



The Pines Activity Centre Structure Plan



September 2011

Contents

1.	Introduction	2
1.1.	The Pines Structure Plan	2
1.2.	The Purpose of The Pines Structure Plan	2
1.3.	The Pines Activity Centre – Trade Catchment Area.....	2
1.4.	The Pines Activity Centre – Location.....	4
1.5.	Pedestrian Permeability and Area of Influence	5
2.	Vision and Objectives	7
2.1.	Vision for The Pines Activity Centre	7
2.2.	General Strategic Objectives	7
2.3.	Commercial Development Strategic Objectives.....	8
2.4.	Community Strategic Objectives	8
2.5.	Good Public Spaces Strategic Objectives	8
2.6.	Housing Provision Strategic Objectives	9
2.7.	Sustainable Travel Strategic Objectives.....	10
3.	Site Analysis.....	11
3.1.	Swot Analysis.....	11
4.	Key Elements of the Structure Plan.....	14
4.1.	Built Form	14
4.2.	Landscaping.....	14
4.3.	Access and Transport.....	14
4.4.	Key Planning and Design Elements.....	14
5.	Precinct Actions	19
6.	General Actions.....	31
7.	Monitoring and Review.....	31

1. Introduction

1.1. The Pines Structure Plan

The Pines Structure Plan 2011 provides a framework to guide future development and land use over a 20 year period for the area identified as The Pines Activity Centre. The 2011 Structure Plan provides the vision and objectives for The Pines Activity Centre and establishes strategic directions for the precincts within.

The Structure Plan has been prepared from a review of the 1992 Pines Activity Centre Structure Plan and an assessment of current issues and projected needs for the future including feedback from residents and major stakeholders. The State Government, through their strategy, *Melbourne 2030*, has classified The Pines Activity Centre as a Major Activity Centre. Councils are required to prepare and keep up to date structure plans for Major Activity Centres. Major Activity Centres are required to provide for a range of commercial and community services and facilities that are grouped in one area and are easily accessible. *Melbourne 2030* encourages more efficient use of residential land by supporting higher density development, such as apartments and town houses to be provided within Major Activity Centres.

The Pines Activity Centre Structure Plan is supported by the former Structure Plan, *The Pines Activity Centre Structure Plan 1992*; the *Retail and Commercial Assessment of the Pines Major Activity Centre*, Tim Nott, December 2008; and *The Pines Structure Plan, Issues Paper*, September 2009.

The draft *Pines Activity Centre Structure Plan* was adopted by Council on 27 April 2010 for public exhibition and consultation. The draft *Pines Activity Centre Structure Plan, May 2010* was made available for public comment for six weeks. At the 31 August 2010 Meeting, Council considered the draft Structure Plan and the 30 submissions received in response. At the meeting, Council approved the draft Structure Plan, with changes, to form the basis for the future planning of the Pines Activity Centre.

1.2. The Purpose of The Pines Structure Plan

The purpose of The Pines Structure Plan is:

- To provide certainty to the local community and investors about the future form and use of the Pines Activity Centre;
- To manage change to ensure that The Pines Activity Centre remains vibrant and an attractive place to visit and or live;
- To guide decision-makers and other relevant key stakeholders at State and local level regarding works and initiatives;
- To guide future use and development in a manner that is consistent with state and local planning policy;
- To direct Council resources to best serve the regional and local community.

1.3. The Pines Activity Centre – Trade Catchment Area

The Pines Activity Centre is one of 94 Major Activity Centres and is located on the north east urban fringe, approximately 19 kilometres east of Melbourne and 5 kilometres north east of the Doncaster Principal Activity Centre.

Mr Tim Nott, economic consultant, has identified a trade area for The Pines Activity Centre as having a population of 72,170. The suburbs comprising the trade area are Templestowe, Doncaster East, Donvale, Warrandyte/Warrandyte South, Park Orchards/Ringwood North and Warrandyte North (Nillumbik). This area is forecast to grow by an average of 0.45% per year over the period 2008 to 2031 and growing to 79,900 in 2031. This compares with a forecast of 0.67% per year for Manningham as a whole (the most rapidly growing part is expected to be Doncaster Hill and surrounds).

In general, the area contains an educated white-collar labour-force with relatively high income families in large suburban houses. The residents of The Pines trade area spend more than the average Victorian on retail goods and services. Tim Nott has estimated that Manningham residents earn 21% more than the average Victorian.

The shops in The Pines trade area are estimated to account for 14% of the retail floorspace supported by the spending of trade area residents. It also attracts spending by people from outside the trade area, amounting to 12% of sales at the centre. The Pines will compete with the network of centres inside and outside the trade area to accommodate further retail growth, estimated to accommodate between 14% (its current share) and 20% of the retail floorspace supported by trade area residents – the normal range for sub-regional shopping centres. In planning the future of the centre, it is estimated that it would be sufficient to allow for growth in retail floorspace of between 4,000 sq m and 10,000 sq m over the period to 2031.

