3.0 Vision Statement

It is the Council and collective community’s mission within Boronia:

“To create and sustain social well being, equity and commercial success within an environmentally sustainable framework.”

In the future, Boronia will be:

- both a gateway to, and a destination at, the foothills of the Dandenong Ranges, providing a great place to live, a thriving hub of activity for commerce and all aspects of community life;
- a place that retains the distinct nestled aspect at the foot of, and with views towards the Ranges;
- a safe pedestrian-focused centre providing ease of access for all users with different abilities and at all stages of life;
- a pedestrian-oriented centre that provides identifiable areas of interest, is well connected and easily accessible by walking, cycling, public transport and private vehicles;
- a place where public spaces are designed and developed using highly engaging and responsive processes, so as to represent the local community and environment;
- a centre which takes pride in its unique heritage including buildings representative of significant periods of Boronia’s development;
- a series of diverse and confident retail and commercial precincts providing a vibrant and complimentary mix of businesses and services, and characterised by a unified trader and commercial community;
- a well maintained and clean environment incorporating leading edge ecological waste and litter management;
- a unique place attracting high quality development, urban design and streetscape improvements with sustained references to the unique foothills setting incorporating indigenous vegetation, species and exotic horticultural values that are a part of the local area;
- a place containing destinations, retailer and commercial premises, facilities, services, and amenities that provides ease of access for all users and abilities; and
- an environmentally sustainable centre incorporating best practice ecologically sustainable design principles.
**Vision**

**Strategic Directions**

**Structure Plan Framework Plans**

- Pedestrian Space Plan
- Land Use Framework
- Design Principles & Built Form (Building Height) Framework
- Accessibility Framework
- Social Wellbeing Framework
- Public Art Framework

**Precinct Plans**

1. Dorset Road Precinct
2. Boronia Village
3. Southern Terraces
4. Boronia Junction
5. Dorset Square
6. Boronia Park

**Implementation and Prioritisation Plan**
4.0 Strategic Directions

The following strategies provide a foundation and point of reference for the Boronia Structure Plan.

Pedestrian Priority, Connectivity and Accessibility

- Compact the commercial area to improve walkability and accessibility.
- Strengthen and improve the level of amenity and safety of east-west and north-south pedestrian links across Dorset and Boronia Roads.
- Ensure a safe and continuously accessible path of travel for pedestrians of all abilities when designing public works and adjoining private development.
- Ensure access for all users and abilities is achieved, and the requirements of the Disability Discrimination Act are met in the design and management of new facilities, access into and within retail and commercial premises and amenities, including public toilets.
- Prioritise pedestrian safety and accessibility and add pedestrian crossings where suitable.
- Improve access between residential areas, the retail area and between recreational and community facilities.
- Provide a series of visually pleasing, highly landscaped and stimulating pedestrian environments, including public open spaces, commons, arcades, laneways and pathways.
- Design pathways where pedestrian movement and orientation is guided by visual cues, drawing on views and vistas towards the Ranges and between identified precincts.
- Provide a direct and clearly identifiable connection through commercial environs along the railway bike path.
- Increase walking as the preferred mode of travel into the centre.
- Provide new development facilities that encourage alternative forms of transportation including walking and bicycle use.
- Ensure the pedestrian environment, and pathways between areas of interest incorporate innovative approaches to lighting to improve perceptions of safety within an evening environment.

Land Use and Activity

- Establish Boronia as a vibrant and identifiable series of specialised commercial destinations, through the development of specialised precinct areas.
- Consolidate the commercial environs and core retail activities within Dorset Square and the Boronia Junction development, with active retail tenancies adjoining pedestrian pathways between these two areas.
- Facilitate growth in retail expenditure in Boronia by promoting the development of a bulky goods store and other homewares and ancillary stores, which will encourage linked trips to established core retail outlets.
- Seek a renaissance of Boronia Village as a mixed-use residential–commercial development, building on the views and vistas towards the Ranges.
• Provide an identifiable community hub or meeting place with direct access to the commercial environs where a variety of community uses and groups may be established in an environment that fosters life long learning.

• Clearly define edges to established residential environs.

• Provide locations where increased residential diversity will accommodate affordable and diverse housing forms in line with Boronia’s current and emerging demographic characteristics, whilst maintaining a high level of architectural quality and design.

• Provide opportunities for residential and mixed-use activity within the commercial environs, whilst discouraging further fragmentation of commercially zoned land.

Sustainability

• Apply best practice ecologically sustainable principles in building and public space design through all stages of the design and construction process. Development must respond to local climatic conditions including wind mitigation and solar orientation, and improve the quality of the environment by reducing our impact on it.

