

APPENDIX C

MAPS

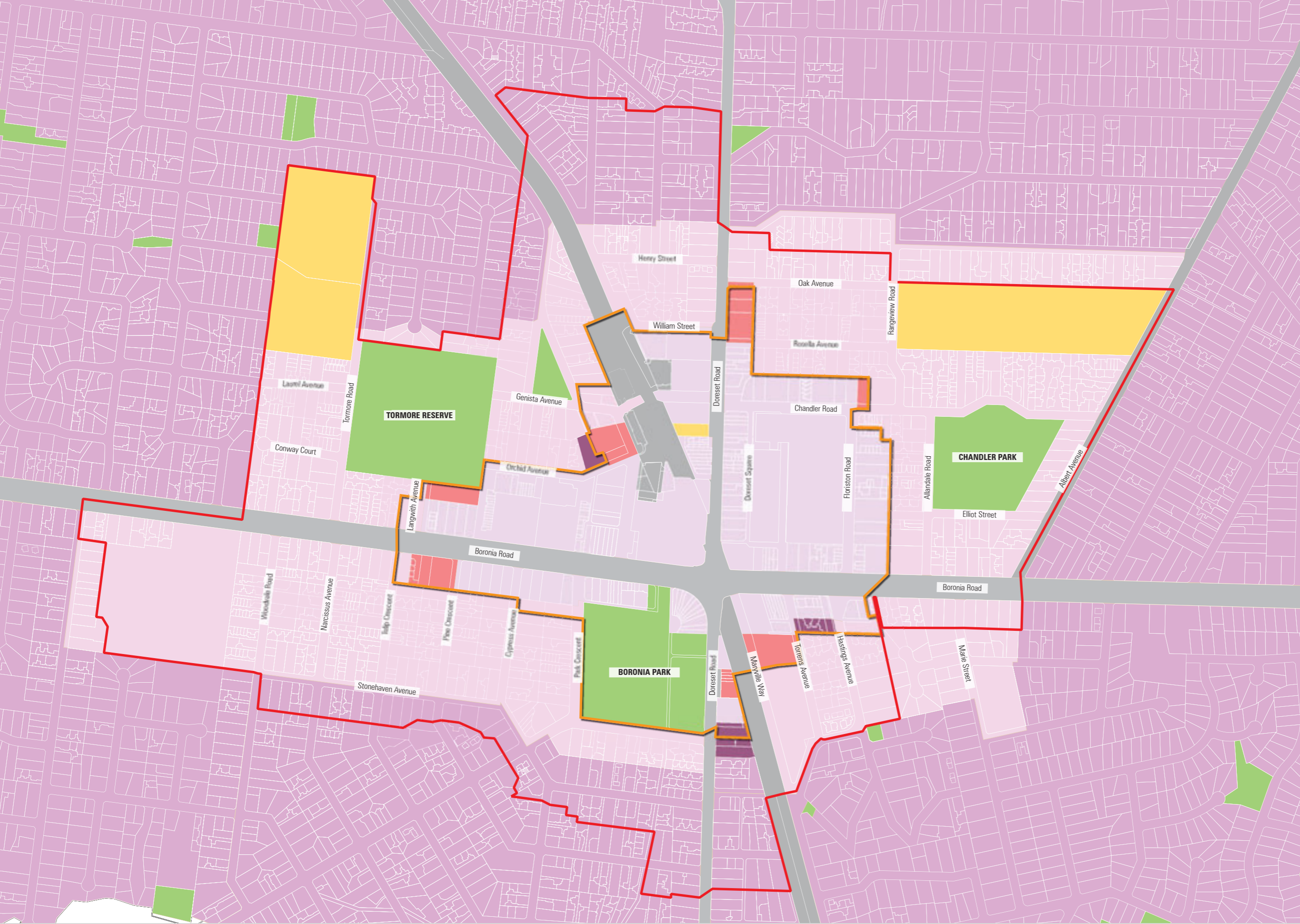


Boronia Renewal Strategy

Planning Zones

Legend

- Study Area
- Town Core
- GRZ
- RGZ
- NRZ
- MUZ
- PUZ
- PPRZ
- RDZ

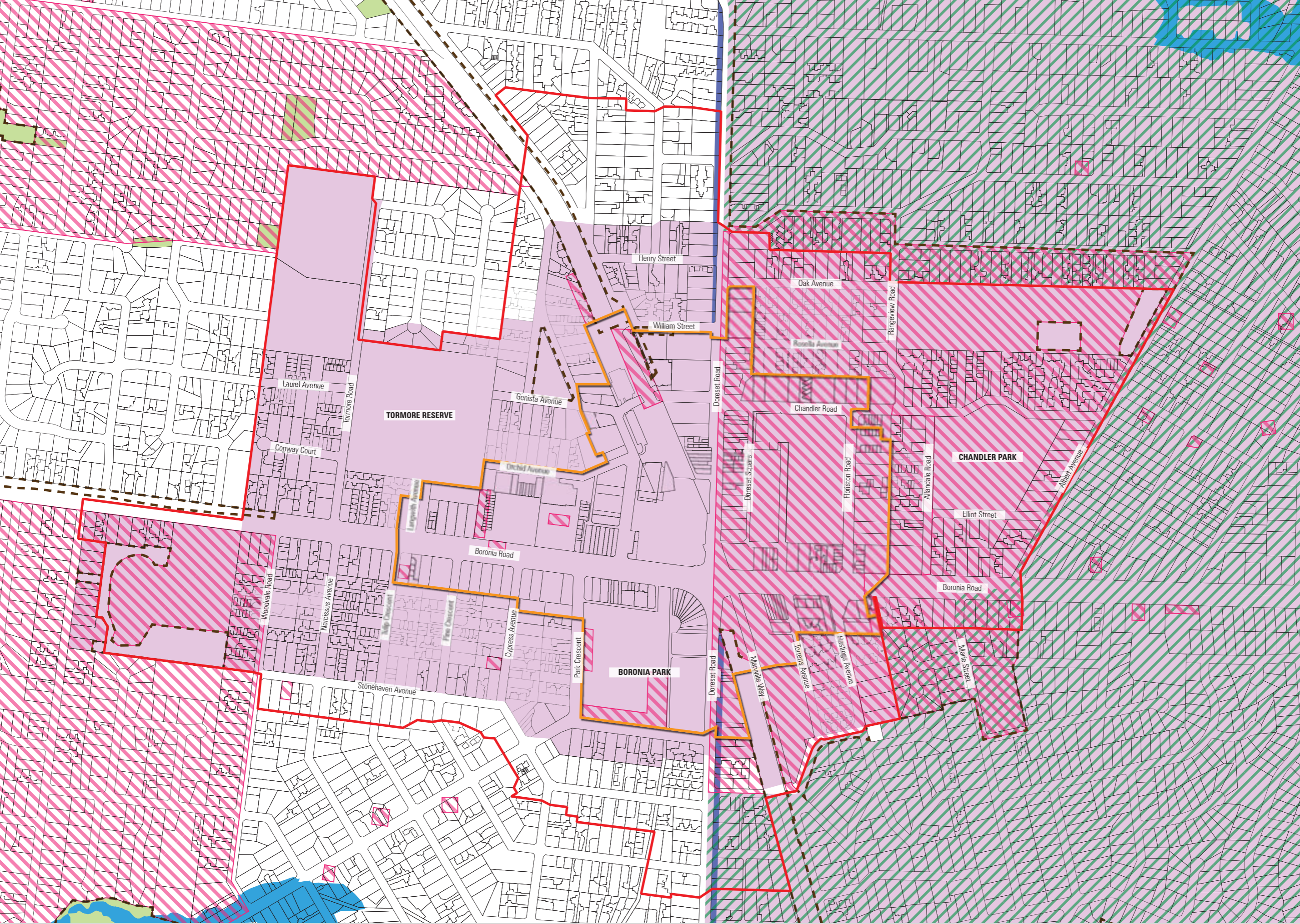


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 Dwg No.: UDD-001
 Scale: 1:6000 @A3
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 Revision: B

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Legend

- Study Area 
- Town Core 
- DDO 
- ESO 
- SLD 
- SBO 
- PAO 
- VPO 







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Boronia Renewal Strategy

Lot frontage

Legend

- Study Area 
- Town Core 
- Railway 
- Open space 

Lot frontage

- Small < 10m 
- Medium 10-20m 
- Large 20-30m 
- Extra large > 30m 







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Boronia Renewal Strategy

Lot depth

Legend

- Study Area 
- Town Core 
- Railway 
- Open space 

Lot depth

- Small <30m 
- Medium 30-50m 
- Large 50-70m 
- Extra large >70m 















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Boronia Renewal Strategy

Lot sizes

Legend

- Study Area 
 - Town Core 
 - Railway 
 - Open space 
- Lot frontage
- Small <300m² 
 - Medium 300-600m² 
 - Large 600-1200m² 
 - Extra large >1200m² 
- Development Pattern
- Existing subdivision (residential) 
 - Covenant Effected 
 - Valid planning permit to develop 
 - Non-developable* (commercial) 



*Assumes that non-developable land:
 - is needed for public/community use.
 - contains building constructed from year 2000 onwards.
 - has valid planning permit.



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Boronia Renewal Strategy

Access & Movement

Legend

- Study Area
- Town Core
- Signalised intersection
- Signalised pedestrian crossing
- Pedestrian crossing
- School crossing
- Pedestrian overpass
- Railway
- Bus interchange
- Bus stop / route
- Drop off zone
- Bridge
- Pedestrian path
- No footpath
- Cycle trail
- Primary movement spine
- Secondary movement spine
- Arterial road
- Main road
- Secondary road
- Local road
- Laneway
- Pedestrian arcade / laneway
- Surface carpark
- Commuter carpark
- Multi-deck carpark