The actual growth is likely to be at the lower end of the range due to the relatively low density nature of the trade area, the lack of passing traffic, and the proximity of large regional shopping centres. In addition, Mr Nott has found that there is “no good policy reason to support high growth at The Pines in preference to growth in the neighbourhood centres of the municipality, especially in retail segments such as food and groceries where local access is important”. Council is mindful that, despite the need to maintain viable neighbourhood centres, that The Pines Activity Centre is classified as a Major Activity Centre and as such, will take precedence over other surrounding centres.

A map of The Pines trade area follows, showing that the trade area is based on the suburbs of Templestowe, Doncaster East, Warrandyte/South Warrandyte, Donvale and Park Orchards/Ringwood North.

Figure 1: The Trade Catchment Area of the Pines Shopping Centre

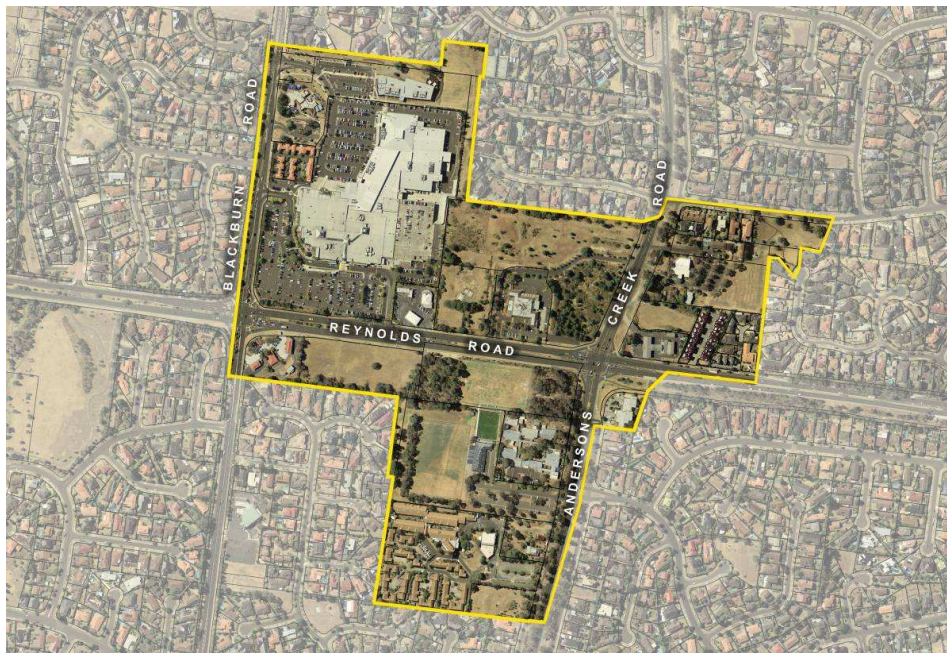


1.4. The Pines Activity Centre – Location

The Pines Activity Centre is located on Blackburn, Reynolds and Andersons Creek Road, Doncaster East and occupies an area of approximately 37.5 hectares.

The Pines Activity Centre Structure Plan boundary remains largely unchanged from the previous Pines Activity Centre Structure Plan, July 1992. The boundary has been applied to include sufficient land to provide for the commercial activities needed over a 15 and 20 year time frame. The boundary includes those residential areas that have a strong functional inter-relationship with The Pines Shopping Centre as well as the vacant land providing opportunities for further residential development. Given that most of the surrounding residential areas are of recent origin and generally less than 25 years old, no significant change to these areas is expected in the near future. The boundary also includes public uses and open space areas that have a strong relationship and are within walking distance of The Pines Shopping Centre.

Figure 2a: Location and Structure Plan Boundary



The precinct boundaries are shown in Figure 3 following.

The central component, Precinct 1, includes The Pines Shopping Centre, a privately-owned enclosed mall of 19,120 sq m of retail floor space and 1,880 sq m of other commercial space. There are three supermarkets, a discount department store, over one hundred shops, a library and doctor's surgery within the roofed area.

In Precinct 2, The Pines Learning and Activity Centre is a Council owned community centre that provides life long learning opportunities from Pines Learning and the University of the Third Age (U3A). The facility also provides a function room and meeting spaces for hire. The Deep Creek Children Services Centre is also located in Precinct 2, although is separately accessed from Blackburn Road. There is an area of public open space to the north of The Pines Shopping Centre that is proposed to be developed for a playground.

Precincts 3 and 6 are the only precincts that have vacant land and still offer opportunities for development. Given the scarcity of higher density housing in the area, combined with the fact that most areas surrounding The Pines Activity Centre are recent developments (that is, less than 25 years old), higher density housing on these sites are the preferred development options.

Pedestrian permeability and area of influence



-  Existing open space network
-  Pines Activity Centre boundary
-  Study area / area of influence boundary
-  Surrounding residential area outside the study area
-  Existing pedestrian paths and tracks connecting the street footpath network and formalising desire lines through public land.
-  Opportunities identified for additional pedestrian linkages to be established on public land
-  Opportunities for additional pedestrian linkages to be explored as part of gradual site consolidation and private redevelopment of residential properties.
-  Existing signalised pedestrian crossing
-  Opportunity for a new or improved pedestrian crossing
-  400m walking/ cycling distance to popular pedestrian attractors:
 A - The Pines Reserve
 B - The Pines Living Learning Centre and northernmost shopping centre entrance
 C - The Pines bus interchange and southernmost shopping centre entrance
 D - Schafter Reserve
 E - Andersons Reserve



2. Vision and Objectives

2.1. Vision for The Pines Activity Centre

The Pines Activity Centre Structure Plan 1992 provided the following vision *“the opportunity exists to create a major community focus at The Pines Activity Centre. The Activity Centre will provide for retail, community, recreational, entertainment and residential land uses clustered and integrated to serve the needs of residents in the surrounding area.”*

Building upon the former statement, the following vision for The Pines Activity Centre Structure Plan is:

“The Pines Activity Centre will continue to be a focus for the community and to provide for their retail, community, recreational and entertainment needs as well as providing for a diversity of residential options within its context of being on the fringe of the metropolitan area of Melbourne and its proximity to the green wedge”.

2.2. General Strategic Objectives

The strategic objectives for The Pines Structure Plan have been developed from a review of the goals and strategies of the previous Structure Plan and from an assessment of current issues and broad aims for land use and development in the future. The broad strategic objectives for the overall Activity Centre follow:

- 2.2.1. Support the development of the Pines Activity Centre which meets the social, recreational and retail needs of the population at the sub-regional level.
- 2.2.2. Ensure that any future development in The Pines Activity Centre is in keeping with its location on the fringe of the urban area and its proximity to the green wedge.
- 2.2.3. Encourage apartment style development within The Pines Activity Centre to maximise the use of the commercial and social facilities provided within and to provide alternative housing options for the locality.
- 2.2.4. Encourage greater use of public transport to and from The Pines Activity Centre and advocate for more services and for these services to be provided more frequently.
- 2.2.5. Enhance the public realm within the Pines Activity Centre by ensuring that the public spaces meet a range of community needs, are well linked together, are safe and are visually pleasing.
- 2.2.6. Maximise use of the area’s natural strengths such as views to surrounding rural and bushland areas in keeping with the community interest.
- 2.2.7. Support housing choices to meet changing demographic trends, especially an ageing population.
- 2.2.8. Support a range of health, family and professional services relevant to the role of The Pines Activity Centre.
- 2.2.9. Support a range of education and learning activities to meet the needs and aspirations of the local community.
- 2.2.10. Create a consistent landscaped theme, sense of place and branding that easily distinguishes The Pines Activity Centre from other centres.
- 2.2.11. Provide for well defined vehicular, bicycle and pedestrian access both within and external to all precincts, with strong pedestrian crossing points to be established on main roads.

2.3. Commercial Development Strategic Objectives

Providing for an expansion in commercial uses and development to meet increased local needs, such as additional retail, office and entertainment activities and supporting local employment.

- 2.3.1. Provide for an increase in retail and office floor space to meet the future needs of the sub regional population.
- 2.3.2. Ensure that any new development gives highest priority to pedestrian circulation.
- 2.3.3. Encourage outwardly focussed retail facilities with provisions for goods display areas which address streetscape and which are visible from the building's exterior. Encourage the building façade at street level to be inviting and interesting to pedestrians.
- 2.3.4. Ensure that any new commercial development is integrated with the existing shopping centre and that such development retains a family friendly and local community environment.
- 2.3.5. Ensure that any new commercial development does not detract from the viability and vitality of surrounding neighbourhood centres.
- 2.3.6. Support the establishment of land uses which have minimal impacts on residential amenity.
- 2.3.7. Encourage the development of restaurants or public spaces on the top level of the shopping centre to allow the community to enjoy the surrounding views of the Kinglake mountains and Dandenong Ranges.

2.4. Community Strategic Objectives

Providing for changing community needs in terms of infant's, children's and aged care, health, social, u3a, pines learning, fellowship, entertainment, leisure and recreation.

- 2.4.1. Encourage a diversification of land uses to provide for health, leisure, recreation, education and community activities.
- 2.4.2. Develop community and recreational facilities to create a strong focus and contribute towards the development of a unique identity for the area. Provide for any additional identified community needs and services.
- 2.4.3. Develop community buildings which adhere to good urban design principles, energy efficiency and which attract a broad range of users.

2.5. Good Public Spaces Strategic Objectives

Improving the public areas, including landscaping, capturing views, creating pedestrian links, gateways, focal points.

- 2.5.1. Encourage building design to make optimal use of views and vistas and in accordance with attached urban design guidelines.
- 2.5.2. Develop a landscaping theme based on the planting of Eucalyptus polyanthermos (Red Box) trees, complemented by indigenous vegetation.

- 2.5.3. Ensure that the open space areas and community facilities are linked to surrounding residential areas and the shopping centre through pedestrian and cycling paths.
- 2.5.4. Plant and maintain native vegetation buffers between the Council Reserves and the residential areas.
- 2.5.5. Buildings should address the main road frontage, provide for an integrated development of a high standard of building design and visual amenity. Car parking to be provided out of sight, preferably basement level.
- 2.5.6. Planting along all three main roads is supported to retain indigenous vegetation and maintain its rural character and gateway to the green wedge areas to the north and east.
- 2.5.7. Protect, enhance and maintain the remnant indigenous vegetation in Andersons Park to promote the park's natural conservation areas and informal recreational values.
- 2.5.8. Provide for appropriate drainage and the ecological sustainable design of the buildings on site.
- 2.5.9. Ensure Australian Best Practice environmentally sustainable design is met in relation to building energy management, water sensitive urban design, construction materials, indoor environmental quality, waste management and transport.
- 2.5.10. Encourage the development of a distinct theme and sense of place unique to The Pines Activity Centre.
- 2.5.11. Encourage the development of public spaces which are visually pleasing, pleasant places to visit, are well maintained and provide for personal safety.
- 2.5.12. Ensure that development is designed to meet the needs of people with varying mobility levels to ensure equity of access is created.
- 2.5.13. Re-inforce the Gateway sites on the corner of Reynolds Road/Andersons Creek Road as green landscaped gateways.

2.6. Housing Provision Strategic Objectives

Providing for an ageing population and changing lifestyle preferences by increasing housing density.

- 2.6.1. In Precincts 3 and 6, encourage apartment style housing as the preferred land use and provide for a range of housing types, including more affordable housing types.
- 2.6.2. Ensure that new development is well articulated and upper storey elements are not unduly bulky or visually intrusive.
- 2.6.3. Encourage development that is contemporary in design that includes an articulated built form and incorporates a range of visually interesting building materials and façade.
- 2.6.4. Encourage spacing between developments to minimise a continuous building line when viewed from a street.
- 2.6.5. Ensure overlooking into adjoining properties is minimised.
- 2.6.6. Ensure the design of carports and garages complement the design of the building.

- 2.6.7. Minimise massing and bulk of building along the ridgeline.
- 2.6.8. Buildings should address main road frontage, provide for an integrated development of a high standard of building design and visual amenity. Car parking to be provided out of sight, preferably basement level.
- 2.6.9. Encourage the provision of a bedroom and bathroom on the lower level of dwellings and encourage the provision of lifts in apartment buildings.

2.7. Sustainable Travel Strategic Objectives

Providing travel options of additional bus services and improving bicycle and pedestrian access to encourage more sustainable trips and to meet the needs of those residents without travel options.

- 2.7.1. Promote greater use of public transport to and from The Pines Activity Centre.
- 2.7.2. Provide for bicycle access and bike racks as appropriate.
- 2.7.3. Ensure pedestrian/bicycle links through The Pines Activity Centre, surrounding residential areas and open space links.
- 2.7.4. Provide for the optimal use and opportunities presented by the introduction of the Yellow Orbital Bus Route, the introduction of the DART services in early 2011 and three routes upgraded to provide 7 – 10 minute frequencies in peak via The Pines Activity Centre.
- 2.7.5. Provide car parks, loading facilities and internal roads to service any increased requirements.
- 2.7.6. Provide a well connected road system serviced by appropriately located car parks.
- 2.7.7. In Precinct 5, provide for one traffic access point to tie in with the existing traffic lights.

3. Site Analysis

3.1. Swot Analysis

The strengths, opportunities, weaknesses and threats have been identified from a number of sources including preliminary resident and stakeholder feedback. Also refer Figure 4.

Strengths

- Generally safe and easily accessible by car and pedestrians that live close by
- Good range of local convenience goods and some services
- