

Project Ref: 2018.701  
 Dwg No.: UDD-007  
 Scale: 1:6000 @A3  
 Date: 08.06.2021  
 Revision: C

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**Boronia Renewal Strategy**

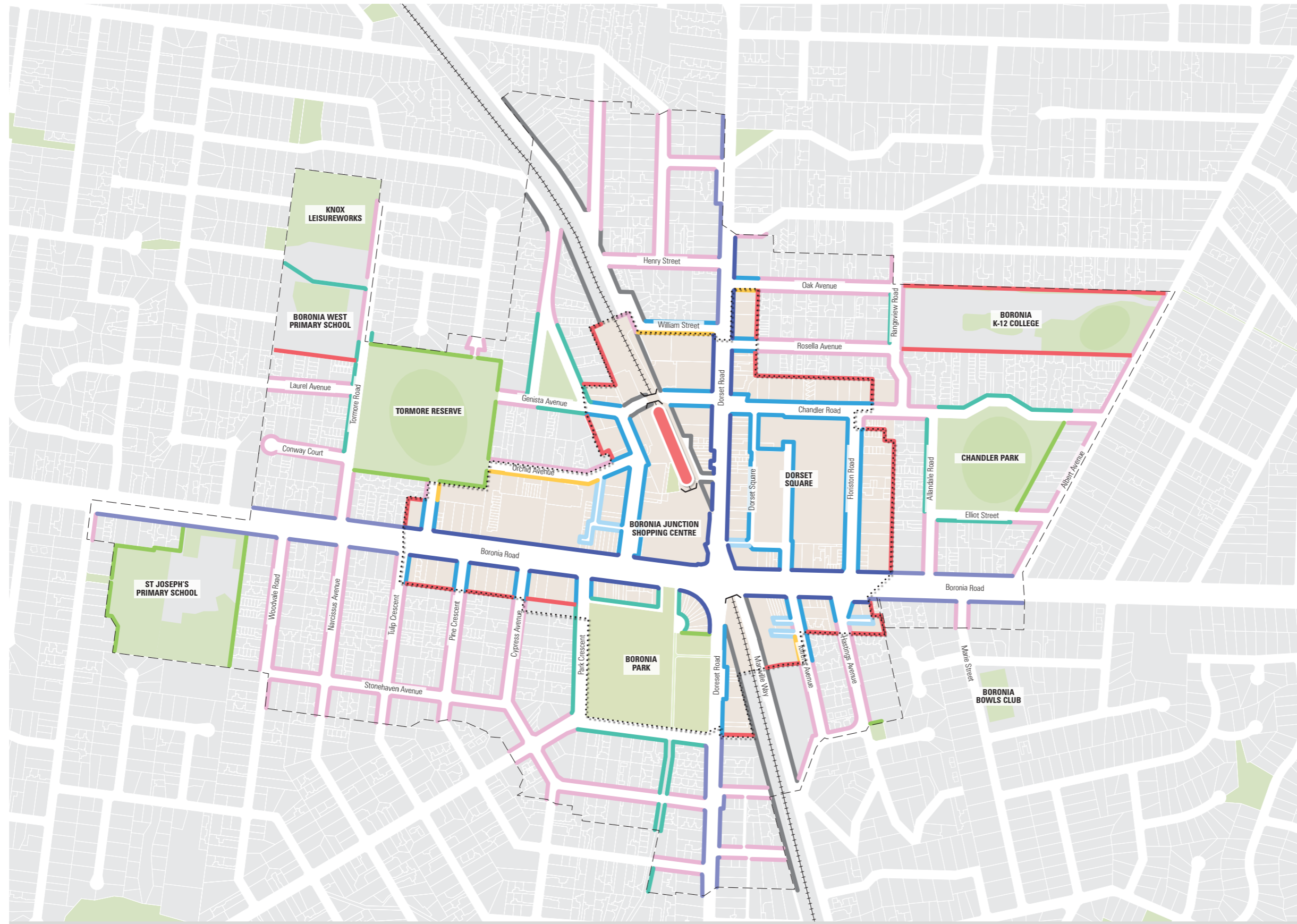
**Built Form & Development**

- 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)** 5

\* Base data current as of October 2018

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**Boronia Renewal Strategy**

