



MANNINGHAM



Templestowe Village Structure Plan

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1 Introduction

1.1 Purpose of the structure plan

The purpose of the Templestowe Village Structure Plan is to establish a long term vision for Templestowe Village as a basis for future planning and decision making about the use and development of private and public land.

The Structure Plan seeks to provide greater certainty for residents, businesses and landowners regarding the future planning and development of Templestowe Village up to the year 2030.

1.2 How the plan will be used

The Plan is a tool to be used by Manningham City Council to guide future use and development in a co-ordinated and orderly manner. It will assist Council in determining planning permit applications and planning scheme amendment requests, as well as being a reference document that will assist in the planning of future infrastructure and services.

The Plan is instrumental in determining the application of local planning policy, planning zones, overlays and orderly planning, whilst protecting the special character of Templestowe Village. It has been built on the foundation of the preceding processes and outcomes, further analysis and community consultation.

The Plan is also a guide for Council investment in streetscape, open space and community facility development within the study area.



1.3 The study area

The Templestowe Village Activity Centre is one of 9 Neighbourhood Activity Centres within Manningham. Templestowe Village is unique from the other neighbourhood centres in that it is located in the north-western part of the municipality geographically removed from the network of other centres. While the Centre is located on an identified main road, James and Anderson Streets are dual lane roads only, with an emphasis on pedestrian access. Its setting is in close proximity to the Yarra River and Westerfolds Park, which have significant environmental and landscape values. The Centre is located within a residential area, with sloping topography and high landscape and environmental values. Low Density Residential zoned land to the north of the Centre limits the catchment area and constrains significant development opportunity.

The Activity Centre is relatively low rise, with both commercial and residential areas comprising a mix of predominantly one and two storey development. There are a couple of higher buildings within the Activity Centre, including a 5 level mixed use development within the retail core.

The Activity Centre occupies an area of approximately 42 hectares comprising approximately 3.3 hectares of business zoned land. The Centre is well-served by public transport and is located on a main arterial road (James Street).

The Templestowe Village Activity Centre Study Area incorporates:

- A retail and commercial core;
- Residential areas that have a strong functional inter-relationship with the Centre and provide opportunities for increased residential densities in walking distance to the business core;
- A recreation and community precinct; and
- Open space, including the Ruffey Creek Linear Park.

Over the last 10 years, Templestowe Village has continued to increase in popularity, with many new uses, especially cafes, restaurants and take-away premises opening in the Centre. These new uses have created a thriving day and night economy and have also increased its popularity as a tourist destination for visitors. Recent apartment development occurring around the Centre has reinforced this transformation.

The Centre has evolved from the original Templestowe settlement. This heritage is reflected in the Mechanics Hall, the old coach house on the corner of James and Anderson Streets and the nearby War Memorial.



Photo (above): James Street cafes, shops and restaurants located in the retail and commercial core of the Activity Centre

Retail and commercial core

The popular retail and commercial core is bounded by Anderson, Parker, Milne and Wood Streets. The retail/commercial centre is divided into two parts by James Street. Each part has a fringe of shops with the majority of the car parking located in the centre of each section. The exception to the fringe development is the small IGA supermarket on the south side of the southern section.

The Centre is both a focal point for the local community and a place visited by day-trippers following the Main Yarra Trail. The Centre's topographical location provides views to the north-east and the Dandenong Ranges, predominantly for those properties facing Anderson Street.

The Centre displays a mix of building styles, ranging from heritage buildings (such as the former mechanics building) to more recently completed multi-storey apartment complexes. Much of the built form and public realm is in need of renewal.



Photo (above): Anderson Street cafes and 'Keeps Corner'

Recreation and community precinct

The recreation and community precinct is located to the south of the shopping centre at 1-9 Anderson Street Templestowe and is bounded by Parker Street, Milne Street and Foote Street.

The site consists of a two court indoor stadium and associated facilities, 8 outdoor netball courts and pavilion, the original Templestowe Primary School Building – Built 1874, the Templestowe RSL, the Templestowe Memorial Hall, car parking – approximately 60 spaces, and areas of open space, including stands of pine trees (north west and west boundaries of the site).



Photo (above): Manningham Templestowe Leisure Centre, viewed from Parker Street. Existing netball courts and heritage schoolhouse.

Surrounding 'walkable' residential catchment

The residential component of the Structure Plan includes the area surrounding the shopping centre, which is designated for increased residential density.

While the built form of the residential area is varied, the presence of vegetation is a common feature within many of the residential streets. Many of the local roads are informally engineered and are characterised by open swale drains. Existing buildings have generally been developed at a low scale to respond to the sloping topography of the land which contributes to the 'Village' feel of the Activity Centre. The built form also reflects the existing Planning Scheme controls which seek to minimise the impacts on the views and vistas to the Yarra River and environs.



Photo (above): View west on Wood Street

Nearby areas of open space

Ruffey Creek Linear Park connects the study area to Westerfolds Park and the Yarra River corridor including the Main Yarra Trail. Ruffey Creek Linear Park runs along Ruffey Creek Valley in Templestowe from Ruffey Lake Park to Finns Reserve where the creek enters the Yarra River. The Park is an urban bushland experience landscaped by native vegetation alongside a recently constructed shared path. While there are not many facilities or points of interest along the Linear Park, there are popular destinations at each end that provide many and varied recreation opportunities. These include Wombat Bend Playspace and Main Yarra Trail at Finns Reserve, The Boulevard and Victoria Street playspaces at Ruffey Lake Park. There are barbeques, picnic shelters, open parkland, bushland and public toilets at both destinations.



Photo (above): Ruffey Creek Linear Park

Figure 1: Structure plan study area and area of influence



1.4 The development of the structure plan

The following tasks informed the development of the Structure Plan:

- Identifying the principles for determining the boundaries of the Study area
- Site analysis and pedestrian audit
- Topographic, economic, and urban design analysis
- Consultation with traders and residents within the Structure Plan boundary, and
- Review of supporting documentation:
 - Feedback results
 - Heights assessment
 - Car parking studies
 - Templestowe Village Activity Centre Business Plan
 - Draft Templestowe Village Urban Design Framework

1.5 How to read the structure plan

The Templestowe Village Activity Centre Structure Plan is organised into 9 sections:

- Section 1 Introduction – explains the purpose of the Plan, describes the study area and how the plan was developed.
- Section 2 Overview and key issues analysis – provides an overview of research undertaken.
- Section 3 SWOT Analysis – identified strengths, weaknesses, opportunities and threats.
- Section 4 Centre Vision and objectives – sets the future vision and objectives for the Templestowe Village Activity Centre.
- Section 5 - Implementation – a summary of actions to achieve the vision and objectives.
- Section 6 – Monitoring and review – a statement explaining how progress on the implementation of the Structure Plan will be monitored and reported on.
- Section 7 – The Structure Plan at a whole-of-study-area scale.
- Section 8 – Precinct Plans showing greater detail for the retail and commercial core and strategic redevelopment site.
- Section 9 – Appendices - Detailed research summary findings.



Snapshot of the pedestrian audit undertaken as part of the preparation of the Structure Plan

2 Overview and key issues analysis

2.1 Community profile

The current estimate of people living in Templestowe is 17,132. Over two-thirds (66.8%) of this population is of working age (15-64 years). Approximately 17% of the current population are aged over 65 and almost 16% are children younger than 15 years. Population forecasts prepared by i.d. consulting suggest that population in the Templestowe area will rise to 19,923 by 2031.

Analysis of the age structure of Templestowe in 2006, compared to the Melbourne Statistical Division (MSD), shows that there was a similar proportion of people in the younger age groups (0 to 17) but a larger proportion of people in the older age groups (60+).

Almost 60% of households comprise couples with children, with a further 10.7% being single parent families with children. Lone person households comprise 13.3% of total households. According to i.d. consulting the largest increase is forecast to be in lone person households which will comprise 17% of all households by 2021.

Overall, 34.7% of the population were born overseas, and 27.5% were from a non-English speaking background, compared with 34.3% and 28.3% respectively for the City of Manningham. The dominant non-English speaking country of birth in Templestowe is China, where 3.3% of the population, or 529 people, were born.

Based on the demographic analysis detailed above the following trends are expected to 2031:

- Continued decline of household size;
- More lone person households;
- More residents aged over 70 years.

2.2 Land tenure

The commercial / retail core comprises land in public and land in private ownership. The car parking areas are in fragmented ownership, with a large proportion of the off-street car parking spaces available to the public located on privately owned land. There needs to be a partnership approach

to resolving car parking and traffic management issues within the centre as a result of this fragmented ownership of land.

Council owns the Templestowe Leisure Centre site (former Templestowe Primary School) which is a key strategic redevelopment site located on the south-west corner of Anderson and Foote Streets immediately south of the commercial / retail centre. There are two heritage buildings located on this land which will need to be protected as part of any redevelopment of the site.

The RSL also owns a parcel of land to the west of the Mechanics' Institute Hall which is developed with a double storey building and which will need to be considered as part of any redevelopment of the site.

Within the residential areas, the most common tenure in Templestowe is households who own their dwelling, with 48% of the population owning their dwelling; compared with 33.1% across metropolitan Melbourne, which is typical for Manningham as a whole. A larger proportion of residents were also purchasing (36.9%), compared to the MSD with 34.6% purchasing, and a smaller proportion of residents were renting (10.4%), compared to 24.5%.

Residential lots vary in size from approximately 700sqm to 1000sqm.

2.3 Heritage

The township of Templestowe was laid out in 1852 by the surveyor Henry Foote. The site was well chosen for its elevation above the Yarra river valley, its sunny aspect and access to water. However, the settlement did not thrive as an urban centre. Instead it continues as a residential suburb distinguished by its grid street pattern; its topography with gently undulating east-west streets and steeply sloping north-south street.

Seven buildings remain in Templestowe Village from the 19th century, notably two houses, the school (which is in Council's ownership), church, hotel, blacksmith's premises and the Mechanics' Institute Hall (which is in Council's ownership). There are also a small number of other heritage buildings of significance within the area.

The 1990's saw a period of major change in the Templestowe Village, and included the redevelopment of the Templestowe Primary School site and enhancement of the shopping and business centre.

The ongoing protection and management of heritage buildings, particularly within the Structure Plan area, which is continuing to undergo significant change, will need to be appropriately managed by Council.

2.4 Topography and landscape

The Templestowe Village Activity Centre study area covers an area of approximately 42 hectares.

Templestowe Village has areas of steeply sloping land, which is both an opportunity and constraint. The Centre's location on top of the hill provides views to the north-east and the Ranges, however the centre also has a range of urban design issues associated with development on a sloping site, including poor pedestrian access and connectivity.

The Yarra River is located to the north-west of the Activity Centre and the adjoining residential areas on the Templestowe hill and along Ruffey Creek have significant landscape and environmental values. Remnant River Redgums are present along a number of streets and on some properties in the study area. There are no identified biosites containing significant indigenous vegetation within the study area, although the sections of Ruffey Creek north and south of the study area, and the Yarra River and Westerfolds Park north of the study area, contain biosites.

The hilly topography will influence the future movement networks, and building form.

2.5 Retail and business activity

Templestowe Village functions as a very diverse and vibrant mixed use neighbourhood centre with a primary focus on retailing. It not only provides a small number of convenience products and services for the local Templestowe and Lower Templestowe communities, but through its alfresco café and dining experiences and health, beauty and leisure activities, it performs more of a sub-regional role. In that role, Templestowe Village

attracts customers in an arc extending from Eltham and Warrandyte in the north-east to Doncaster, Box Hill and Balwyn in the south and south-west. In addition to its primary role as a shopping centre, Templestowe Village performs a secondary role as a commercial and health services centre with several specialist uses attracting clients from a wider area.

The retail precinct is unique within the City of Manningham in providing higher density housing within it through a multi-storey unit development. This role is enhanced by the intensive residential development adjacent to the retail and commercial core, providing an environment where people can walk to the centre on a regular basis. The retail core is entirely contained within a Business 1 Zone, which seeks to encourage retailing and other complementary commercial, entertainment and community uses.

The current image of Templestowe Village is of a vibrant and stylish activity centre where most of the centre is active during the day and at night, seven days a week. A key ingredient to that image is the cosmopolitan café and dining culture that has developed in the Village over recent years; however the extensive focus on the café and dining scene in the Village's image underplays the diversity of distinctive retail, commercial, health and fitness experiences that are available in the centre.

There appears to be a competitive environment that is providing a catalyst for all businesses to continue to improve or move on. This is particularly evident in those categories which have more than one business i.e. café and restaurant, women's fashion and the hair and beauty sectors. The extent and quality of innovation in format and presentation, as well as merchandising, are evident in these businesses. There are, however, a few businesses that have been in the Village for a long time and do not appear to have changed significantly. This is particularly noticeable to local residents and businesses that visit these operations on a regular basis.

The majority of businesses in the retail and commercial core are generally concerned about projecting a smart clean image. Many businesses remark on the friendliness of other business owners and staff and highlight that this is a key point of difference in the Village. There is an overall sense of pride in individual businesses and the centre as a whole. Most businesses feel a connection with the local community and consider that the Village has a strong community feel. There is considerable business support for and sponsorship of local community and sporting organisations.

Templestowe Village has approximately 12,000 square metres of retail and commercial floorspace, of which approximately 8,400 square metres is retail floorspace. The centre contains 5% of Manningham's overall retail floorspace but 10% of the municipality's floorspace in cafes and restaurants (Note: These figures were determined prior to the expansion of Westfield Doncaster).

The retail core of Templestowe Village is primarily made up of personal and household goods stores (approximately 30% of the retail outlets in the centre). A small number of these stores are oriented toward convenience shopping such as the newsagent, pharmacy and hardware stores, however, most businesses are geared more to leisure shopping. The leisure-oriented businesses and clothing/jewellery shops assist in giving Templestowe Village its niche as a "lifestyle" centre. However, this niche is under-developed in this category with the absence of shoe; menswear; modern homeware/fabric; book and music shops.

Approximately 25% of retail space falls within the category of personal services. Hair and beauty salons, together with optical services and pet care outlets, reinforce the "lifestyle" niche of the centre. Food retailing accounts for approximately 20% of the retail space in the Village. While the centre is made up of many varied cafes and restaurants, this category is quite weak, with an absence of fresh meat, poultry or fish shops; fruit and vegetable grocers and specialist full-range delicatessens. This factor reduces the convenience retailing role of the centre.

Research undertaken in 2008 by Peter McNabb and Associates Pty Ltd indicates overall strong financial performance of the centre, with an annual retail turnover approaching \$60 million. Close to half of this is generated by the IGA supermarket. This figure is relatively high for a centre of this size.

The Village also provides core services such as post office and banking facilities and real estate agencies. It is also well represented by health, financial and legal services. The small commercial services sector in Templestowe Village is important in attracting people to the centre and generating increased sales in the retail and hospitality businesses. Many of the commercial operations are destination businesses that draw clients from beyond the immediate area. These people often make retail purchases while in the centre or visit one of the cafes and restaurants. The commercial

businesses also employ a significant level of staff that patronise the food and other retail businesses in the centre.

The *Manningham Activity Centre Strategy*, 2005 has identified a trade area for the Templestowe Village Activity Centre of 6,287 people comprising 2,282 households (Refer to Figure 2). In general, it is an affluent catchment, with a slightly older than average population. A slightly lower than average proportion of the population were born overseas compared to the rest of the municipality. The catchment area is small due partly to the Yarra River forming a major boundary to the north of the Village. The trade area is also constrained by other major centres such as Doncaster Hill and the Pines located within close proximity of the Village to the south and east. The neighbourhood centres of Bulleen Plaza and Macedon Square to the south-west also limit the extent of the catchment area. It is estimated that the shops within Templestowe Village take the equivalent of around 71% of the spending by residents in the trade area.





Figure 2: Templestowe Village Neighbourhood Catchment

The trader engagements and business consultations undertaken by Peter McNabb and Associates Pty Ltd in 2008 aided in the creation of the vision for Templestowe Village, as stated in the Templestowe Village Activity Centre Business Plan, December 2008: *To develop Templestowe Village as the best neighbourhood centre in the City of Manningham for shopping, dining, business and community activities.* The vision envisages a place that:

- Has a unique sense of identity
- Continues to have a stylish and somewhat exclusive character
- Is diverse, eclectic, refined, local and personalised
- Continues to be friendly and relaxed to work in, shop and visit
- Has an active street life with more people staying longer in the centre

- Has interesting speciality shops
- Has a good range of specialist commercial and health services
- Is a community hub
- Is geared to tourists and is a gateway to the Yarra Valley
- Offers memorable lifestyle experiences
- Has an active business group working for the interests of the whole centre

The current Special Rate and Charge Scheme (marketing and promotion) together with commitment from Council, an engaged trader association and active community groups, seek to activate the centre and achieve the vision of Templestowe Village through the execution of the strategies outlined in the Templestowe Village Activity Centre Business Plan.