• Incorporate best practice water sensitive urban design principles in the construction of both public and private sector projects.

• Ensure reduction of maintenance is a central consideration in the design and construction of public buildings and works.

• Preserve and augment the natural environment, areas of remnant vegetation and site’s of biological significance within Boronia.

• Seek to retain established trees within the Activity Centre, in particular the commercial environment. Where trees are required to be removed provide an offset on site where possible, or in proximate areas.

• Build on the attributes of Boronia’s unique setting at the foot of the Dandenong Ranges National Park and strengthen biodiversity corridors and links from the Ranges into the Activity Centre.

• Establish a community culture of reduce, reuse, recycle.

• Identify & undertake projects that unify the Boronia community on environmental aspects such as plastic bag reduction projects, waste wise businesses, community planting & clean up days.

Urban Design and Building Form

• Reinforce and build on Boronia as a meeting place and destination in the ‘nest at the foot of the Dandenong Ranges.

• From critical vantage points maintain, and where appropriate, frame views from the west towards the extent of the Dandenong Ranges.

• Both broad area and detailed design of building heights and form should have a relationship to the topographical form and characteristics of the local area.

• Ensure that the colour and form of building materials reinforce the emerging contemporary natural character, including the naturalistic theme of the local area and the identified precinct areas.

• Build on the use of public and community art within the centre, and incorporate planting to emphasise links and help with direction finding.

• Acknowledge the significance of the Foothills Policy east of Dorset Road.
• Landscape within the Activity Centre should sustain references to the unique foothills setting incorporating indigenous species and exotic horticultural values that are a part of the local area,
• Vegetation, tree selection and soft and hard landscaping will consider the lifecycle, and ongoing maintenance appropriate in the context of an urban commercial setting.
• With the exception of business identification & directional signage, signage (including billboards) is to be discouraged within the Activity Centre, and along approaches into the centre.
• Reinforce the Bush Boulevard landscape character along road and rail approach routes to Boronia.

Heritage Context

• Identify and protect intact examples of early-built form fabric, including buildings (public and private) built during Boronia’s significant periods of growth during the 1920s and the subsequent commercial development in the 1960s and 1970s.
• Protect places and heritage with distinctive architectural characteristics as well as those representative of post-war freestanding shopping centre development.
• Provide opportunities for the interpretation and celebration of the significant aspects of Boronia’s growth and development.

Access, Traffic, Transport and Circulation

• Encourage alternative modes of transport to the Boronia Activity Centre by providing facilities and giving priority to pedestrians, bicycles and public transport.
• Enable access for users of all ages and abilities and different reasons for visiting, including work and deliveries.
• Adopt a rational approach to private vehicle access to Boronia and improve points of access, circulation, layout and efficiency of car parking facilities.
• Advocate for the continued improvement of public transport, including the spread of hours and coverage, frequency of service, safety and standard of facilities.
• Provide facilities, infrastructure and connectivity for bicycle access to, within and through Boronia.
• Ensure car parks & transport facilities are designed & maintained to achieve Crime Prevention Through Environmental Design Principles

Social Well Being

• Ensure Boronia is recognised as a great place for residents, workers and visitors.
• Improve social and leisure opportunities through quality design and ‘inviting’ environments for all members of the community.
• Seek opportunities to engage and involve the community, and encourage commitment, responsibility and ownership thereby increasing community pride and promotion.
• Build ‘community connections’.
• Support and develop talented leaders within the Boronia community.

Quality Environment & Maintenance
• Ensure a successful partnership to address the ongoing maintenance & cleanliness of the retail environment.
• Provide appropriate communal recycle, waste litter and cigarette disposal facilities throughout the commercial environment and at community and recreational facilities.
• Provide at source litter control systems including litter traps, a street / pavement cleaning system, drainage stencilling, plastic bag reduction programs, and building and construction maintenance to minimise litter impacts on the Blind Creek;
• Achieve an approach or model within the Boronia Place Management Program that integrates strategic asset management through all aspects of the project including:
  o the strategic planning and place management roles of project initiation;
  o project design and development through Council’s landscape and place making teams;
  o design and construction;
  o handover to operations for ongoing maintenance; and
  o review of the assets over their lifecycle to best inform future works.
5.0 Structure Plan Framework

The Boronia Structure Plan comprises a series of broad plans outlining the preferred direction for the physical structure and coordinated improvement of the Boronia Activity Centre.

The Structure Plan comprises six component plans:

- Pedestrian Space and Precincts Plan
- Land Use Framework
- Design Principles & Built Form (Building Height) Framework
- Accessibility Framework
- Social Well Being
- Art in Public Places Framework