**Interfaces**

**Legend**

- Study Area
- Town Core
- Railway
- Open space

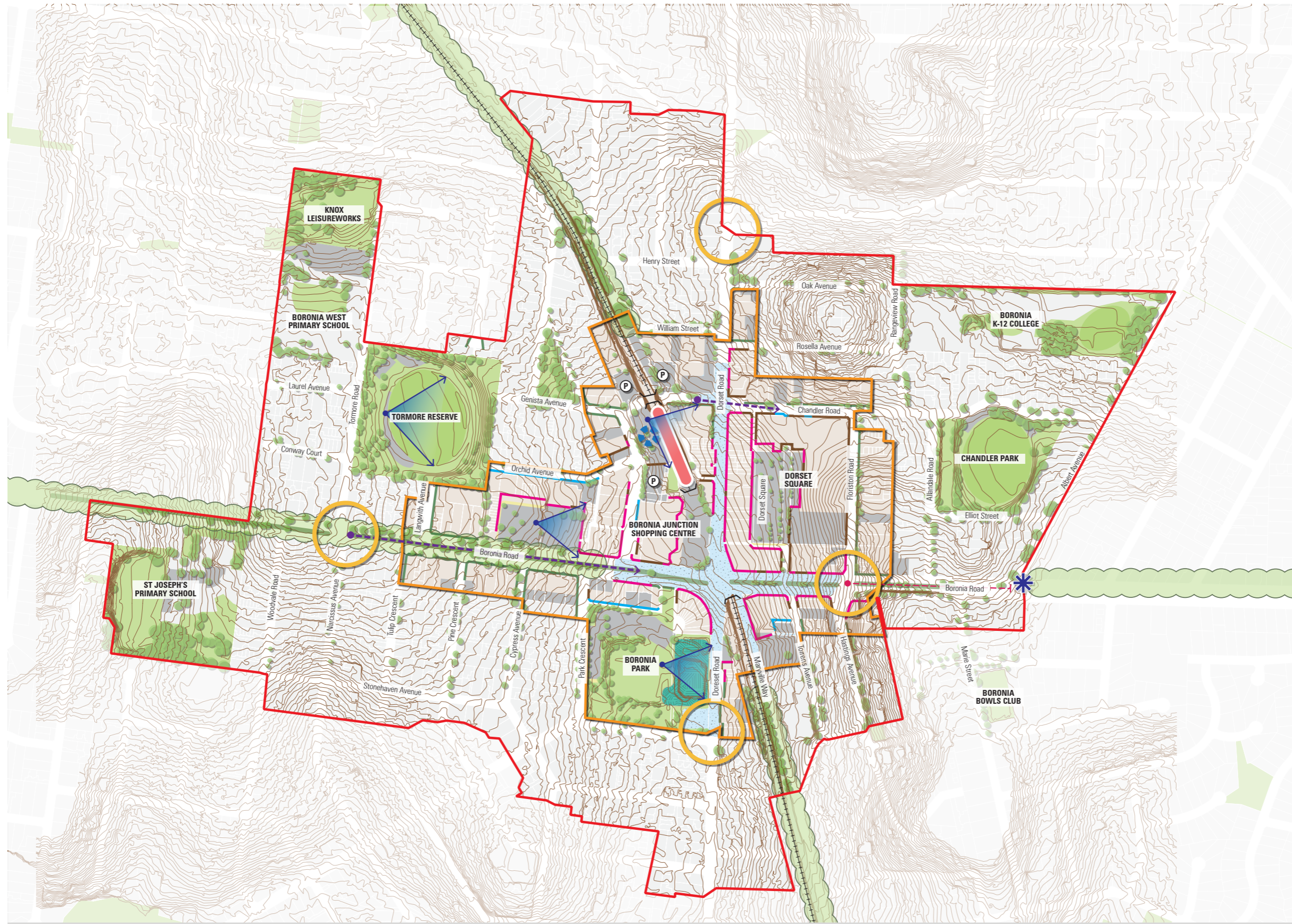
**Interfaces**

- 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**