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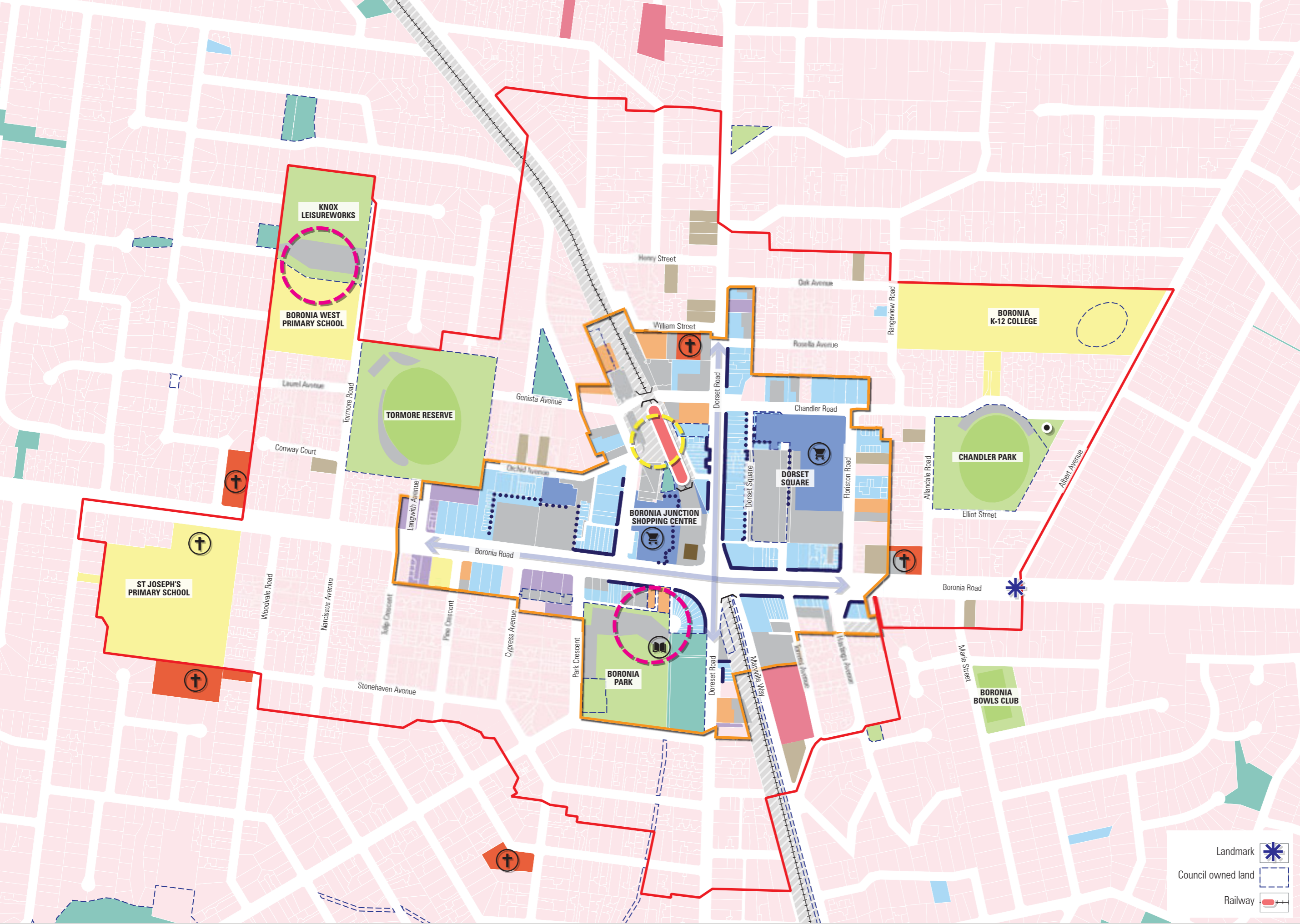
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Boronia Renewal Strategy

Land Use and Activity

Legend

- Study Area
- Town Core
- Land Use**
- Retail / commercial
- Large format retail
- School / education
- Community services
- Health
- Church
- Aged care / retirement living
- Residential
- Passive open space
- Active open space / recreation
- Vacant
- Petrol Station
- Transport / utility
- Car park
- Activity**
- Active frontage to street
- Active frontage to mall / car park
- Community node
- Transport node
- Main commercial spine
- Church
- Library
- Major supermarket
- Scout hall



- Landmark
- Council owned land
- Railway




















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Boronia Renewal Strategy

Built Form & Development

Legend

- Study Area 
 - Town Core 
 - Railway 
 - Streetwall 
 - Landscape setback 
 - Building street setback 
 - Subdivision 
 - Surface car parking 
 - Open space 
-
- Building Height*
 - 1 storey (0-4.5m) 
 - 2 storey (4.5-8m) 
 - 3 storey (8-11.5m) 
 - 4 storey (11.5m+) 
-
- Development Trajectory
 - Under construction 
 - Approved planning permit 
 - Planning application 
 - Building height (storey) 



