with other potential landowners to attract investment in the activity centre e.g. universities	Short	Partner
Objective 2: To strengthen Tally Ho as a focus for health, wellbeing and allied health services				
Land use, employment and housing	A6	Engage with Eastern Health to support the renewal of its landholdings for community benefit and the growth of health and allied health services	Medium	Partner
Objective 3: To support future retail, services and hospitality growth within the activity centre for the local community and workers				
Land use, employment and housing	A1	See detail under Objective 1	Short	Deliver
	A1	See detail under Objective 1	Short	Deliver
	A8	Engage with landowners of the Crossway Baptist Church to encourage development of its landholdings for community related uses	Short	Partner
Objective 4: To facilitate the delivery of housing (including short-term accommodation, key worker and affordable housing) in designated locations within the activity centre				
Land use, employment and housing	A1	See detail under Objective 1	Short	Deliver
	A1	See detail under Objective 1	Short	Deliver
	A2	Consider the introduction of Floor Area Ratio (FAR) controls to determine development potential under the proposed structure plan controls	Short	Deliver
	A3	Monitor the number of dwellings (by type e.g. build to rent, social housing) and non-residential floorspace (by type) against projections for the activity centre	Medium	Deliver
	A7	Engage with landowners of the Burvale Hotel to deliver mix of uses renewal for conferencing and events supported by short-term accommodation and medium/higher-density housing	Medium	Partner
	A9	Engage with affordable housing providers to deliver affordable housing in designated locations in the activity centre	Short	Partner
Objective 5: To integrate the East Burwood Reserve and support its role as a regional open space				
Land use, employment and housing	A5	Upgrade East Burwood Reserve in line with the East Burwood Reserve Masterplan 2023, with a new multi-purpose community recreation facility and new pedestrian/bike connections into Precincts S2 and S3, and provide a high-quality interface to Precinct S2 (see figure 13)	Medium	Deliver

Strategy	*Action*	*Description*	*Timeframe*	*Method*
Objective 1: To transition Tally Ho from a car-based precinct to a walkable activity centre				
Movement and parking	A11	Upgrade pedestrian infrastructure to increase accessibility with material upgrades, tactile indicators and kerb ramps	Short	Deliver
	A11	Upgrade pedestrian infrastructure to provide street furniture (water fountains, seating and lighting) that supports walking along main pedestrian walks	Short	Deliver
	A18	Advocate to DTP to signalise Mahoneys Road / Burwood Highway	Short	Advocate
	A18	Advocate to DTP to signalise Vision Drive / Weeden Drive / Springvale Road	Short	Advocate
	A18	Advocate to DTP to increase accessibility with material upgrades, tactile indicators (including light changing at traffic lights), and kerb ramps	Short	Advocate
Objective 2: To encourage the consolidation of car parking into accessible, central nodes				
Movement and parking	A1	Prepare a planning scheme amendment for the Structure Plan that applies standard Victoria Planning Provisions (VPP) zoning with a Built Form Overlay (BFO) to: — Identify a pedestrian and cycle network including locations where new links should be provided — Identify preferred locations for consolidated and shared car parking facilities — Require new development to provide end-of-trip facilities (non-residential) and bicycle parking/storage, prioritised at ground level and with separated/prioritised access — Require new development to locate vehicular access and parking away from main pedestrian walks and within basement levels, or at lower levels and sleeved with active uses, where practicable	Short	Deliver
	A13	Upgrade green travel infrastructure to provide priority parking spaces for car share programs	Medium	Deliver
	A14	Investigate the introduction of a Parking Overlay and/or a Cash In Lieu of parking scheme to help fund identified shared car parking sites	Medium	Deliver
	A19	Advocate to landowners to upgrade green travel infrastructure to provide priority parking spaces for car share programs	Short	Advocate
Objective 3: To provide legible and connected and high-amenity, pedestrian-friendly streets that promote activity and social interaction				
Movement and parking	A1	See detail under Objective 2	Short	Deliver
	A11	Upgrade pedestrian infrastructure to complete missing links in the pedestrian network (see Figures 17 and 23), provide clear lines of sight and apply universal design principles	Short	Deliver
	A11	Upgrade pedestrian infrastructure to widen footpaths, with a minimum width of 2m for all new and upgraded footpaths, 3m for any shared pedestrian and bicycle paths and 4m for main pedestrian walks	Medium	Deliver
	A11	Upgrade pedestrian infrastructure to prioritise pedestrian movements along main pedestrian walks through raised crossings when intersecting with roads and a narrowing of road reserves with more space dedicated to pedestrian footpaths	Medium	Deliver
	A15	Develop and implement a wayfinding strategy to promote walking, cycling and the use of shared parking facilities	Medium	Deliver