2.6 Cultural, recreation and education

A number of community facilities are located within the Structure Plan boundary. The Manningham Templestowe Leisure Centre (MTLC) incorporates a regional netball facility, indoor basketball/netball stadium, which also contains meeting rooms for community use, the original primary school building (c 1874), which is used by the Templestowe Woodworkers group, and the Memorial Hall (c 1922), which is available for hire (also refer to section 2.8). The Mechanics Institute and Memorial Halls add to the vitality and richness of the centre.

There are several child care/preschool centres, including two Council owned facilities. There are two operating churches, being the Uniting Church on Atkinson Street (which is of heritage significance) and the Manningham Christian Centre located on Parker Street within the commercial centre. A bowling club is located on Crown land on Swilk Street. A medical centre and post office are also located within the study area.

Private recreation facilities located within the study area include the Templestowe RSL and the Swilk Street swimming pool and squash courts.

2.7 Housing

The residential component of the Structure Plan includes the area surrounding the retail and business hub, and is largely designated for increased residential density. This area comprises predominantly low scale residential development of single detached dwellings on relatively large blocks of land. However, there are increasing two and three storey medium density infill residential development occurring, particularly in proximity to the commercial/retail hub. An analysis of the Activity Centre indicates approximately 400 units/townhouses/apartments and approximately 150 detached dwellings within the structure plan boundary. There is an opportunity to encourage more mixed use development within the Centre.

For the Templestowe area more generally, according to the 2006 Census, 81% of private dwellings are separate dwellings, compared to 83.2% in 2001. A comparison of the 2001 and 2006 Census data indicates that household size (number of persons usually resident) is decreasing, which is generally consistent with the trend across Melbourne. Almost a quarter (24.5%) of households within Templestowe comprise 4 persons, 19.1% comprise 3 persons and 28.3% comprise 2 persons, with a further 13.5% being lone person residences. One, two and three person households showed a modest growth between 2001 and 2006.

Some of the key findings from a survey undertaken as part of the Resident and Apartment Market Research (MacroPlan Australia April 2011) show that the majority of higher development (four storey or more) has occurred in areas of higher amenity areas with access to retail and public transport such as Doncaster, Doncaster East and Templestowe. Higher density development is only starting to emerge with the number of higher density approvals significantly increasing since 2009/10. It is anticipated that future residential projects to be constructed in Templestowe will account for 7% of all residential projects.

The Resident and Apartment Market Research (MacroPlan Australia April 2011) also identifies that within the residential property market there are a number of market segments that the City of Manningham will need to cater for in future, including young families (25-34 years), smaller households and lone households.

2.8 Open space

The Templestowe Village Activity Centre study area contains four existing Council open space reserves performing a range of recreation functions, including sport, linear park, local park, urban plaza and a location for community facilities. Council's aim in the provision of public open space is to have a usable park within 400 metres walking distance of all residential zoned properties.

Swilk Reserve and Ruffey Creek Linear Park, as well as good access to Finns Reserve, ensures that the western end of the study area has a good provision of open space opportunities. The northern part of the study area, west of Anderson Street, is similarly advantaged by convenient access to the expanses of Westerfolds Park.

The area bounded by Anderson, Atkinson, Williamsons and Foote Street contains a single local park, Verbena Reserve. Morecambe Reserve to the north can be conveniently accessed from Atkinson Street. However, the south-east corner of this precinct, around Glendale Avenue, has less convenient access to open space.

Manningham Templestowe Leisure Centre (MTLC) is a large Council reserve dominated by active sport, community facilities and carparking, with a limited passive open space function. MTLC is the most conveniently located local open space for residents living in the area bounded by James, Milne, Foote and McLachlan Streets. MTLC also serves as the civic heart of the Templestowe Village retail and commercial core.

Analysis of the distribution of playspaces also indicates that the study area west of Milne Street and the adjoining residential area to the north, is relatively poorly serviced. This is of particular concern given the density of residential properties in the area south of James Street. One or two additional playspaces are required to meet this deficiency.

Manningham Templestowe Leisure Centre (MTLC):

MTLC has been developed on the former Templestowe Primary School site and provides a range of valuable community facilities, including a regional netball centre, community square and wood workers facility in an old school building. The site consists of:

- A two court indoor stadium and associated facilities primarily used for basketball and netball. A review of sporting usage undertaken in 2011 indicates that MTLC indoor stadium is heavily used during peak hours and weekends for both netball and basketball. During the off peak times the facility is used by a range of school groups and a community organisation.
- Eight outdoor netball courts and a pavilion housing office, storage and management centre for netball operations. The eight outdoor courts are used on weeknights, between 4.00pm and 6.00pm for club training activities and on Saturdays, between 9.00am and 5.00pm for competition.
- The original Templestowe Primary School Building (built 1874), now set within a feature paved landscaped area, housing Woodcraft Manningham. The main activities of the group include wood turning, carving, box making and scroll sawing.
- The original Mechanics Institute Hall (built 1922), now used as a community hall for hire.
- A well treed and feature paved urban plaza of approximately 500 m² size located between the RSL and the Mechanics Hall which offers opportunities for a quiet lunch or community function.
- Areas of open space, including stands of pine trees (north west and west boundaries of the site).
- Car parking for approximately 60 cars.
- Templestowe RSL is located on private property bounded on three sides by the MTLC site.

MTLC serves as the civic heart of Templestowe Village. MTLC is the most conveniently located local open space for residents living in the area bounded by James, Milne, Foote and McLachlan Streets. There is opportunity to further enhance the MTLC site by considering the expansion of community and recreation activities in order to meet the open space and community needs of the local community.

As part of any future development of the MTLC site, a development plan will be prepared for the site having regard to the existing heritage buildings and carparking, and would be prepared in consultation with the local community. Any future development of the site needs to ensure:

- A well connected and attractive urban plaza that can serve multiple functions, including small events, group gatherings, quiet lunches and general relaxation.
- Smaller well landscaped seating and gathering areas that serve the general visitors to the centre and users of the Council facilities and Templestowe RSL.
- A small playspace that will fill a gap in the provision of formal playspaces in the local area.
- Consideration of public toilets.

Ruffey Creek Linear Park:

A Management Plan was prepared for Ruffey Creek Linear Park in 1995 and since this time the Ruffey Trail, and the park landscape, has been progressively constructed and improved. Ruffey Trail extends for four kilometres from the Main Yarra Trail at Finns Reserve to Ruffey Lake Park. Only two sections of the Ruffey Trail are yet to be finalised and one of these, between Foote and Parker Streets, is within the study area. Council has been acquiring parts of properties in the area to enable future construction of the missing Trail section. Only part of one remaining property needs to be acquired to provide all the land required to complete this section.

Swilk Reserve:

The Crown Land reserve adjoining the Ruffey Creek Linear Park in Swilk Street contains the Templestowe Bowling Club and the Templestowe Pre-School. Council is Committee of Management for this land. The remainder of the Reserve is steep mown grass and treed areas, with some areas being difficult to maintain, but may be a suitable site for a local park containing a small playspace. The Reserve is well connected to the Ruffey Trail and the residential area north of James Street.

Verbena Reserve:

The residential area between Anderson Street and Williamsons Road is serviced by Verbena Reserve which is a moderately sized open space of over 1,800m². The Reserve has a landscape frontage, medium size playspace, picnic table and an open lawn area. The Reserve is in need of shade trees around the playspace and other landscaping.

Surrounding open space:

The area of influence surrounding the Templestowe Village Activity Centre study area provides a more substantial range and number of open space opportunities, including Westerfolds Park, Templestowe Reserve and Finns Reserve. Improving pedestrian and cycling connections to these large parks will be a clear benefit to residents within the study area.

Residents within the study area also gain benefit from the range of local parks and playspaces in the surrounding area. Morecambe, June, Dellfield, Sinclair and Heath Reserves are local parks with playspaces, whereas Wombat Bend, in Finns Reserve, is a popular all abilities playspace set against the backdrop of the Yarra River.

2.9 Movement and transport

Walking and Cycling:

The activity centre generally has high street connectivity and the existing shared path network is adequate in the retail and commercial core, however the pedestrian network is inadequate in other precincts. New pedestrian and cycle links would enhance accessibility and safety within and to the centre. Foote Street and Williamsons Road are a major barrier to connecting the study area to the residential areas east and south.