* Base data current as of October 2018







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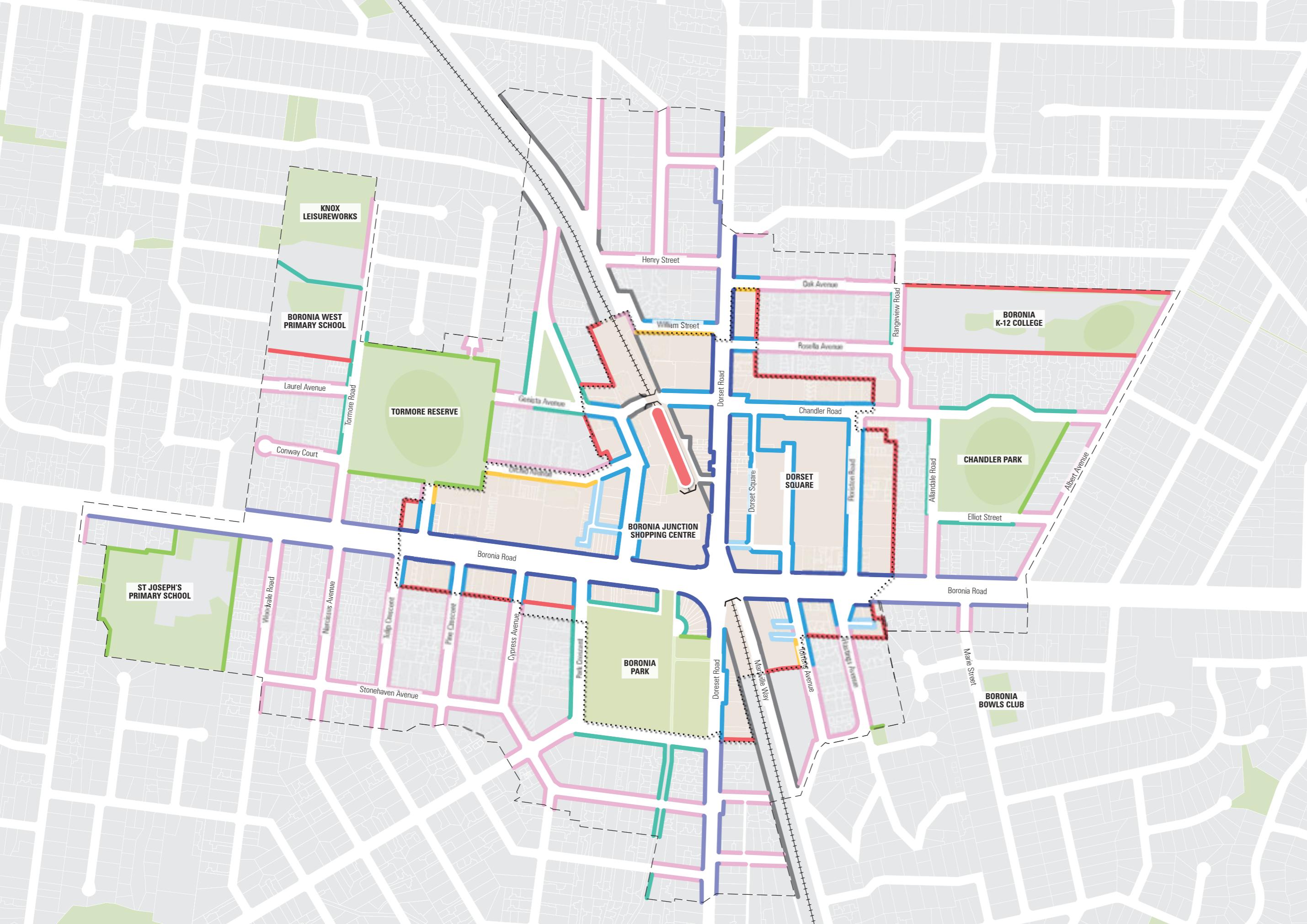
Interfaces

Legend

- Study Area 
- Town Core 
- Railway 
- Open space 

Interfaces

- Residential (direct abuttal) 
- Residential (GRZ to NRZ) 
- Residential (street separation) 
- Residential street 
- Open Space (direct abuttal) 
- Open Space (street/lane separation) 
- Main Road 
- Main Road Residential 
- Commercial Street 
- Commercial Laneway 
- Rail Corridor 