Strategy	*Action*	*Description*	*Timeframe*	*Method*
	A16	Consider the introduction of FAR controls to facilitate the delivery of shared-use facilities and pedestrian and cycling links within new developments	Short	Deliver
	A17	Partner with landowners to facilitate delivery of new and improved pedestrian and cycling connections (particularly through Precinct S2) and precinct car parking	Medium	Partner
	A18	Advocate to DTP to reduce the speed limit on Burwood Highway through the activity centre from 80km/hr to 60km/hr and on Springvale Road through the activity centre from 80km/hr to 60km/hr as well as synchronisation of pedestrian crossings	Short	Advocate
	A18	Advocate to DTP to complete missing links in the pedestrian network	Short	Advocate
	A18	Advocate to DTP to prioritise pedestrian movements along main pedestrian walks through raised crossings when intersecting with roads and a narrowing of road reserves with more space dedicated to pedestrian footpaths	Short	Advocate
Objective 4: To increase the use of public transport to access the activity centre regionally				
Movement and parking	A18	Advocate to DTP to upgrade tram and bus facilities including shelters, seating, lighting, improved accessibility and powered information displays for public transport	Short	Advocate
	A18	Advocate to DTP to increase the frequency of bus and tram services connecting the activity centre to the wider region	Medium	Advocate
Objective 5: To increase walking and cycling to and within the activity centre				
Movement and parking	A1	See detail under Objective 2	Short	Deliver
	A11	Upgrade pedestrian infrastructure to provide new and upgraded links to Tally Ho Lake and other open spaces	Medium	Deliver
	A12	Upgrade cycling infrastructure to provide dedicated bike lanes on Mahoneys Road	Medium	Deliver
	A12	Upgrade cycling infrastructure to provide new shared path through East Burwood Reserve and along Vision Drive to connect to Weeden Drive	Medium	Deliver
	A12	Upgrade cycling infrastructure to increase the safety of Burwood East Linear Reserve (Pipetrack) shared path through improved lighting and wayfinding and path treatment	Short	Deliver
	A12	Upgrade cycling infrastructure to provide convenient and accessible bicycle parking and bicycle related facilities (such as a public bike pump and repair stations) in each precinct	Short	Deliver
	A13	Upgrade green travel infrastructure to provide public charging stations within each precinct for electric cars, bikes and scooters	Medium	Deliver
	A19	Advocate to landowners to upgrade green travel infrastructure to provide public charging stations within each precinct for electric cars, bikes and scooters	Short	Advocate

Strategy	*Action*	*Description*	*Timeframe*	*Method*
Objective 1: To revitalise the built form of Tally Ho from a traditional suburban business park to a contemporary regional employment hub in a landscape setting				
Built form and design quality	A1	Prepare a planning scheme amendment for the Structure Plan that applies standard Victoria Planning Provisions (VPP) zoning with a Built Form Overlay (BFO) to: — Revise building heights to allow for an increase in development whilst not overshadowing key public spaces — Revise front, rear and side setbacks and introduce site coverage provisions to increase and retain landscape buffers between buildings — Introduce articulation zones for buildings in key locations — Identify interfaces of the activity centre where active frontages and passive surveillance need to be located (e.g. balconies, windows, entries, hospitality/retail tenancies etc.) — Introduce minimum controls for deep soil planting tied to lot size — Encourage built form to be designed as a whole in relation to neighbouring context/topography and to minimise overshadowing — Require minimum floor to floor heights of 4m for the first two storeys of all buildings to allow flexibility in use — Require landowners to consider wind and solar impacts of proposals on occupier/pedestrian comfort and safety — Require compliance with specific minimum Environmentally Sustainable Development (ESD) and Integrated Water Management (IWM) requirements	Short	Deliver
Objective 2: To build a recognisable identity for Tally Ho that combines landscape, place and culture with high quality built form				
Built form and design quality	A1	See detail under Objective 1	Short	Deliver
	A20	Consider the introduction of FAR controls to encourage landowners to provide communal open space in Precinct N2 and S2	Short	Deliver
Objective 3: To promote enhanced sustainability of built form across the activity centre				
Built form and design quality	A1	See detail under Objective 1	Short	Deliver
Objective 4: To increase the density of development to activate the centre and make it more affordable, walkable and diverse				
Built form and design quality	A1	See detail under Objective 1	Short	Deliver

Strategy	*Action*	*Description*	*Timeframe*	*Method*
Objective 1: To improve the place experience, inclusivity and accessibility of the public realm and open spaces				
Public realm, open space, sustainability and community infrastructure	A1	Prepare a planning scheme amendment for the Structure Plan that applies standard Victoria Planning Provisions (VPP) zoning with a Built Form Overlay (BFO) to — Revise building heights whilst maintaining solar access to plazas, open spaces and main pedestrian walks — Require the retention and enhancement of landscape buffers between the activity centre and existing residential areas — Introduce blue / green streets along main pedestrian walks and in areas that experience flooding — Require an increase in tree canopy within private land to reach a minimum 30% coverage (as per Whitehorse Urban Forest Strategy) — Identify interfaces of the activity centre that abut key public realm spaces such as Tally Ho Lake and East Burwood Reserve and define their contributing elements	Short	Deliver
	A24	Develop the streetscape of Lakeside Drive to set the standard of the desired public realm outcomes of the activity centre	Short	Deliver
	A25	Collaborate with Traditional Owners to design a walking story path in Precinct S2 that will acknowledge Aboriginal history and culture through storyboards and signage depicting their stories	Short	Deliver
	A28	Include budgeting for Tally Ho public realm upgrades in future Development Contribution Plan (DCP) review	Short	Deliver
Objective 2: To increase the number and diversity of well-connected public and open spaces across				
Public realm, open space, sustainability and community infrastructure	A22	Consider floodways in the design of new pedestrian, bike and shared paths, plazas and open spaces and incorporate WSUD	Short	Deliver
	A21	Consider the introduction of Floor Area Ratio (FAR) controls to encourage landowners to provide pedestrian links, plazas and open spaces (see Figure 17)	Short	Deliver
	A29	Partner with landowners to facilitate delivery of new plazas and open spaces that consider informal play in gap areas and increased planting within/adjacent to the public realm	Medium	Partner
Objective 3: To provide community infrastructure to cater to the needs of current and future populations				
Public realm, open space, sustainability and community infrastructure	A5	Upgrade East Burwood Reserve in line with the East Burwood Reserve Masterplan 2023, with a new multi-purpose community recreation facility and new pedestrian/bike connections into Precincts S2 and S3, and provide a high-quality interface to Precinct S2	Medium	Deliver
	A26	Design spaces for informal play within streetscape upgrades	Short	Deliver