Public Transport:

The Centre is served by SmartBus routes 901 Yellow Orbital (Frankston to Melbourne), 902 Green Orbital (Chelsea to Airport West) and the 905 DART (City to Pines Shopping Centre via Templestowe). Other local routes that pass through Templestowe Village to the Melbourne CBD and major destinations in Manningham include routes: 279 (Templestowe Village to Box Hill); 280/282 (Manningham Mover Loop via Tunstall Square Shopping Centre and Shoppingtown); 281 (Templestowe to Deakin University); 286 (Box Hill to The Pines Shopping Centre; and 309 (Donvale to City via Reynolds Road).



Cars and Parking:

There are various aspects to the location of car parking areas in Templestowe Village in both public and private ownership. This has had the effect of limiting the efficiency and convenience of their use, including the steep topography, fragmented and irregular shaped parking areas, supply/demand mismatch and pedestrian access barriers. Council has more recently provided additional parking on James and Anderson Streets, with the parking on James Street poorly utilised by traders and visitors to the Centre.

While car parking has been raised as an issue, car parking surveys have confirmed adequate numbers of parking spaces, albeit not spread across the centre as desired. Car parking surveys have assisted to review parking restrictions to use of car spaces.

Loading and Unloading:

The commercial centre is provided with a number of loading bays in various locations within the centre to service commercial premises logistical needs, although some businesses, particularly on the south side of James Street have limited access to an appropriately located loading bay. Council and private property owners may need to look at opportunities for the provision of a shared loading zone to service these premises.

2.10 Built form and streetscape character

Retail / commercial precinct:

The existing shopping precinct is built around the focal point of the James and Andersons Streets intersection. Large-scale streetscape enhancement works undertaken in the mid-90's, (jointly funded by Council and shopping centre traders and property owners), assisted in the centre's transformation into a popular outdoor dining precinct. The works included the creation of the large paved plaza on the frontage of Carlucci's, other footpath widening and feature brick paving, consistent street furniture (heritage-themed streetlighting, bins, seats and bollards), and the installation of feature streetscape elements, including the sculptural marker on the corner of James and Anderson Streets. While there is some evidence of tree root damage along some footpaths and street furniture elements in need of replacement or repair, the centre has a strong established streetscape theme that will form the basis of future improvement works.

Masterplanning work undertaken in 2007 and 2008 identified a need to better connect the shops and restaurants on the north of James Street to the larger commercial precinct on the south of James Street. This planning work also identified opportunity for infill and shoptop housing, coordinated commercial signage, new and upgraded pedestrian crossings, upgraded public toilet facilities, and traffic calming measures on James and Anderson Streets.

The retail / commercial precinct on the southern side of James Street has been developed to respond to challenging topography. As a result, the centre has a complicated arrangement of terraced, rooftop and undercroft carparks. Land ownership of the central carpark areas in this precinct is a mix of public and private, which will present as a challenge when examining ways to better develop the carpark for improved efficiency and pedestrian connectivity.

Surrounding residential catchment:

Many of the local roads are informally engineered and are characterised by grassed swale drains. It is noted that many of the residential streets, particularly those to the north of the Centre are more informally constructed (without kerb and channel). The residential built form is a mixture of 1960's and 1970's detached houses with more recent infill unit/townhouse and apartment developments.

The presence of large canopy trees and informal street tree planting is a common feature within many of the residential streets. The Residential 3 Zone (R3Z) provides for incremental change in the broader area, which seeks to protect the existing character of these areas.

The existing Significant Landscape Overlay Schedule 2 seeks to protect areas along the Yarra River and adjacent parkland from visual intrusion caused by inappropriate development and ensure that development is in keeping with the character and appearance of the area. It is noted that the SLO2 is proposed to be removed as part of Amendment C54 - Sites of environmental and landscape significance review (which is currently with the Minister awaiting approval). The built form reflects the existing controls including the SLO2 which seeks to minimise the impacts on the views and vistas to the Yarra River and environs.



Photo (above): Aerial view looking south. Terraced surface carparking located in the retail and commercial core of the Activity Centre

3 SWOT Analysis

Strengths

- Strong subregional hospitality role with a good range of day and night food services.
- Attractive urban design with a stylish look and ambience in much of the centre (largely due to cafes and associated outdoor eating areas).
- Popular tourist and visitor destination.
- Strong Business Trader group.
- Low vacancy rates.
- Generally safe and easily accessible by car and pedestrians that live close by.
- Located in proximity to the Yarra River and Westerfolds Park.

Weaknesses

- Reduced catchment area with limited opportunity for expansion.
- Relatively small role in food and grocery retailing.
- Shortage of land for new retail / commercial development.
- Poor layout and circulation of car parking on north and south side of retail centre.
- Limited outdoor dining opportunity on north side of centre along Anderson Street.

Opportunities

- Support promotion and growth of existing services.
- Encourage specialist food and grocery shops to cater for the local and sub-regional catchment.
- Potential for some redevelopment and / or rezoning on the periphery of the commercial/retail core.
- Facilitating appropriate redevelopment of vacant and underutilised land.
- Development of alternative housing choices to meet the ageing population and needs of smaller households.
- Potential to generate further growth of convenience shopping e.g. upgrade of supermarket.
- Relocation of netball facilities to Mullum Mullum Reserve.
- Reduce speed limits along James Street to improve amenity and safety and contribute to the 'Village' feel of the centre.
- Creation of a heritage precinct located with improved open space opportunities.

Threats

- Competition from surrounding retail centres – Location in proximity to the Pines Major Activity Centre and Doncaster Hill Activity Centre.
- Loss of supermarket, or lack of revitalisation of supermarket.
- Loss of diversity of shops and services.

4 Centre vision and objectives

4.1 Vision

The vision for the Templestowe Village is for a model urban village that serves both as a vibrant local hub and as a 'gateway' to the Yarra Valley.

The centre will have an attractive mix of uses and a strong sense of community engendered by its cluster of diverse facilities and high level of accessibility.

4.2 Objectives

The following are objectives that support key aspects of the vision:

- Create a visually appealing centre that provides a sense of place and promotes civic pride.
- Improve the mix of shops and services to meet local convenience needs of all sectors of the community.
- Encourage a mix of dwelling types, sizes and tenures that can meet current and emerging demographic trends.

- Ensure the continued protection and celebration of existing heritage elements within the Activity Centre and promote and encourage opportunities for social, affordable and accessible housing.
- Encourage innovative, high quality developments that incorporate ecologically sustainable design, safer design principles and access for all.
- Provide public places and streets that are attractive accessible, safe and well maintained.
- Ensure cycling and public transport facilities are given priority access around the Templestowe Village Activity Centre.
- Ensure people of all ages and abilities can move safely and easily throughout the Activity Centre.
- Promote safe and attractive of pedestrian / bicycle routes through the Activity Centre that connects with surrounding residential areas and nearby open space links.

4.3 Themes

Actions to deliver on the vision and objectives are grouped under six themes:

- Business Development
- Housing opportunities and built form
- Key strategic redevelopment sites
- Public environment / public realm
- Public Transport, traffic and car parking
- Pedestrian and cycling

5 Implementation

The following actions have been developed for each theme area to ensure that there are appropriate planning, economic and capital works initiatives to implement the vision for the Activity Centre. It should be noted that in terms of timing, Short term actions will be undertaken in the first 5 years, Medium term actions within 5–10 years and Long term actions within 10–20 years.

5.1 Business development

Objectives: Create a visually appealing centre that provides a sense of place and promotes civic pride. Improve the mix of shops and services to meet local convenience needs of all sectors of the community.

Action	Lead agency	Involved	Funding	Timing
1. Continue to work with and liaise with the supermarket owners/representatives with a view to delivering an improved supermarket. (See also: <i>Action 48</i>)	MCC	Property owner	Within existing resources	Short
2. Install a wayfinding sign and map to direct centre visitors to local attractions within close proximity of Templestowe Village. (Pilot project)	MCC	Traders, Tourism Advisory Committee	Within existing resources	Short
3. Undertake further consultation to clarify and refine the essence of what makes Templestowe Village unique and input into the Business Plan for the Village.	MCC	Traders	Within existing resources	Short
4. Support, where appropriate, high quality and safe al fresco dining in the retail and commercial core.	MCC	Traders, Property owners	Private investment	Short
5. Support the expansion of the daily convenience retailing e.g. fresh meat and produce including poultry, fish, fruit and vegetables, delicatessen etc.	Property owners	Traders, MCC	Private investment	Short
6. Encourage options for short-stay accommodation for visitors e.g. bed and breakfast.	MCC	Property owners, Developers,	Private investment	Medium
7. Continue the ongoing implementation of the Special Rate and Charge Scheme (Marketing and Promotion).	MCC	Traders, Property owners	Within existing resources	Ongoing
8. Plan for continuous upgrading, business development and renewal of products, services and shop fronts to achieve the aim of best of kind businesses for the Village.	Traders	MCC, Property owners	Private investment	Ongoing



5.2 Housing opportunities and built form

Objectives: Encourage a mix of dwelling types, sizes and tenures that can meet current and emerging demographic trends. Ensure the continued protection and celebration of existing heritage elements within the Activity Centre and promote and encourage opportunities for social, affordable and accessible housing. Encourage innovative, high quality developments that incorporate ecologically sustainable design, safer design principles and access for all abilities.