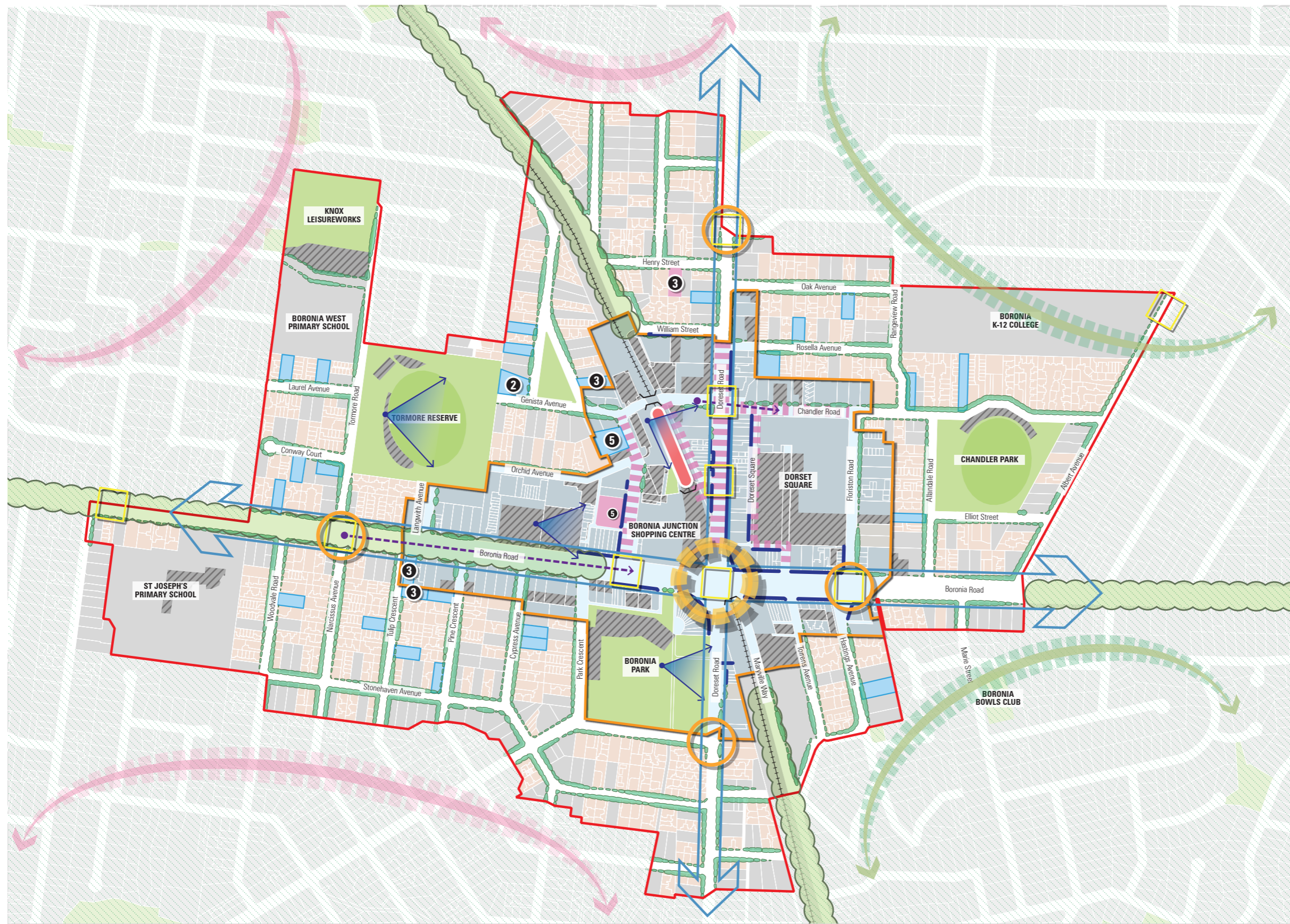
**Legend**

- 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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**Boronia Renewal Strategy**