Strategy	*Action*	*Description*	*Timeframe*	*Method*
Objective 4: To increase biodiversity, tree canopy coverage and sustainability				
Public realm, open space, sustainability and community infrastructure	A1	See detail under Objective 1	Short	Deliver
	A23	Require landowners within Precincts S2 and S3 to undertake flood studies to consider flood path impacts on proposals (e.g. basement entry location)	Short	Deliver
	A27	Develop landscape guidelines for the activity centre	Medium	Deliver
	A31	Partner with landowners to develop a Waste Strategy for the activity centre that looks at the consolidation of services in easy to access, discrete locations within each precinct	Medium	Partner
	A32	Partner with landowners to develop a Drainage Strategy for the activity centre that looks at WSUD, water retention and management to address flooding impacts	Medium	Partner
Objective 5: To promote economic and social vitality within the activity centre by making it a place to live, work and play across the day and night				
Public realm, open space, sustainability and community infrastructure	A30	Engage with landowners, business, tenants, residents, sporting groups, service providers, and the State Government to develop a Place Management Strategy for the activity centre	Medium	Partner

Quick win projects for Council:

— Introduction of dedicated bike lanes on Mahoneys Road along with footpath widening/accessibility upgrades
— Footpath widening/accessibility upgrades in Vision Drive
— Introduction of bicycle parking and repair/pump stations within each precinct
— Introduction of an electric car/bike/scooter charging station with priority parking within the Precinct S2 (creative business core precinct)
— Increasing planting that contributes to canopy coverage within Council land
— Introduction of way finding signage along key movement corridors that provides direction/distance to open spaces

Catalyst projects for Council:

— Upgrades to Wesley Court/Lakeside Drive to incorporate WSUD, increase canopy coverage, increase the size and quality of the public realm/footpaths alongside narrowing of road carriageways/parking consolidation and provision of seating, lighting, water fountains etc.
— Development of new, multi-purpose community recreation facility to a high quality with precinct parking within the East Burwood Reserve along with provision of plaza space and interface upgrades to Precinct S2 (creative business core precinct) and Burwood Highway
— Determine method of providing key links into the East Burwood Reserve, core plaza spaces and precinct parking (through either development approval processes, agreements, FAR controls, land purchase, or partnerships)
— Introduction of a bicycle connection (shared path or bike lane) on Vision Drive
— Deliver new pedestrian and shared links between Precincts S2 and S3

5.3 Monitoring and review

All actions outlined in this plan will be regularly monitored by Whitehorse City Council against timeframes and desired outcomes of strategies. It should be noted that many of these actions are also supported and monitored through multiple Council strategies and processes.

Whitehorse City Council will prepare regular progress reports on the implementation of the Tally Ho Activity Centre Structure Plan. This will ensure an appropriate application and allocation of resources required to achieve the vision, objectives and actions put forward in this Plan. As a direct outcome of this process, the implementation plan will be reviewed and updated to ensure up-to-date planning and reporting to ensure the Plan is achieving its vision.

A review of this Structure Plan will be undertaken every five years to ensure it remains relevant and consistent with state and local planning policy.

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 and are designed in a way to support this interaction.
Activity centre	Activity centres are areas of focus for housing, commercial, retailing, community, employment, transport, leisure, open space and entertainment. They are places where people shop, work, meet, relax and live. They are typically well-connected by public transport, ranging in scale and intensity from local neighbourhood shopping strips to large regional malls and traditional university campuses.
Affordable housing	Affordable housing provides housing for households on very low to moderate incomes. The housing is quality, fit for purpose and priced at a level which is affordable relative to the income of its occupants. Affordable housing is owned and operated by state governments and not-for-profit registered housing providers. Housing is designed or adapted to meet the specific needs of individuals or groups who face barriers in accessing or retaining housing in the mainstream market. This includes, but is not limited to, housing for: • People with disabilities • Older adults • People experiencing or at risk of homelessness • Young people exiting care • People with mental health needs • Women and children escaping family violence
Amenity	The desirable or useful elements of a building or neighbourhood, which contribute to liveability and wellbeing. May include access to services and well-designed public spaces.
Articulation zone	Articulation zones help to break up the mass of a building, create visual interest, and enhance the overall aesthetic and functional integration of the structure within its context.
Building program	The functional layout within a building, including the intended specific uses for each space.
Built form	The function, shape and configuration of buildings, such as their height and site coverage, relating to their three dimensional form.
Blue/green Street	Infrastructure within a street that contributes to nature positive urban settings, focused on restoring and regenerating rather than declining natural capital. They can help to mitigate the impacts of flooding and stormwater runoff by using natural systems such as wetlands and permeable pavements.
Environmentally Sustainable Development (ESD)	An approach to minimise the environmental impact of buildings and infrastructure through sustainable practices, such as energy efficiency, use of renewable resources and reducing waste.
Floor Area Ratio (FAR)	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 within the lot.
Fine grain	An urban environment with relatively narrow street frontages, a mix of uses and closely spaced streets, to foster diverse activities and walkability.
Green cover	Areas covered by living vegetation such as trees, shrubs, lawns, gardens, green roofs, living walls, bioswales and rain gardens, rather than hard, impervious surfaces like concrete or asphalt.
Green infrastructure	Infrastructure that incorporates natural and built features that enhances environmental quality and resilience, this includes green cover, stormwater and rainwater management systems, permeable surfaces, waterways, and wetlands.
Hardscape	Landscape elements other than green cover, this includes paved areas such as footpaths, plazas and roads.
Key worker	Key workers are generally defined as people who provide an essential service to the community. They play a critical role in keeping our economy functioning and our services operating. They are unable to work from home and often work outside of traditional business hours. Some examples of key worker occupations are cleaners, childcare workers, chefs, retail workers, early career teaching and nursing staff, and care industry staff.
Key worker housing	Affordable rental housing that is appropriate for people who work within the City of Whitehorse, who are required to be physically present to perform their work, and whose household earns very low, low or moderate incomes. The housing must be owned, or managed, or allocated and monitored by a Registered Housing Agency or registered charity to the satisfaction of Council.
Integrated Waste Management (IWM)	A comprehensive approach to managing waste in an environmentally responsible manner.
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.
Mix of uses	A mixture of different land uses such as retail, commercial and residential in the same location or building.
Permeable surfaces	Permeable surfaces are soils, paving or other ground surfaces that allow rainwater and oxygen to penetrate into the soil below.
Setback	The minimum distance from any allotment boundary to a building.
Shared path	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.
Shared use	Describes the sharing of infrastructure or facilities between different user groups, often suggested for groups with alternative peak usage times in an attempt to minimise space requirements and under utilised facilities.
Site coverage	Site coverage refers to the extent of area of a site occupied by a building and does not include impervious surfaces such as at-grade car parking, access, or loading zones, which typically occupy a large proportion of the land.