Action	Lead agency	Involved	Funding	Timing
9. Maintain the R3Z to the north of the activity centre which provides a buffer to 'Residential areas with Predominant Landscape Features' and ensure that development transitions in scale to this low-density residential area and incorporates opportunities for canopy tree planting.	MCC	Developers, property owners	Within existing resources	Ongoing
10. Undertake a planning scheme amendment to implement the findings of the Residential Strategy as it applies to DDO8 to improve the clarity of the provisions.	MCC	DPCD, property owners	Within existing resources	Short
11. Encourage the retention, protection and integration of identified heritage buildings and elements into any new development.	MCC	Developers, property owners	Within existing resources	Ongoing
12. Continue to work with the Uniting Church Property Trust regarding future plans to redevelop the site whilst providing for the protection of heritage assets located on the land.	MCC	Uniting Church Property Trust	Within existing resources	Ongoing
13. Promote use of the Medium Density Ecologically Sustainable Guidelines.	MCC	Developers, property owners	Within existing resources	Ongoing
14. Encourage shop-top housing within the retail / commercial core.	MCC	Business owners / developers	Within existing resources	Ongoing



5.3 Key strategic redevelopment sites

There are a few sites within the Structure Plan boundary that have been identified as key strategic redevelopment sites. The largest of these is the Manningham Templestowe Leisure Centre (MTLC) site which provides the greatest opportunity for the redevelopment of land. Another site within proximity to the commercial centre which also has potential to be redeveloped is the Eastern Court restaurant site.

Objective: Facilitate appropriate zoning, land use and development of identified key strategic redevelopment sites.

Action	Lead agency	Involved	Funding	Timing
15. Prepare a detailed Masterplan to guide the future community facilities to service the area within the MTLC Strategic Redevelopment site. (Refer to <i>Strategic Redevelopment Site detail plan</i>)	MCC	Residents, property owners, traders	Within existing resources	Short
16. Support the rezoning of the RSL building at 156 Parker Street to a suitable residential zone. It has been inadvertently included in a Public Use Zone.	MCC	RSL	Within existing resources	Short - Medium
17. Continue to liaise with the Templestowe RSL to determine the long term future of the RSL in this location.	MCC	RSL	Within existing resources	Short – Medium
18. Support a more appropriate zoning of land at 121-123 James Street to provide for the potential expansion of retail / commercial core where this furthers the vision of the Centre.	Land owner	MCC, Residents	Private investment	Medium
19. Council to ensure that any proposed development of the MTLC site appropriately considers and responds to the existing heritage buildings located on the site, in conjunction with Council's Heritage Advisor.	MCC	Land owner(s), Developers	Private investment	Medium – Long



5.4 Public environment / public realm

Objective: To provide public places and streets that are attractive, accessible, safe and well maintained.

Action	Lead agency	Involved	Funding	Timing
20. Develop a new playspace within Swilks Reserve to fill the gap in provision of formal playspaces in Templestowe.	MCC	Residents	Capital works	Medium
21. Encourage private property owners to upgrade existing staff toilets located within the northern section of the retail and commercial core, (to the north of James Street), to allow for future public use.	MCC	Property owners	Private investment	Short-Medium
22. Provide a feature landscape treatment at the focal point of the centre at the corner of Anderson and James Streets.	MCC	Residents, Traders	Capital works	Short-Medium
23. Improve the presentation and management of rubbish bin enclosures and collection. Identify opportunities for centralised collection points as part of future commercial redevelopment.	MCC	Traders, Property owners	Capital works, Private investment	Short-Medium
24. Widen sections of the pedestrian path along James Street to provide for increased footpath trading opportunities and to improve the safety and amenity (ensuring it does not impede bus operations and services in this area).	MCC	Traders, Property owners, PTV	Capital works, Private investment	Short-Medium
25. Continued street tree planting within the retail and commercial core. Street trees in the core commercial and retail area are an essential part of the character of Templestowe Village and streetscape modifications and the set up of footpath trading areas must protect and allow for additional street trees.	MCC	Traders, Property owners	Capital works	Ongoing
26. Continued street tree planting within tree reserves on main roads and in residential streets.	MCC	Vicroads, Residents	Capital works	Ongoing
27. Upgrade of the existing street furniture throughout the retail and commercial core.	MCC	Traders, Property owners	Within existing resources	Short-Medium
28. Install new Centre identification signage on the Foote Street and James Street approaches to the retail and commercial core.	MCC	Traders, Property owners	Within existing resources	Short
29. Ensure that public realm improvements reflect and showcase the unique cultural, social and heritage characteristics of the Village.	MCC	Traders, Property owners	Capital works	Ongoing



30. Undertake landscape improvements to existing embankment and median strip on the frontage of shops on Anderson Street, north of James Street. Works to incorporate a coordinated promotional signage solution to replace existing a-frames.	MCC	Traders, Property owners	Capital works, Private investment	Short-Medium
31. Activate pedestrian laneways with lighting installations and community art.	MCC	Traders, Property owners	Capital works, Private investment, Grants	Short-Medium



5.5 Public transport, traffic and car parking

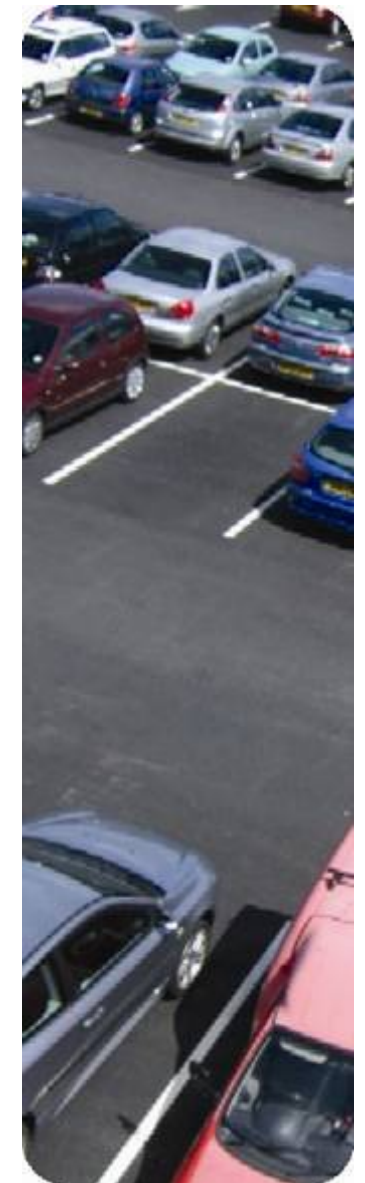
Objectives: Ensure that cycling and public transport facilities are given priority access around the Templestowe Village Activity Centre.

Ensure that people of all ages and abilities can move safely and easily throughout the Activity Centre.

