

8 Boroondara's Activity Centres Strategy

The Boroondara Activity Centres Strategy seeks to guide the ongoing development of activity centres and enterprise corridors in the City of Boroondara in a manner which is consistent with its strategic policy goals. The Strategy contains the following components:³⁴

- Activity Centre Hierarchy
- Vision Statement
- Guiding Principles
- Overarching Objectives and Strategies.

Land use and Built Form Directions for the Neighbourhood Activity Centres (Levels 2 and 3), Local Activity Centres and Enterprise Corridors are provided in Chapters 10-13 of this Strategy.

General Urban Design Guidelines and Implementation Actions for the above activity centres and enterprise corridors are provided in Part C: Chapter 16 and Part D: Chapter 18 of this Strategy.

8.1 Activity Centre Hierarchy

The Boroondara Activity Centre Hierarchy has been developed to guide the type and extent of retail, commercial, residential and other development in Council's 53 activity centres and enterprise corridors,³⁵ having regard to existing and projected population and business needs and the needs of workers, shoppers and other visitors. The hierarchy reflects the fact that centres perform different roles and functions, and assists in planning for the efficient delivery of appropriate social, economic, environmental and physical outcomes across the activity centre network. (Refer to Chapter 5 of this Strategy for a detailed description of the role and function of each level of the hierarchy.)

Boroondara's activity centres have been classified into the following five levels:

Table 16: City of Boroondara Activity Centre Hierarchy

Hierarchy Level	Boroondara Activity Centres	Maximum Building Heights
Principal Activity Centre	<ul style="list-style-type: none"> • Camberwell Junction* 	Refer to Structure Plan
Major Activity Centres	<ul style="list-style-type: none"> • Glenferrie* • Kew Junction* 	Refer to Structure Plans
Neighbourhood Centres:		
Level 1	<ul style="list-style-type: none"> • Balwyn* 	Refer to Structure Plan
Level 2	<ul style="list-style-type: none"> • Ashburton • Balwyn East • Burwood Village • Dickens Corner • Greythorn • Harp Village • Hartwell • Middle Camberwell 	3 storeys (and 11m) to 6 storeys (and 22m)

³⁴ This section draws upon work that includes the Retail, Commercial and Residential Analysis for Boroondara Activity Centres Strategy, Essential Economics, April 2010, p.59-66.

³⁵ The Boroondara Activity Centres Strategy excludes the Maling Road commercial precinct in accordance with Council's resolution of 6 June 2011.

	<ul style="list-style-type: none"> • West Hawthorn* • Stockland's Tooronga Village (under construction)* 	Refer to WH Urban Design Framework and Tooronga Village Incorporated Plan
Level 3	<ul style="list-style-type: none"> • Ashwood • Auburn Village • Bellevue • Belmore Heights • Boroondara • Canterbury Village • Church Street • Cotham Village • Deepdene • East Camberwell • Glenferrie Hill • Golf Links Village • Mont Albert • Mount Street • North Balwyn • Riversdale Village • South Camberwell • Stradbroke Village • Surrey Hills • Through Road • Upper Glen Iris • Willsmere Village 	2 storeys (and 8m) to 4 storeys (and 14.5m)
Local Centres	<ul style="list-style-type: none"> • Alamein Avenue • Auburn Road & Bills Street • Belford Court • Burwood Station • Fordham Avenue • Glen Iris Road • Highfield Road • Peate Avenue • Cnr Rathmines & Burke Rds • Riversdale Station • Cnr Riversdale & Warragul Rds • Solway • Cnr Tivey Pde & Hilda St • Tooronga Road 	3 storeys (and 11m)
Enterprise Corridors	• Burwood / Camberwell Road	2 storeys (and 8m) to 8 storeys (and 30m)
	• Canterbury Road	3 storeys (and 12m) to 5 storeys (and 19m)
	• Tooronga	4 storeys (and 16m) to 5 storeys (and 19m)

Source: Essential Economics, 2010 and City of Boroondara

Note: * Asterisked activity centres are excluded from the strategic directions of this Strategy. Refer to the relevant Activity Centre Structure Plan, West Hawthorn (WH) Urban Design Framework and Tooronga Village Incorporated Plan for strategic direction on preferred land use and built form outcomes.