Sleeving/ Sleeved	Comprises the positioning of active building uses between inactive buildings (such as those housing infrastructure, car parking or services) and the public realm to achieve good public realm presentation, interaction, amenity and perceptions of safety.
Softscape	Softscape refers to the elements of a landscape such as plants, trees, shrubs, grass, and other vegetation. Softscape contrasts with hardscape, which includes non-living elements such as paving.
Specialist housing	As used in this Structure Plan, specialist housing is an umbrella term for housing meeting specific needs, including key worker housing, build-to-rent, disability and aged care facilities, and social and affordable housing provided by State Government and/or not-for-profit registered housing providers.
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.
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 (WSUD)	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.
Way finding	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.

APPENDIX

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Prepared by MGS Architects
8 October 2025

Tally Ho Activity Centre Structure Plan

Floor Area Ratio Testing and Floor Space Update

MGS Architects

WHITEHORSE CITY COUNCIL

Contents

1.1	What are Floor Area Ratios?	4
1.2	When and how to use FARs?	4
1.3	Process overview, assumptions and exclusions	5
1.4	Site selection (Assumptions)	6
1.5	FAR and Total Floor Space	8
1.6	Proposed Floor Area Ratio	9
1.7	FAR and Total Floor Space Summary	10

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Document
Tally Ho Structure Plan
Floor Area Ratio Testing and Floor Space Update
October 2025

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.

1.1 What are Floor Area Ratios?

Floor Area Ratio (FAR) controls are a development control tool that regulates the relationship between a site's land area and the total floor space that can be built on it. FARs specify a clear and measurable limit (or range) on development potential, expressed as a ratio (e.g., an FAR of 4:1 allows four square metres of building floor area for every one square metre of site area).

By establishing this limit in advance, FAR controls serve several important functions:

— **Land price stabilisation:** Without a clear yield control, development sites can be traded speculatively based on the potential floor space a developer might negotiate through the planning process. This often inflates land prices and creates pressure for schemes focused on maximising yield rather than promoting broader urban outcomes. FAR provides greater certainty about development potential, helping to curb speculation and stabilise land values.

— **Focus on design quality:** When yield potential is defined through FAR, planning discussions can shift from negotiations about "how much can be built" to how it is built, emphasising design quality, contributions to the public realm, and interaction with sensitive areas. This enables more aligned conversations among councils, communities, and developers on design excellence and place outcomes.

— **Flexibility in built form:** FAR does not strictly specify height or massing. Developers and architects can design buildings in various ways, whether as taller, slender forms or shorter, more expansive shapes, as long as the total floor area stays within the FAR. This method encourages innovation and allows adaptation to site conditions while still allowing for sufficient development.

1.2 When and how to use FARs?

FAR controls are most effective when integrated into a strategic planning framework rather than used as a standalone tool. Experiences in Melbourne and Sydney demonstrate that FAR performs optimally under specific conditions and intentions.

1 **Strategic growth precincts:** FAR is most suitable for areas undergoing intensification or renewal where there is a clear link between desired built form outcomes and infrastructure investment.

2 **Clear public benefit objectives:** FAR offers a measurable development "cap" that can be combined with uplift mechanisms (e.g., additional development in exchange for open space, affordable housing, or cultural facilities).

3 **Sites requiring greater flexibility:** FAR determines the scale of development while allowing for diverse design solutions. This makes it useful in contexts that have a range of constraints affecting sites differently, where the urban design intention is to foster diversity and innovation in architecture.

4 **Sites with clear design objectives and controls:** FARs are most effective when paired with clear height limits, setbacks, and design guidelines. As it is not a design tool, by itself it could lead to unintended results (e.g., bulky low-rise forms reducing landscape quality or excessively tall towers overshadowing open spaces).