Action	Lead agency	Involved	Funding	Timing
32. Advocate to VicRoads for a reduction in traffic speeds along James and Andersons Streets.	MCC	VicRoads, PTV	Within existing resources	Ongoing
33. Investigate the preparation and implementation of a Parking Overlay that addresses and ensures traffic management improves the useability of the centre and car parking provision.	MCC	Traders, Property Owners, Residents	Within existing resources	Short
34. Provide DDA compliant bus stops and improve linkages to all 19 bus stops in the study area. Provide bus shelters and seating at each stop.	MCC	PTV, Vicroads, Residents	Capital works	Short - Medium
35. Advocate to extend route 279 (Templestowe Village - Box Hill) to La Trobe University.	MCC	PTV	Within existing resources	Ongoing
36. Provide a taxi rank that includes a shelter, information and communication facilities.	MCC	Traders, Property Owners, Residents	Capital works	Short - Medium
37. Investigate the implementation of a Special Rate and Charge Scheme for the formal construction of local access roads where an increased density is encouraged, (these include parts of Wood and Parker Streets).	MCC	Property Owners, Residents	Capital works	Short - Medium
38. Encourage private property owners to reseal the car park at 110 Wood Street. Opportunity exists to reorientate the carparking spaces to achieve increased parking numbers.	MCC	Landowner	Private investment	Ongoing
39. Maintain current public carparking capacity on the MTLC site as part of any future redevelopment of the site.	MCC	Traders, Property Owners, Residents	Private investment, Capital works	Ongoing
40. Coordinate short to medium term improvements to the Council carparks between James and Parker Streets with the owners of adjacent private carparks.	MCC	Traders, Property Owners	Private investment, Capital works	Short - Medium



<p>41. Investigate the possibility of an appropriate carparking solution over existing Council carparks when considering major private redevelopments, having regard to:</p> <ul style="list-style-type: none"> - Protection of viewlines to and from the retail and commercial core; - Minimising overshadowing; - Protection of laneways; and - Retaining exposure of shops from car parking areas. 	MCC	Traders, Property Owners	Private investment, Capital works	Short - Medium
<p>42. Investigate the installation of traffic lights at the corner of Anderson and Foote Streets, including the relocation of the existing Foote Street pedestrian crossing, as part of any future development of the MTLC site.</p>	MCC	Vicroads, PTV	Capital works	Short - Medium
<p>43. Continue to work with and liaise with the supermarket owners/representatives with a view to developing plans that deliver a multideck car park, improved supermarket, improved retail interface to James Street, and pedestrian connectivity.</p>	MCC	Traders, Property Owners, Residents	Within existing resources	Short



5.6 Pedestrian and cycling

Objectives: To promote a safe and attractive pedestrian / bicycle routes through the Activity Centre that connect with surrounding residential areas and nearby open space links.

Action	Lead agency	Involved	Funding	Timing
44. Improve pedestrian connection across Williamsons Road at Atkinson Street to provide better access to Templestowe Reserve.	MCC	Vicroads, PTV	Capital works	Short - Medium
45. Provide pedestrian refuge islands (at three key locations) to allow for safe crossing at bus stops.	MCC	Vicroads, PTV	Capital works	Short - Medium
46. Prepare and implement the Principal Pedestrian Network (PPN) for Templestowe Village.	MCC	Vicroads, residents, property owners, PTV	Capital works	Short - Medium
47. Improve safety and accessibility of cyclists through Williamsons Rd/Foote Street intersection. Note: This action would be subject to consideration through normal State Government budgetary processes.	Vicroads	MCC, residents, property owners, PTV	(Vicroads)	Short - Medium
48. Ensure the provision of safe, inviting, legible and efficient (public) pedestrian linkages as part of any development of the MTLC site. (Refer also: <i>Strategic Redevelopment Site plan</i>).	MCC	Developers, Residents	Capital works, Private investment	Short - Medium
49. Provide improved pedestrian and cycling connection between the retail and commercial core area and Ruffey Trail via Parker Street.	MCC	Traders, Property owners, Residents	Capital works	Short - Medium
50. Provide additional bike hoops/locking stations at key locations.	MCC	Traders, Property owners	Within existing resources	Short
51. Provide an on-road shared bike path along Andersons and James Streets within the retail commercial core area.	MCC	Traders, Property owners, Residents	Capital works	Medium
52. Complete the Ruffey Trail between Foote Street and Parker Streets. More detailed recommendation to be provided in the <i>draft Public Open space Strategy</i> currently being prepared.	MCC	Property owners, Residents	Capital works	Medium
53. Improve walking and cycling connections to Westerfolds Park, Finns Reserve and the Main Yarra Trail and Ruffey Trail.	MCC	Property owners, Residents	Capital works	Ongoing
54. To prioritise pedestrian movement between the existing retail and commercial core and the MTLC site as part of any future redevelopment of the Council-owned land.	MCC	Property owners, Developers	Capital works, Private investment	Medium - Long

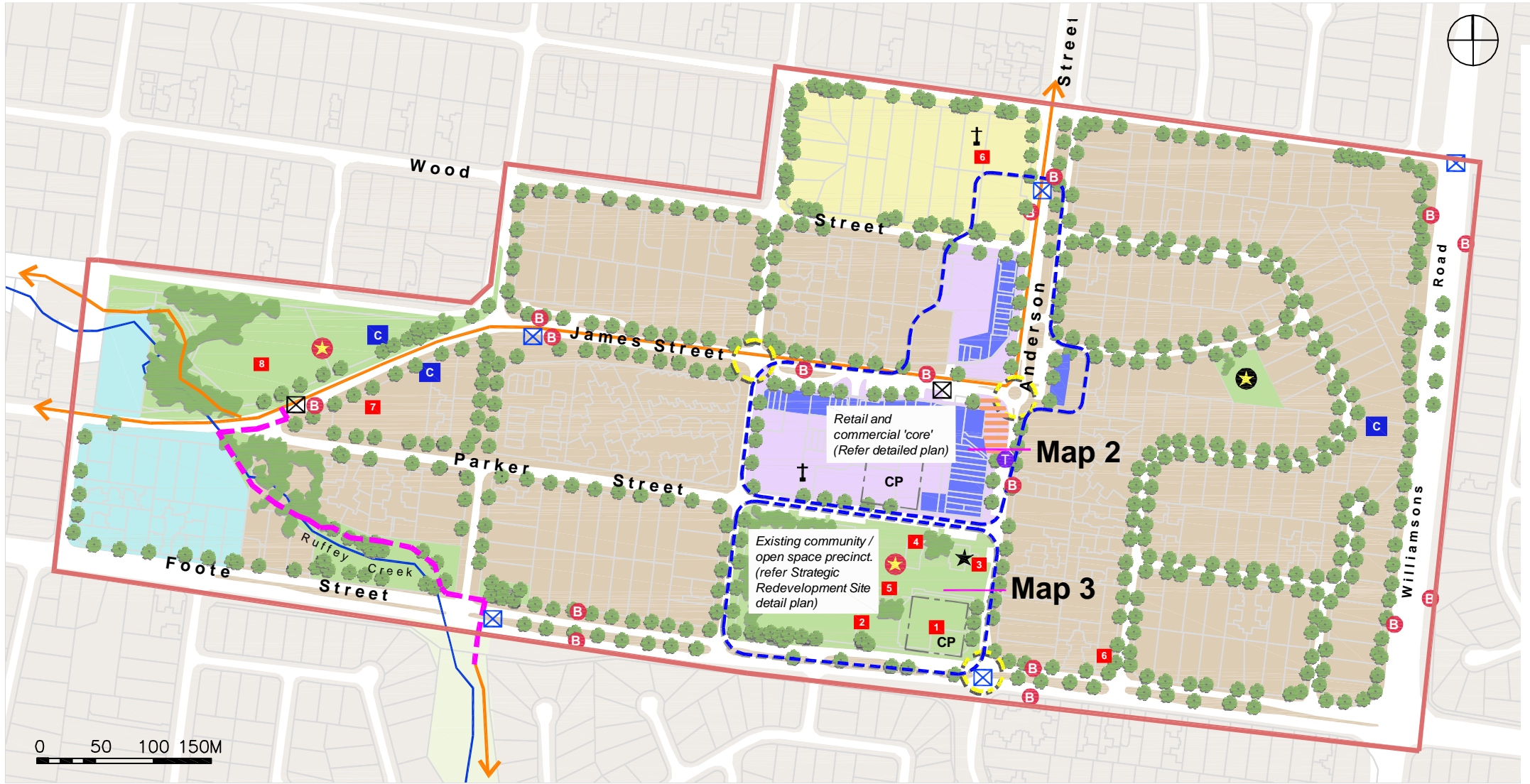


6 Monitoring and review

Manningham Council will provide a progress report on the implementation of the Templestowe Village Structure Plan in the Annual Economic Development Progress Report. This will enable Council to measure progress, to ensure an appropriate application of resources, and to ensure the delivery of key priority projects. The Council will use the annual progress report to adjust the implementation program to ensure that the Structure Plan is achieving the Vision.

The Structure Plan review cycle is every five years, to ensure that it remains relevant and consistent with Council's strategic policies, MSS and the Council Plan, and to identify any changes required to respond to new trends, policies or changing circumstances. Review of the Structure Plan should commence two years prior to the expiry of the Plan and will enable Council to prepare for the subsequent Structure Plan period.