Existing Urban Foundations Synthesis

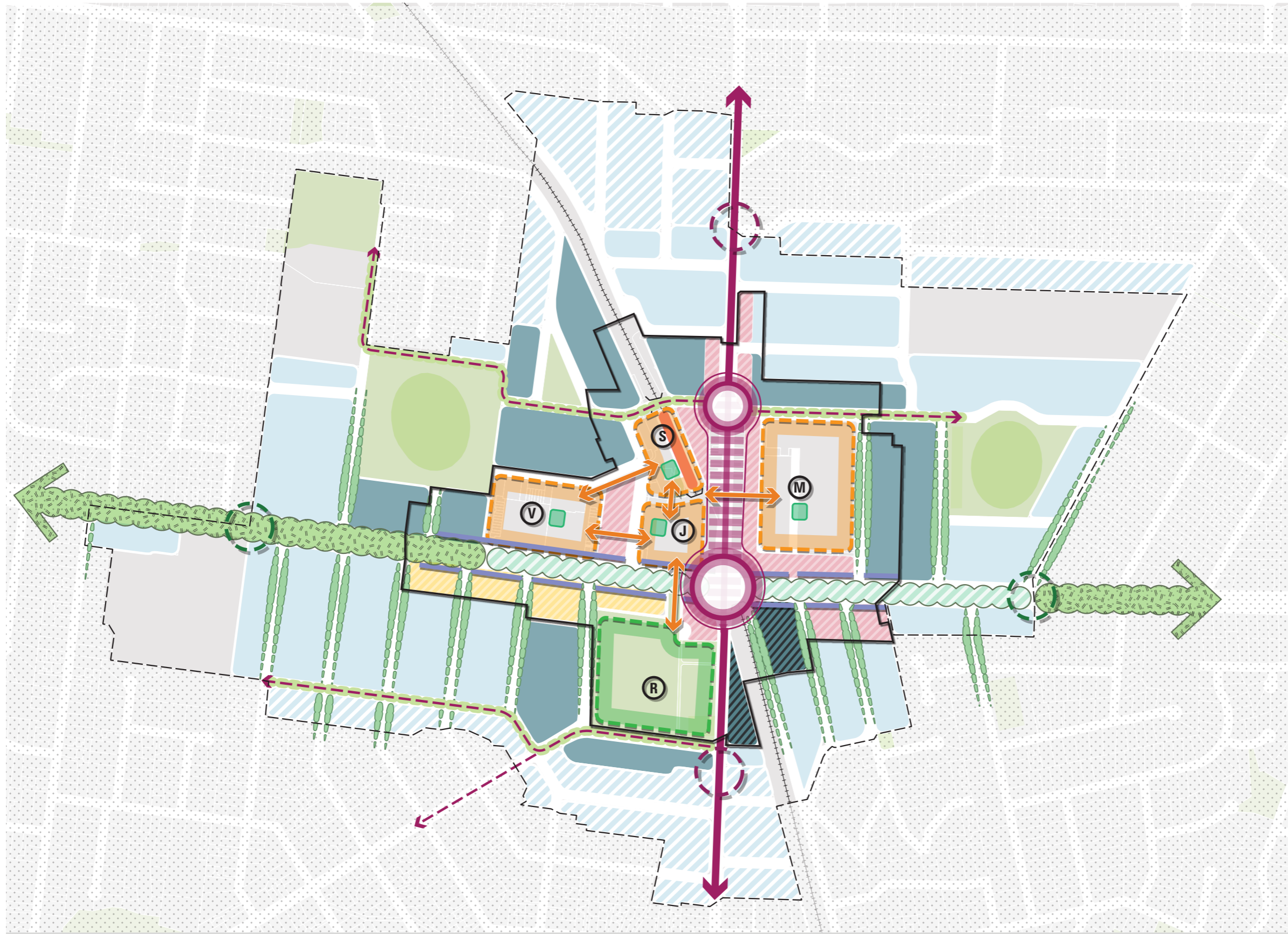
Legend

- 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



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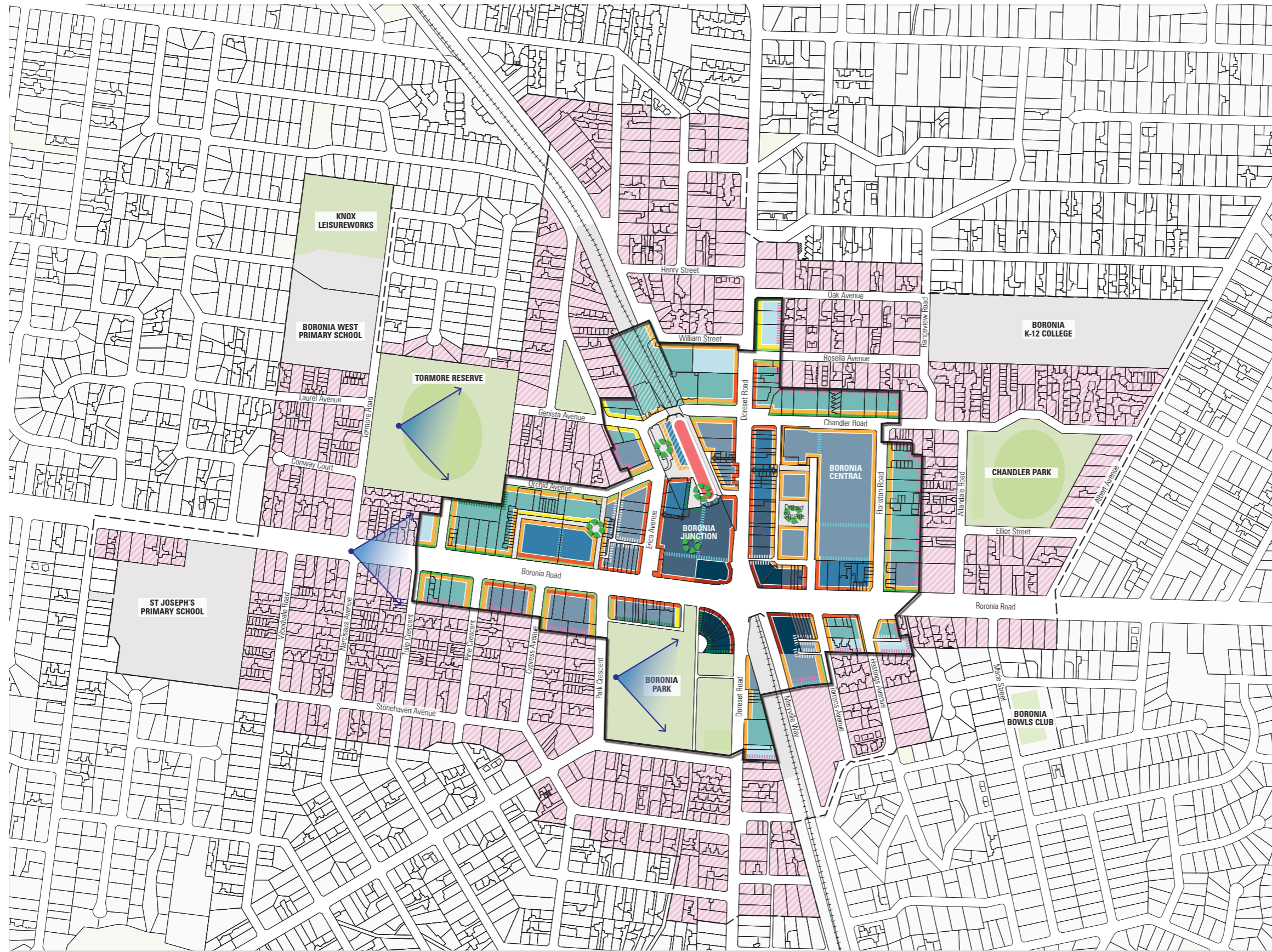
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**Boronia Renewal Strategy**  
 Future Urban Form Vision

Legend

- Study Area [dashed line]
- Commercial Core [white box]
- Railway [red line with cross-ticks]
- Open space [green box]
- Key Junction [purple circle]
- Activity Spine [purple line with cross-ticks]
- Movement Route [purple arrow]
- Green Spine [green dashed line]
- Link to bicycle network [purple dashed line]
- Urban Gateway [purple dashed circle]
- Bush Boulevard [green wavy line]
- Bush Boulevard (Urban) [green wavy line]
- Filter green character into spine [green dotted line]
- Key Activity Node [orange box with letter]
- Improve inter-nodal connections [orange double arrow]
- Create public realm opportunities in nodes [green box with letter]
- Village Node [V in circle]
- Station Node [S in circle]
- Junction Node [J in circle]
- Mall Node [M in circle]
- Recreation Node [R in circle]
- Strengthen commercial edge [blue box]
- Consolidate community/medical [yellow box]
- New and retained fine grain commercial setting [pink box]
- Compact residential [light blue box]
- Make most of undeveloped land [dark blue box]
- Explore substantial development [dark blue box with diagonal lines]
- Consider careful expansion of threshold [light blue box with diagonal lines]
- Established residential surrounds [dotted box]