1.3 Process overview, assumptions and exclusions

The purpose of site testing is to ensure that the Floor Area Ratio (FAR) controls are realistic, equitable, and deliverable. By modelling potential development outcomes on representative sites, the testing process demonstrates how different FAR settings perform against key planning objectives, such as open space provision, interface guidelines, and overshadowing protection.

The testing process starts by modelling the maximum potential development envelopes under the proposed structure plan controls to determine the maximum Gross Floor Area (GFA) for each site. Building on this baseline, we use benchmark assumptions to account for design quality, aligning with the structure plan objectives to identify the point where yield is suitable for the scale of the precinct. Design discussions will then focus on enhancing design quality and achieving the precinct's vision.

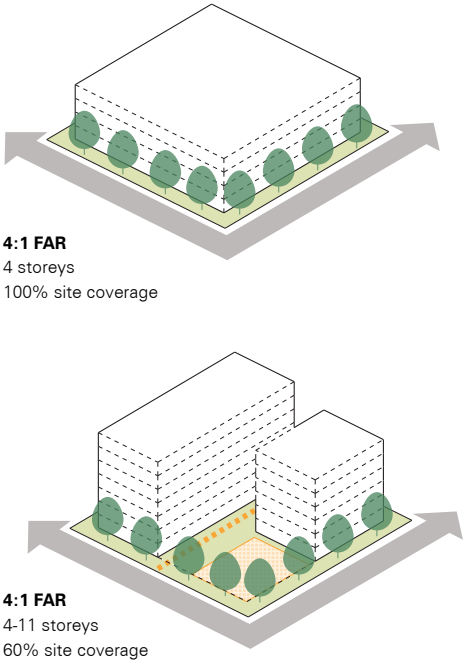

Figure 1 An example diagram of floor area ratios (FARs) showing two different storey buildings. (Adapted from VPA, 2021)

1 Screen and classify candidate testing sites	2 Benchmark initial FAR band	3 Model envelopes and test yields	4 Evaluate results and set recommendations
Assess potential sites Site classification and selection	**Define development expectations** FAR and space assumptions	**3D testing (Yield and FAR)** Test contributions and FAR controls	**Assess outcomes and implications** Potential for FAR delivered open space contributions
Exclude sites that are too large (masterplanning), subdivided (west of Mahoney Street), and requiring flexibility in land uses (below Vision Drive)	Identify built or in-pipeline preferred land use and height comparable developments aligned to site characteristics (lot size, proximity to a creek or other sensitive edges), preferred land use, and site coverage.	Build 3D envelopes from the structure plan controls (heights, setbacks, massing breaks).	Assess quality of outcomes (fit to character, overshadowing, open-space delivery, ground-level interface, etc.), feasibility (efficiency, parking, viability), and governance clarity (interaction with other controls).
Map and tabulate remaining sites key attributes: lot area, site coverage assumptions, interfaces with sensitive areas (e.g., overshadowing controls), expected open-space contributions, preferred use(s), and maximum heights.	Use benchmarking to set a preliminary FAR range to test in selected sites, and establish assumptions and expected open-space contributions and other obligations.	Potential development testing applying consistent assumptions by use type: floorplate sizes, floor-to-floor heights, parking approach (e.g., basement/at-grade), site coverage, and typical allowances for services and communal areas.	Recommend options for FAR/FAU settings and any site-specific refinements. Note any conditions where FAR is not the right tool and alternative controls or where variations are preferable.
Shortlist sites that capture the full range of constraints and conditions to be tested.	Set a list of assumptions of typical floor plates and space requirements anchored in market-realistic outcomes.	Iterate FAR variations to measure maximum development, design performance to structure plan objectives, and capacity for development contributions to infrastructure.	Update structure plan yield calculations for selected sited for FAR controls

Figure 2 FAR testing methodology

1.4 Process overview, assumptions and exclusions

Figure 3 Structure plan boundary (aerial image) identifying precincts, masterplan sites and site numbers.

1.4 Site selection (Assumptions)

To evaluate the application and effectiveness of Floor Area Ratio (FAR) controls, we have followed a systematic method for selecting sites that represent the broader structure plan area.

The goal is to concentrate on locations where FAR can practically influence development outcomes and where factors such as lot size, open space requirements, sensitive interfaces, and preferred land uses can be effectively examined. This approach ensures that the site testing covers a variety of contexts.

Excluded sites

Certain sites and precincts have been excluded from testing because their characteristics make them less compatible with FAR controls or difficult to benchmark potential development:

Masterplan sites (large development sites under single ownership):

- Peter James Centre (Site 9)
- APH (Poly Holding) (Site 12B)
- Burvale Hotel (Site 13)

Parcels west of Mahoneys Road – N1 Support Services Precinct:
Sites 1 to 8 are excluded due to site characteristics and preferred uses that do not align with FAR application.

S1 – East Burwood Reserve recreational precinct:
Sites 14 to 16 are excluded as the recreational function may require typologies hard to anticipate and which may not be compatible with the FAR testing.

Sites with preferred uses for short-term accommodation (Crossway):
Sites 37 and 38 are excluded as they include conferencing, events, community, education, hospitality, or specialist housing. Their flexible use patterns make them unsuitable for consistent benchmarking to set FARs.