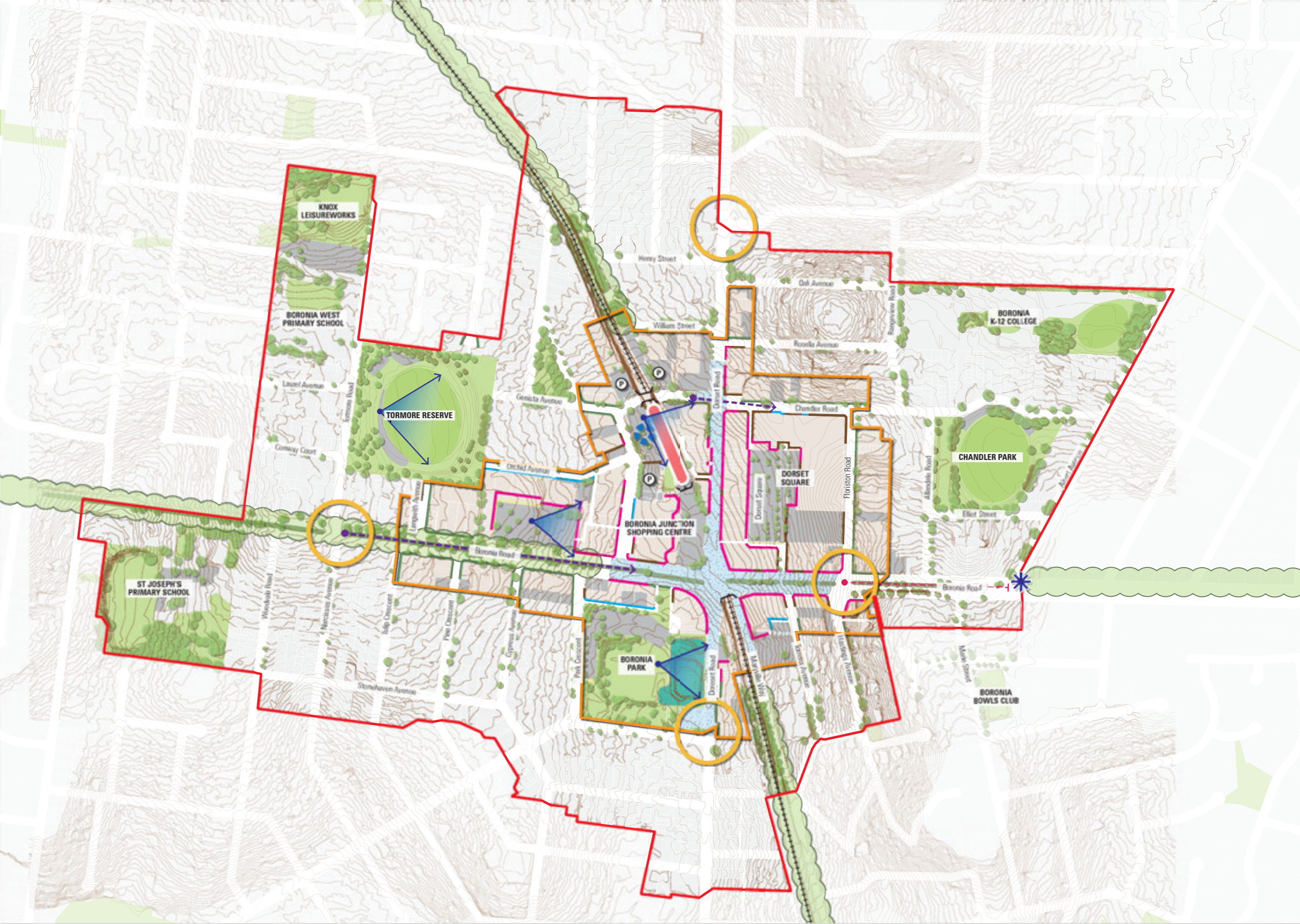
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Boronia Renewal Strategy

Public Realm

Legend

- Study Area
- Town Core
- Gateway
- Landmark
- Open view to Dandenong Ranges
- Canopy confined view
- Terminated view
- Active frontage
- Back of house frontage
- Landscaped frontage
- Blank frontage
- Avenue approach
- Public realm trees
- Median
- Open space
- Wetlands
- Hardscape
- Surface carpark
- Commuter carpark
- Railway
- Bus interchange
- Bridge
- 1m contour



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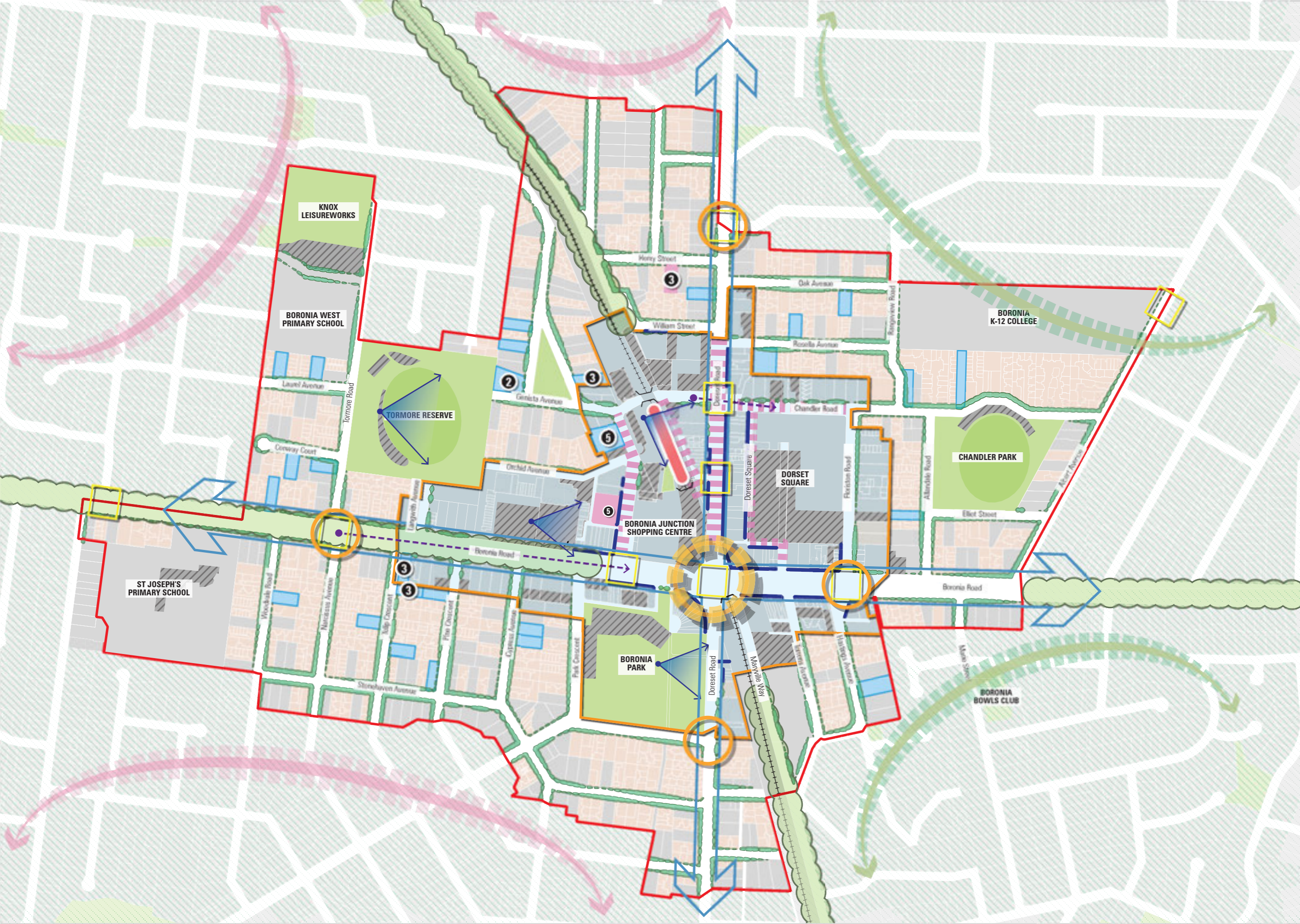
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Boronia Renewal Strategy