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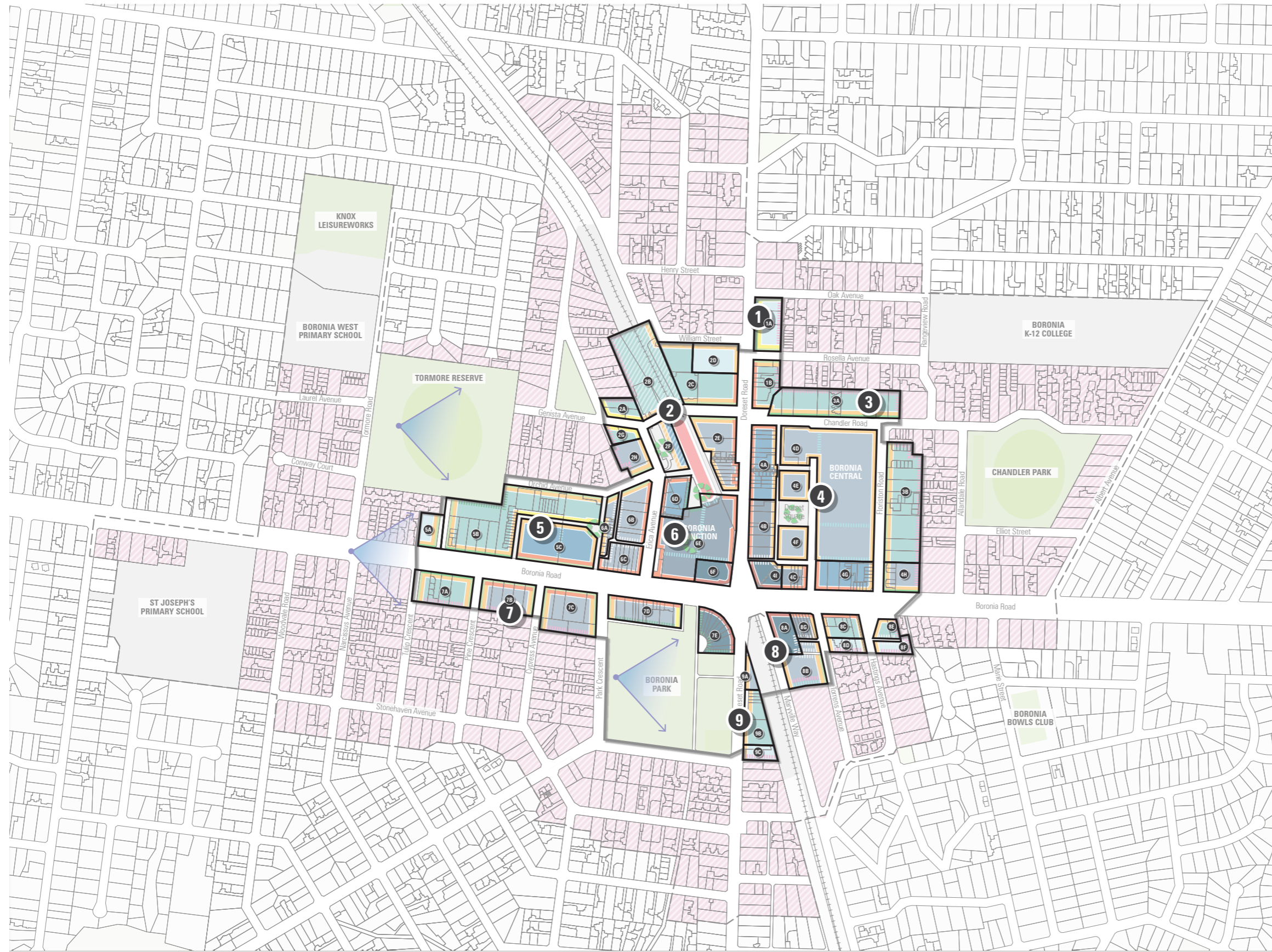


