

22.08

21/03/2013
C154
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C110

TALLY HO MAJOR ACTIVITY CENTRE

This policy applies to land in the Tally Ho Major Activity Centre as identified on the attached ~~Precinct Plan~~ at the end of this clause.

22.08-1

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Policy basis

Clause 21.07 *Economic Development* identifies the Tally Ho Activity Centre as a Major Activity Centre. The vision for the Centre is to maintain and enhance its primary role as a key eastern suburbs office and technology hub, while broadening its mix of uses to better meet the needs of the local resident and worker community. It has good transport linkages and provides a large-scale office environment with high quality built form set in extensive landscaped gardens. There is great opportunity to support and complement the office precincts with growth in neighbourhood convenience retail, housing, hospitality and associated infrastructure. To achieve this, the *Tally Ho Major Activity Centre Urban Design Framework* 2007 identifies:

- ~~where~~ Where office floor areas can be increased.
- Where at-grade car parking can be rationalised.
- Where residential development may occur.
- Where ~~and~~ a new retail centre can be developed.
- That sustainable transport must also be encouraged.

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

22.08-2

23/07/2009
C102

Objectives

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

22.08-3

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Policy

It is policy ~~that~~ to:

Economic sustainability

- Develop a greater mix of complementary uses of high need, notably retail, business services, short term accommodation and high quality conferencing facilities. ~~be developed.~~
- Facilitate improvements to the capacity and flexibility of building stock. ~~are facilitated.~~
- Develop a greater range of residential opportunities. ~~is developed.~~
- Prioritise ~~be given to~~ affordable housing, aged-care housing, specialist housing, serviced apartments and hotel facilities.

Built form and density

- Facilitate Higher density mixed-use outcomes on key sites. ~~are facilitated.~~
- Achieve Additional built form capacity ~~is achieved~~ in conjunction with development of high quality streetscapes, landscapes and amenity.
- ~~The MYOB building should act as a reference point for determining the scale of new buildings at the intersection of Springvale Road and Burwood Highway.~~
- Achieve building heights generally consistent with the Tally Ho Major Activity Centre Urban Design Framework 2007.
- Support ~~Active retail frontages and dynamic~~ Dynamic retailing ~~areas~~ uses, especially at ground level. ~~be supported.~~
- Provide for Iand uses offering passive surveillance. ~~are provided for.~~

Amenity and, environment ~~and sustainability~~

- Expand and upgrade the open space network ~~be expanded and upgraded~~ with generous space provided for canopy trees and retarding areas.
- Consolidate Buildings ~~be consolidated~~ and encourage multi level development ~~occur~~ to avoid loss of valued parkland.
- Provide a attractive, safe and direct pedestrian and cycling links between key precincts, key public transport nodes and parkland. ~~be provided.~~
- New development incorporate benchmark best practice sustainability principles in new development.
- Provide expansive and high quality landscaping with low water demand planting. ~~be provided.~~
- Provide adequate landscape or vegetation buffers ~~be provided~~ between residential and non-residential areas.

Transport and car parking

- Improve the quality and extent of public transport facilities. ~~be improved.~~
- Rationalise aAt-grade parking facilities. ~~be rationalised.~~
- Develop commercial, multi-level parking facilities ~~be developed~~ at key sites.

General

- ~~Require n~~New use and development ~~to~~~~should~~ have regard to the vision and principles of the *Tally Ho Major Activity Centre Urban Design Framework 2007*.

22.08-4 Reference documents

~~23/07/2009~~

~~C102~~

~~-/-/2014~~

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~~C110~~

Tally Ho Major Activity Centre Urban Design Framework, 2007

Tally Ho Major Activity Centre Urban Design and Landscape Guidelines, 2013

~~22.08-5 Expiry Date~~

~~24/02/2011~~

~~C109~~

~~This policy does not apply after 31 January 2013.~~

TALLY HO MAJOR ACTIVITY CENTRE PRECINCT PLAN