Existing Urban Foundations Synthesis

Legend

- Study Area
- Town Core
- Railway
- Open space
- Movement**
- Hostile Junction
- Major Movement Corridor
- Gateway Entrance
- Signalised Crossing
- Pedestrian focus
- Landscape & Public Realm**
- Boulevard Gateway
- Landscape Street Character
- Surrounding Green Character
- Hard environment
- Open Views to Dandenong Ranges
- Canopy confined views
- Built Form & Development**
- Subdivided Land
- Surface Car Park
- Approved Development
- Planned Development
- Building Frontage (Commercial)
- Influences**
- Dandenong Ranges Foothills Setting
- Established Residential Areas



Project Ref: 2018.701
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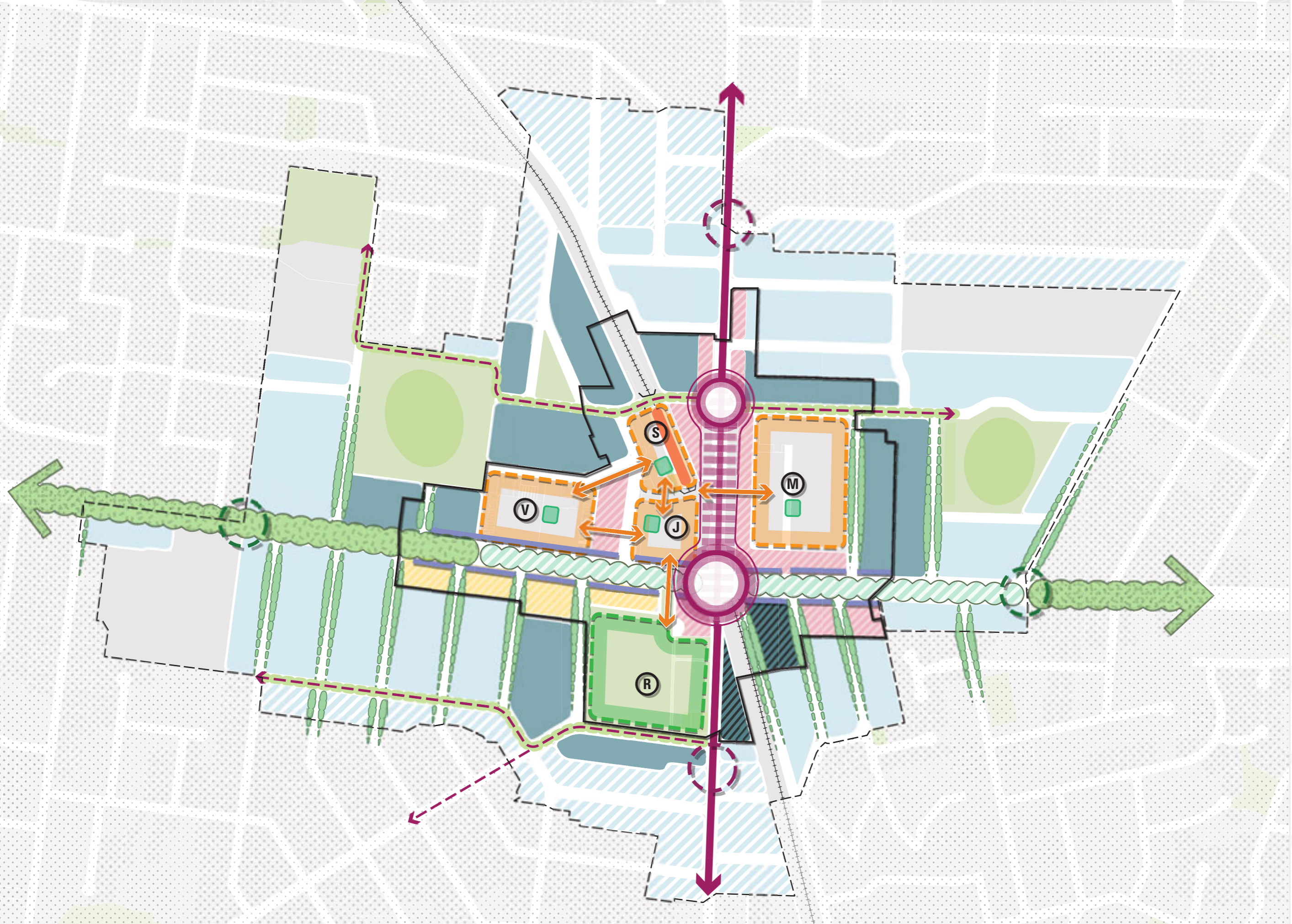