Future Built Form Proposition

- 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

Project Ref: 2018.701  
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Future Built Form Proposition

Legend

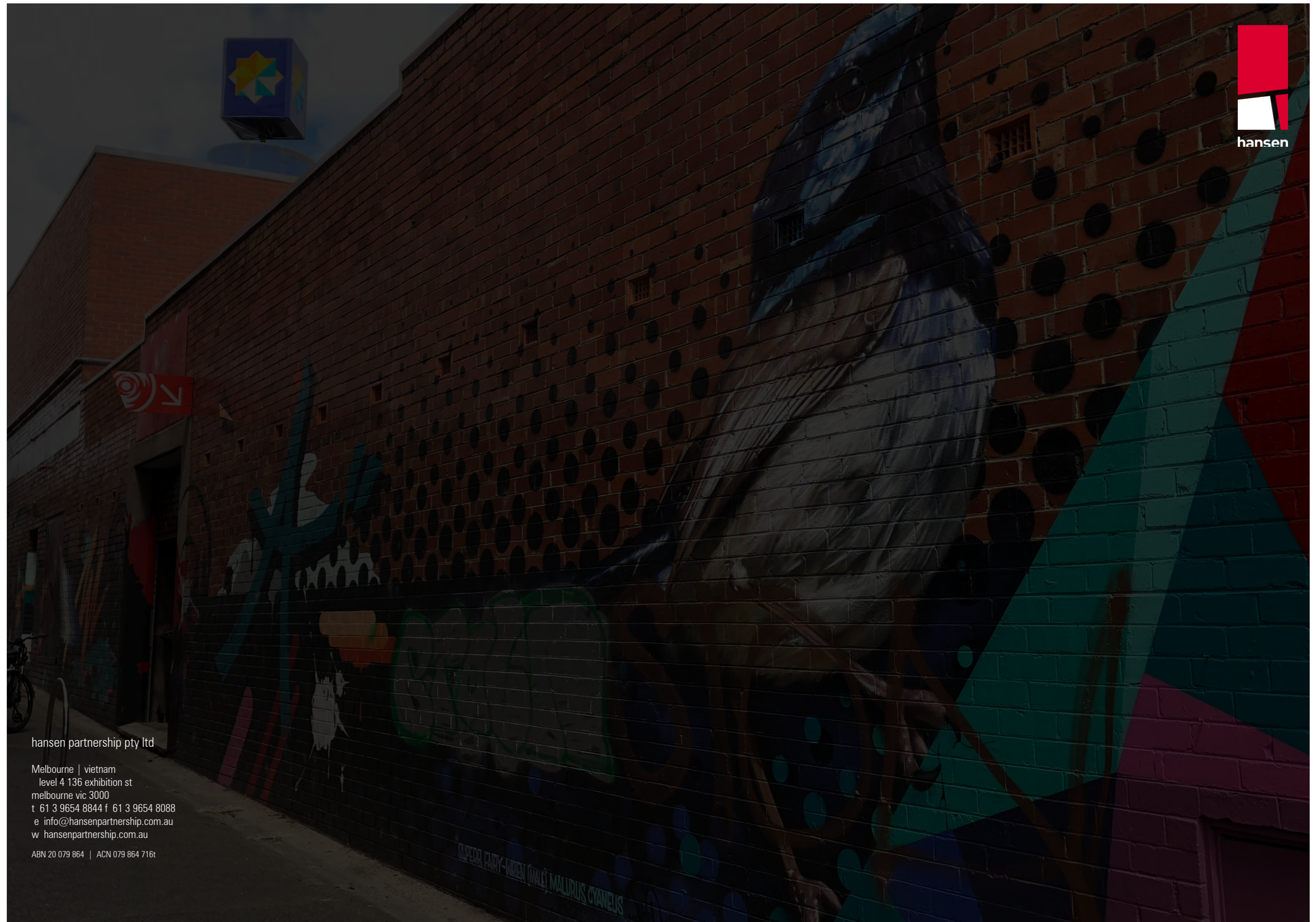
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