Site selection criteria

From the remaining sites, site selection for FAR testing has been guided by the following criteria:

Lot size spectrum:
Test across a rage of site scales:

- Small (< 5,000 sqm)
- Medium (5,000 – 10,000 sqm)
- Large (> 10,000 sqm)

Open space contributions:

- Sites expected to deliver new public plazas.
- Sites contributing to key pedestrian/cycle links, including:
  - East Burwood Reserve link
  - Burwood Highway–Springvale Road plaza and link
  - Wesley Court–Vision Drive links

Sunlight control requirements:
Sites with overshadowing controls interfaces:

- Open space (11 am – 3 pm, 22 June)
- Future plazas (50% access to sunlight between 11 am – 3 pm, 21 March – 22 September)
- Pedestrian streets (11 am – 2 pm, 21 March – 22 September)
- Residential properties in the NRZ (11 am – 3 pm, 22 June)
- Residential properties in the GRZ (minimum 5 hours sun between 9 am – 3 pm, 22 September)

Land use representation
Sites covering a representative mix of intended uses:

- Business, knowledge, and innovation
- Mixed-use including office, community, retail, hospitality, and residential

Land use representation
Test sites in a range of precincts: N2, S2, and S3.

1.4 Site selection (Assumptions)

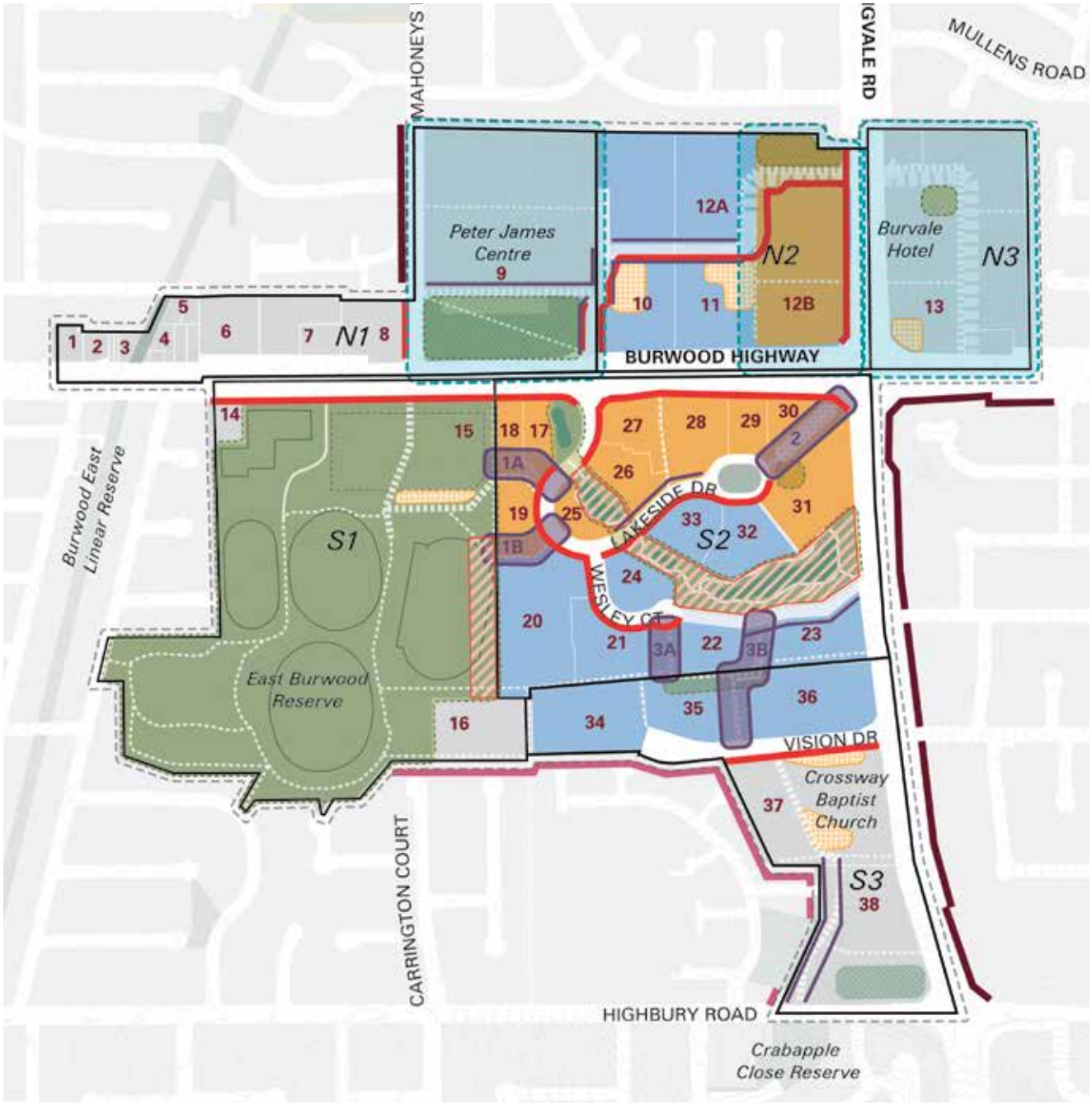

Figure 4 Site selection (urban structure, site characteristics and controls)

Legend:

- Activity Centre boundary
- Precinct boundary
- Plaza
- Open space
- Retarding basin
- Key link to be provided
- Master plan sites

Preferred land use:

- Business, knowledge and innovation (office/education uses)
- Mixed use (office/community/retail/ hospitality/residential uses)

Overshadowing protection areas:

- Open space
- Pedestrian streets
- Residential properties (NRZ)
- Residential properties (GRZ)
- Future plazas (indicative only)

1.5 FAR and Total Floor Space

Floor Area Ratio (FAR) Baseline and Yield Calculations
Based on the typology benchmarking and the outcomes of FAR testing on selected sites, a baseline FAR of 2.5 has been established. The baseline reflects the intended scale and landscape quality of development anticipated under the Tally Ho Structure Plan.

The baseline FAR has been applied to update potential yields for sites subject to FAR controls. Adjustments have been introduced to account for the most stringent public realm sunlight access requirements identified through testing, as follows:

— **-0.1 FAR** reduction for sites with a south interface to Pedestrian Streets.
— **-0.2 FAR** reduction for sites with a south interface to Open Space.
— Sites 10, 17, 18, and 31 have been aligned to their actual tested baseline values, as established in the preceding analysis.

The above conditions has resulted to the proposed Floor Area Ratio in Figure 5.

For sites excluded from FAR controls, projected yields have been derived from the original 2024 calculation and the built form testing results, which remain unchanged. An exception applies to Site 15, where approximate areas were updated to reflect the Nunawading Basketball Stadium concept plan (September 2025).

Floor Space Distribution
The floor space calculation per use is drawn from the preferred land use plan (page 65 of the Structure Plan). The following assumption has been applied:

— **Mix of use sites:** 10% hospitality/retail, 15% office, 70% residential, 5% community.

Development Uptake Assumption
All floor space totals incorporate a 65% development rate, consistent with the original methodology in the Structure Plan and reflecting the assumption that only two-thirds of available sites will be developed within the next ten years.

Table 1 provides an overview of the above assumptions and total area estimates.

1.6 Proposed Floor Area Ratio

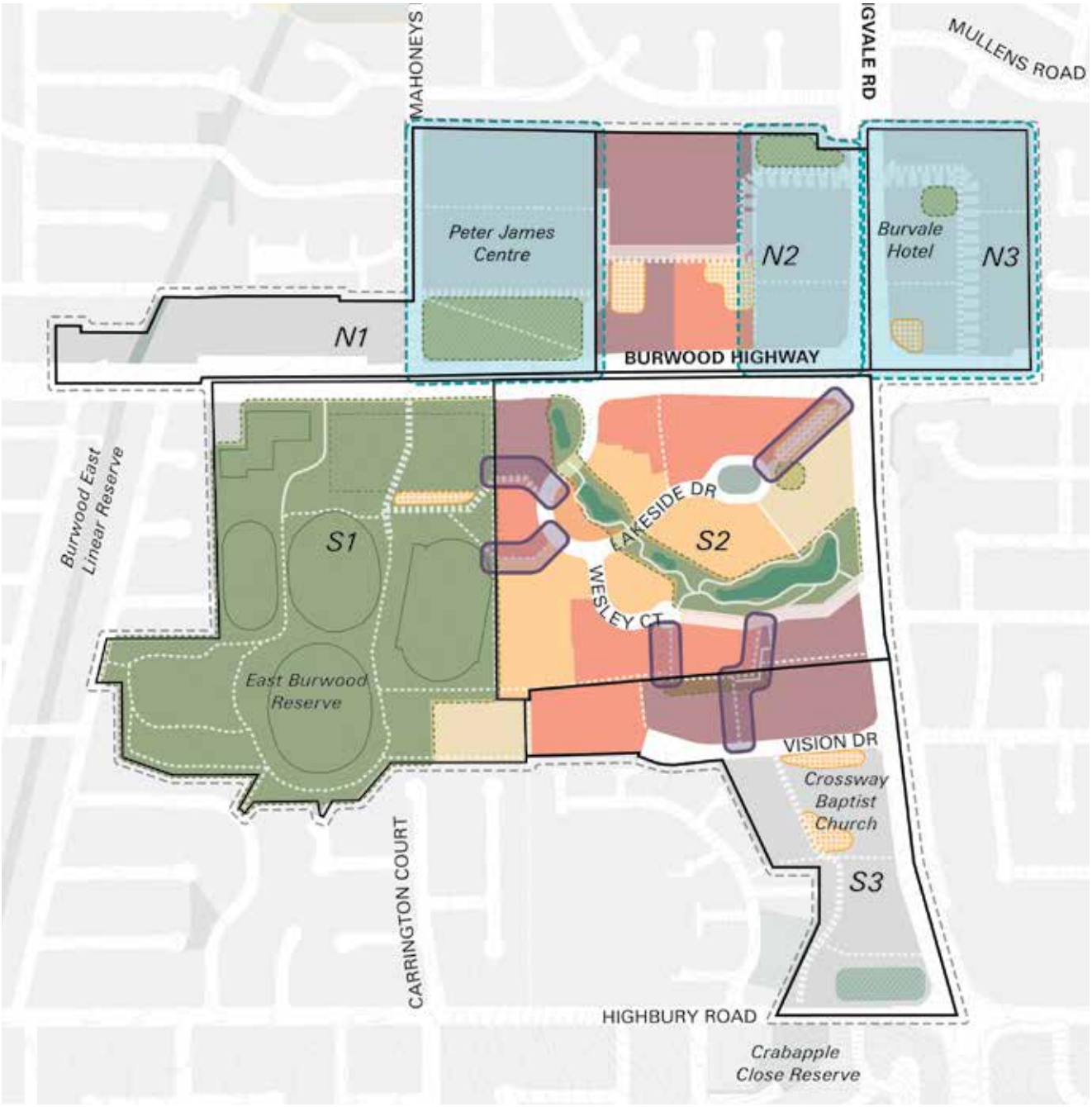

Figure 5 Proposed Floor Area Ratio

Legend:

- Activity Centre boundary
- Precinct boundary
- Master plan sites
- Key link to be provided
- Plaza
- Open space

FAR

- 2.0
- 2.2
- 2.3
- 2.4
- 2.5
- Excluded sites

1.7 FAR and Total Floor Space Summary

Table 1 - FAR and Floor Space Calculation

						Open space contribution		Interface *Overshadowing protection*				Preferred use		
Precinct	No.	Name	Master Plan	Lot area (sqm)	Size Classification	Plazas	Key Link	Open space	Pedestrian Streets	Residential (NRZ)	Residential (GRZ)	Preferred land use	Zoning	C3Z % Residential
N1	1			1,441								Mix of Uses	MUZ	
	2			1,231								Mix of Uses	MUZ	
	3			1,273								Mix of Uses	MUZ	
	4			2,815								Mix of Uses	MUZ	
	5			1,454								Mix of Uses	MUZ	
	6			5,883								Mix of Uses	MUZ	
	7			7,485								Mix of Uses	MUZ	
	8			6,014								Mix of Uses	MUZ	
N2	9	Peter James	●	60,552								Health	C3Z	35%
	10			26,226	L	●			●			Business	C3Z	0%
	11			9,062	M	●			●			Business	C3Z	0%
	12A			17,043	L							Business	C3Z	0%
	12B		●	39,765								Mix of Uses	C1Z	
N3	13		●	49,470								Conference	MUZ	
S1	14		●	1,973								Sport & rec	PPRZ	
	15	East Burwood		171,460								Sport & rec	PPRZ	
	16	Optus		9,891								Business	GRZ	
S2	17			3,369	S				●			Mix of Uses	C1Z	
	18			3,788	S		●		●			Mix of Uses	C1Z	
	19			5,457	M		●		●			Mix of Uses	C1Z	
	20			17,128	L		●	●	●			Business	C3Z	0%
	21			9,179	M		●		●			Business	C3Z	0%
	22			8,435	M		●		●			Business	C3Z	0%
	23			10,528	L		●			●		Business	C3Z	0%
	24			4,866	S			●	●			Business	C3Z	0%
	25			2,974	S			●				Mix of Uses	C1Z	
	26			5,338	M			●	●			Mix of Uses	C1Z	
	27			5,435	M				●			Mix of Uses	C1Z	
	28			7,824	M				●			Mix of Uses	C1Z	
	29			3,455	S				●			Mix of Uses	C1Z	
	30			5,046	M	●	●		●			Mix of Uses	C1Z	
	31			12,219	L	●	●	●	●	●		Mix of Uses	C1Z	
	32			7,102	M			●	●			Business	C3Z	0%
	33			5,325	M			●	●			Business	C3Z	0%
S3	34			11,852	L				●		●	Business	C3Z	0%
	35			8,302	M		●					Business	C3Z	0%
	36	World Vision		14,672	L		●			●		Business	C3Z	0%
	37	Crossway	●									Conference	C3Z	35%
	38	Crossway	●									Conference	C3Z	35%

Height	FAR	GFA (sqm)						
Preferred maximum heights		Subtotal	Employment/ Office	Residential	Hospitality/ retail	Community	Health (including Specialist)	Conferencing, events, and short term accom.
		3,300	495	2,310	330	165		
		2,700	405	1,890	270	135		
		2,700	405	1,890	270	135		
		6,300	945	4,410	630	315		
		1,100	165	770	110	55		
		9,600	1,440	6,720	960	480		
		12,100	1,815	8,470	1,210	605		
		10,700	1,605	7,490	1,070	535		
		102,400					102,400	
4-10	**2.5**	65,600	65,600					
4-10	**2.4**	21,700	21,700					
4-10	**2.5**	42,600	42,600					
		30,100			30,100			
		127,800						127,800
		2,900	2,900					
		16,600				16,600		
		25,700		24,700				
6-10	**2.5**	8,400	1,260	5,880	840	420		
6-8	**2.5**	9,500	1,425	6,650	950	475		
6-8	**2.4**	13,100	1,965	9,170	1,310	655		
6-8	**2.2**	37,700	37,700					
6	**2.4**	22,000	22,000					
8	**2.4**	20,200	20,200					
8-12	**2.5**	26,300	26,300					
6-8	**2.2**	10,700	10,700					
6-8	**2.3**	6,800	1,020	4,760	680	340		
4-6	**2.2**	11,700	1,755	8,190	1,170	585		
6-8	**2.4**	13,000	1,950	9,100	1,300	650		
6-8	**2.4**	18,800	2,820	13,160	1,880	940		
8	**2.4**	8,300	1,245	5,810	830	415		
12	**2.4**	12,100	1,815	8,470	1,210	605		
4-8	**2.0**	24,400	3,660	17,080	2,440	1,220		
4-6	**2.2**	15,600	15,600					
4-8	**2.2**	11,700	11,700					
4-6	**2.4**	28,400	28,400					
4-6	**2.5**	20,800	20,800					
6-10	**2.5**	36,700	36,700					
		47,600						47,600
		27,000						27,000
Total potential GFA		913,700	389,100	146,900	47,560	25,330	102,400	202,400
Total GFA (65% uptake)		**593,900**	**252,900**	**95,500**	**30,900**	**16,400**	**66,600**	**131,600**

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