Map 1: Structure Plan Boundary



LEGEND

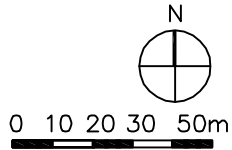
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|--|-------------------------------|--|---|--|-------------------------|
| | Study area | | Increased residential densities (No change proposed) | | Child care / pre-school |
| | Key activity centre precincts | | Existing lower density residential (No change proposed) | | Public Hall |
| | Village entrances | | Existing residential zone (No change proposed) | | Existing playspace |
| | Civic plaza | | Business zoned properties | | Churches |
| | Existing open space | | | | |

- | | |
|--|----------------------|
| | Basketball stadium |
| | Netball pavilion |
| | Mechanics institute |
| | Templestowe RSL |
| | Heritage schoolhouse |
| | Heritage churches |
| | Leisure centre |
| | Bowling club |

ACTIONS

- | | | | |
|--|---|--|--------------------------------------|
| | Future shop-top residential / office | | New playspace |
| | Car parking future development site | | Continued street tree planting |
| | New / upgraded bus stops | | Strengthen existing shared path link |
| | Upgraded pedestrian crossings | | Future shared path section |
| | New pedestrian crossings (subject to Vicroads approval) | | New taxi zone |

Map 2: Retail and commercial core



Encourage property owners to upgrade existing privately-owned carpark. Opportunity exists to reorientate the carpark to achieve increased parking spaces

Encourage property owners to upgrade existing staff toilets to allow for future public use

New on-road shared path line marking

New centre identification signage

Explore opportunities for improved / additional on-street carparking

Encourage further development infill and site consolidation while protecting key pedestrian linkages

Explore opportunities for a joint venture public/private supermarket redevelopment that provides a carparking solution using the existing Council-owned surface carpark. Increase building setback to Parker Street provide for a widened pedestrian way and feature landscaping

Encourage property owners to upgrade existing privately-owned carpark. Opportunity exists to reorientate the carpark to achieve increased parking spaces

Encourage property owners to upgrade existing staff toilets to allow for future public use

Upgrade existing bus stops throughout retail and commercial core

Encourage property owners to refurbish / replace existing centre identification sign

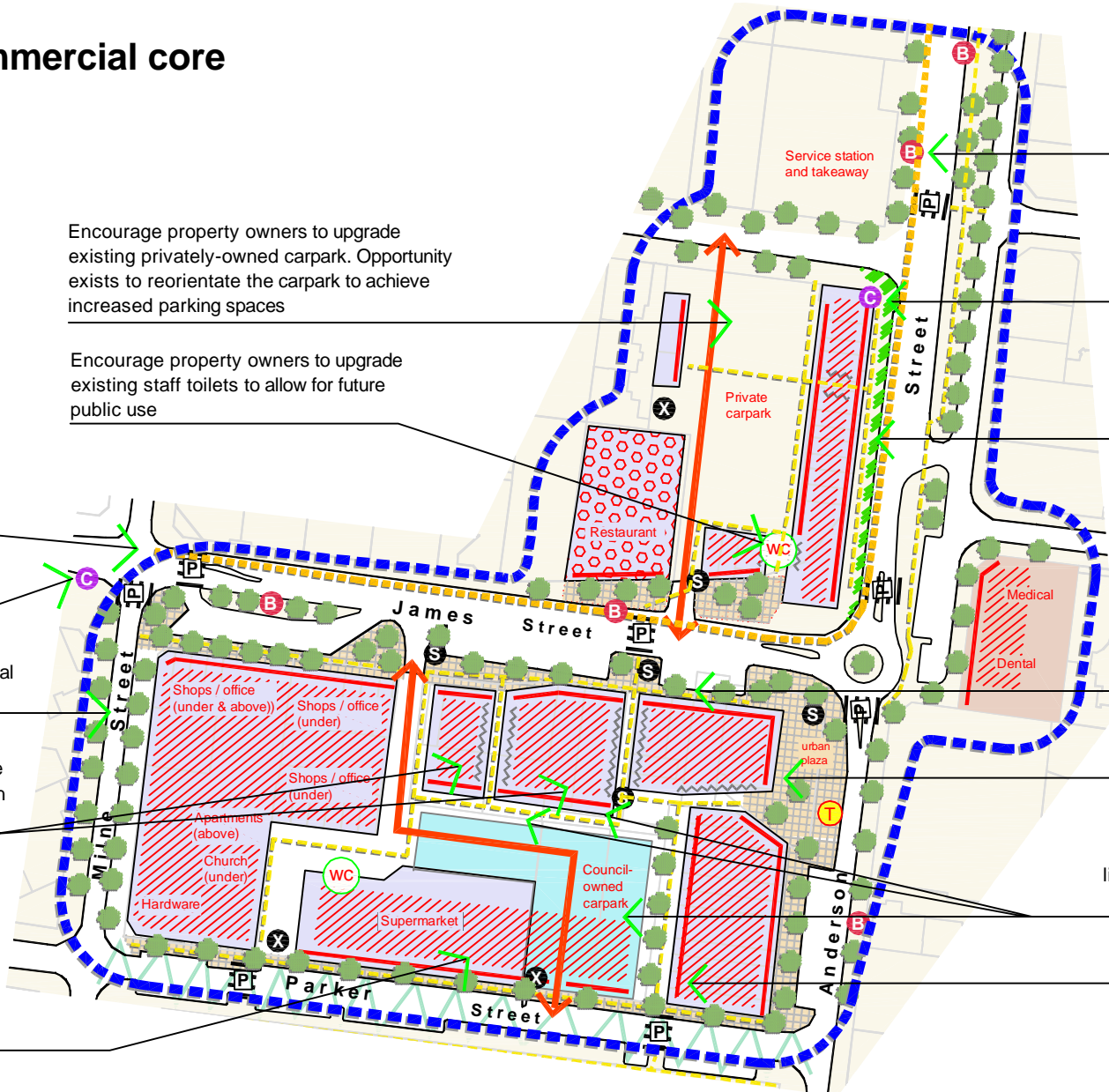
Undertake landscape improvements to existing embankment. Works to incorporate a coordinated promotional signage solution to replace existing A-frames.

Widen existing pedestrian way to provide improved opportunity for outdoor dining and product display. Consider provision of angled parking.

Proposed location for a taxi pick-up / drop-off zone

Protect rear shop access, pedestrian desire lines and key view lines as part of any future redevelopment of any infill development.

Encourage second storey shop-top residential / office



LEGEND

- Precinct boundary
- Existing business zoned properties (No change proposed)
- Existing residential zone (No change proposed)
- Enhanced pedestrian connection between precincts

ACTIONS

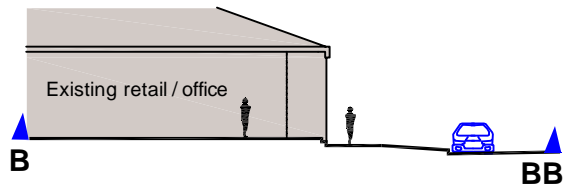
- Activated street frontages
- Laneway activation
- Civic plaza and widened pedestrian promenade
- Proposed business zoned properties (Eastern Court)
- Future shop-top residential / office

- Public car parking future development site
- Primary vehicle circulation
- New taxi zone
- Future on-road shared path link
- Strengthened pedestrian link

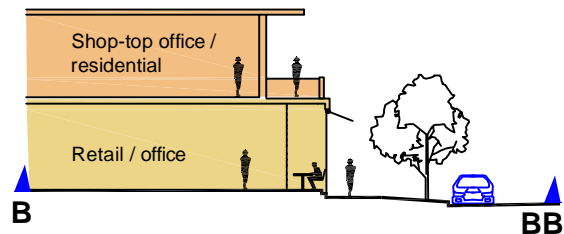
- Centre directory / wayfinding signage
- Improved centre identification signage
- New / upgraded bus stops
- New / upgraded pedestrian crossings (Subject to Vicroads approval)

- Reinforce street tree planting to enhance streetscape character
- Improved bin enclosure presentation
- New / improved public toilets
- Landscape improvements incorporating coordinated promotional signage to replace A-frames

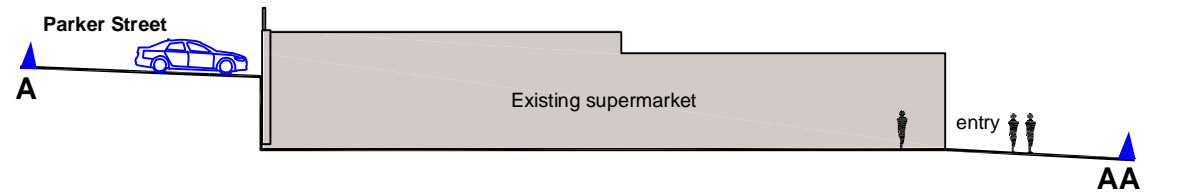
8.3 Future development in commercial core



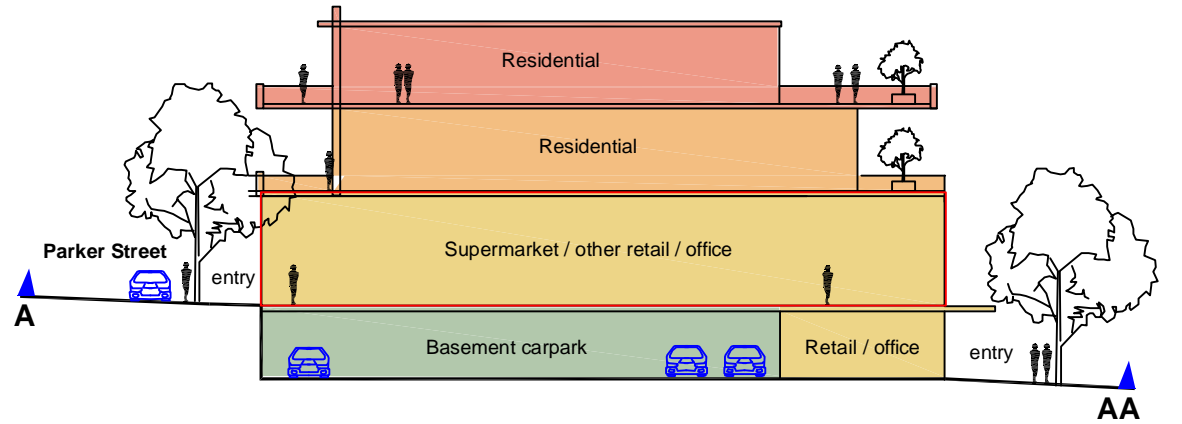
Section B-BB: Existing conditions



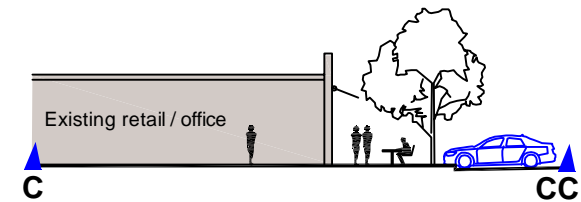
Section B-BB: Opportunity for shop-top development above existing single storey shops and offices



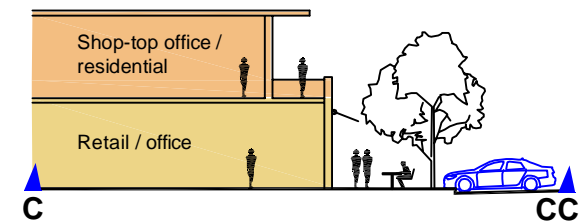
Section A-AA: Existing conditions



Section A-AA: Opportunity for the redevelopment of the existing supermarket to accommodate basement car parking (below) and residential apartments (above), and provide an address to Parker Street



Section C-CC: Existing conditions



Section C-CC: Opportunity for shop-top development above existing single storey shops and offices

Map 3 Strategic Redevelopment Site (Manningham - Templestowe Leisure Centre site)

Provide an all-ages playspace that will fill a gap in the provision of formal playspaces in the local area and provide opportunities for the future residents of the MTLC site. Playspace to include outdoor exercise equipment.

Investigate construction of public toilets within the future urban park or plaza

Future built form to be 13.5m in height at interface with commercial and area

Rezoning and redevelopment of this portion of the MTLC site. Timing is subject to relocation of existing netball facilities to Mullum Mullum Reserve.

Future built form to be stepped back from the western (Milne Street) boundary to minimise visual bulk. Future building height to be no greater than 11 metres when viewed from existing residential properties to the west.

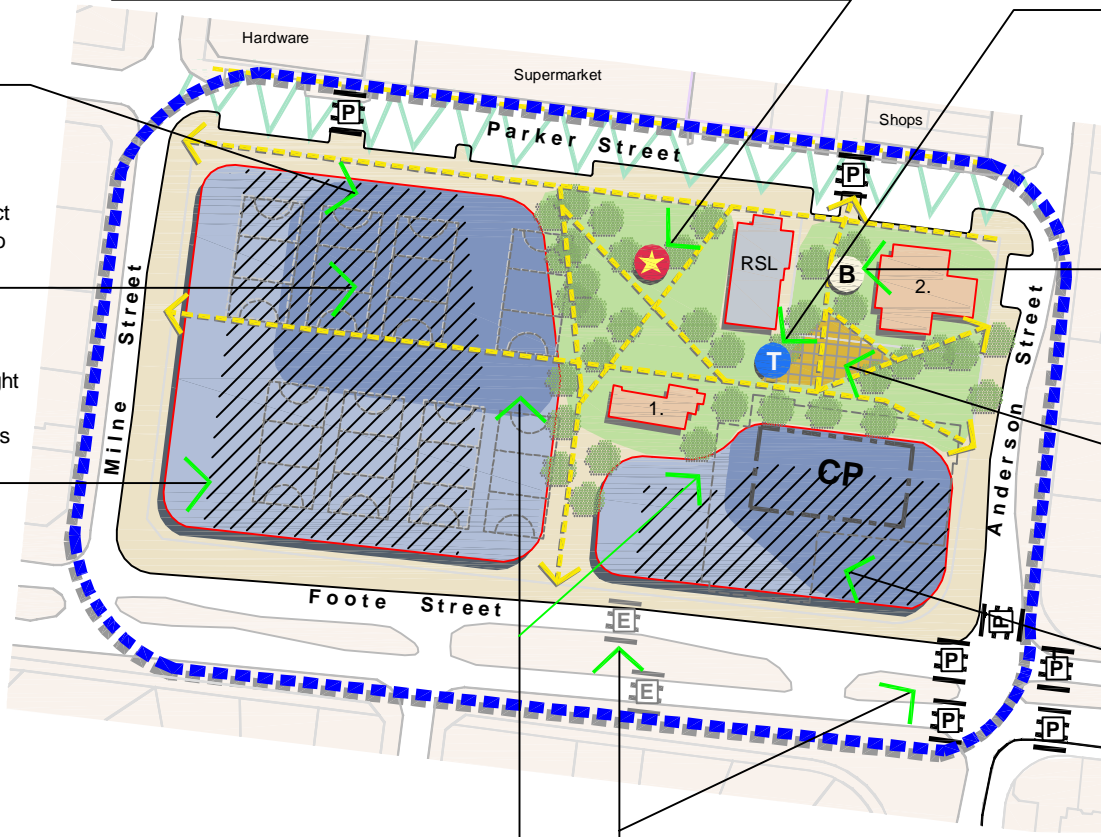
Provide smaller well landscaped seating and gathering areas that serve the nearby residents, centre visitors and users of the Council facilities and Templestowe RSL

Develop a well connected and attractive urban plaza that can serve multiple functions: including small events, group gatherings, quiet lunches and general relaxation. Creation of this space and future surrounding high quality urban park is subject to the relocation of existing public carparking.

Rezoning and redevelopment of this portion of the MTLC site. Timing is subject to relocation of existing basketball stadium facility to an alternative site(s). Replacement public carparking to be provided as part of any future development of this site.

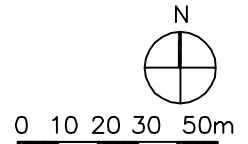
Note:

- Built form addressing Milne Street should be restricted to residential use.
- Commercial uses should be restricted to the Parker Street site interface and should have a strong visual and physical connection to commercial uses north of Parker Street.
- Any future community facilities should have a direct physical connection to the future urban plaza and park.

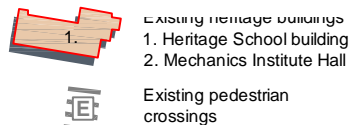
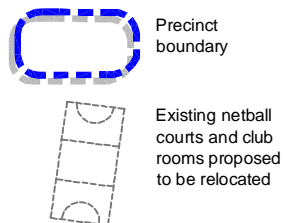


Future built form height to be no greater than 11 metres surrounding the future public park and existing heritage building

Relocate existing pedestrian crossing and provide new signalled pedestrian crossing points at the corner of Foote and Anderson Streets as part of the future upgrade of this intersection.



LEGEND



ACTIONS