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Boronia Renewal
Strategy

Future Urban
 Form Vision

Legend

- Study Area
- Commercial Core
- Railway
- Open space
- Key Junction
- Activity Spine
- Movement Route
- Green Spine
- Link to bicycle network
- Urban Gateway
- Bush Boulevard
- Bush Boulevard (Urban)
- Filter green character into spine
- Key Activity Node
- Improve inter-nodal connections
- Create public realm opportunities in nodes
- Village Node
- Station Node
- Junction Node
- Mall Node
- Recreation Node
- Strengthen commercial edge
- Consolidate community/medical
- New and retained fine grain commercial setting
- Compact residential
- Make most of undeveloped land
- Explore substantial development
- Consider careful expansion of threshold
- Established residential surrounds



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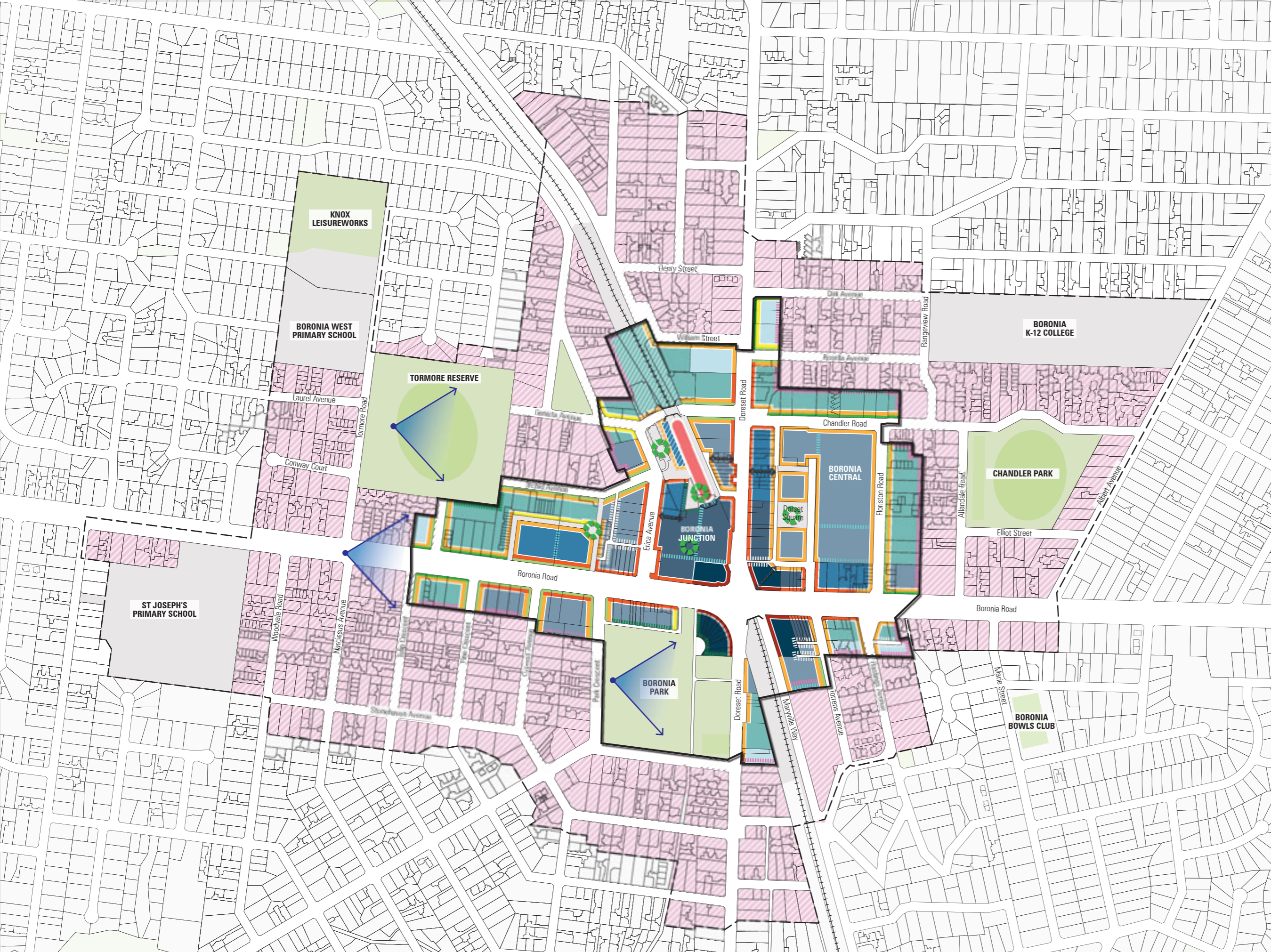


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Future Built Form Proposition

Legend

- Study Area
- Commercial Core
- Railway
- Open space
- Recommended General Residential Zone
3 storeys / 11.0m
- 4 storeys / 13.5m
- 5 storeys / 16.5m
- 6 storeys / 19.5m
- 7 storeys / 22.5m
- 8 storeys / 25.5m
- 8 - 10 storeys / 25.5m - 31.5m
- Rail Corridor Development
- Boulevard Setback (6m)
- Garden Setback (3m)
- New 2 storey streetwall (7.5m)
- New 3 storey streetwall (10.5m)
- New 4 storey streetwall (13.5m)
- New 6 storey streetwall (16.5m)
- Respond to direct residential abuttal
- Respond to existing laneway interface
- Existing laneway/arcade
- New laneway/arcade
- Respond to open space interface
- Create public realm opportunities in nodes
- Protect views to Dandenong Ranges National Park



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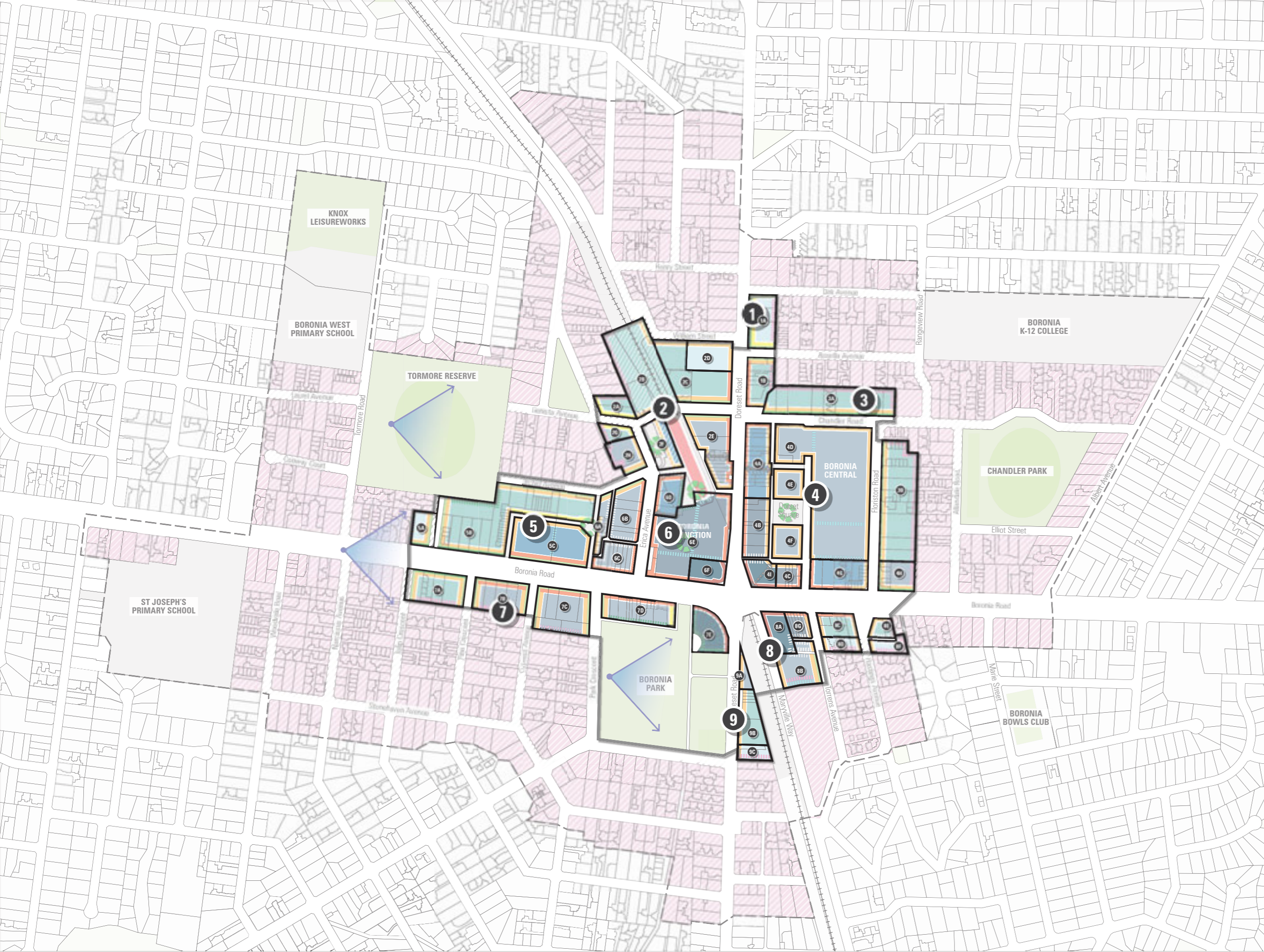


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Future Built Form Proposition

Legend

- Study Area
- Commercial Core
- Railway
- Open space
- Recommended General Residential Zone
3 storeys / 11.0m
- 4 storeys / 13.5m
- 5 storeys / 16.5m
- 6 storeys / 19.5m
- 7 storeys / 22.5m
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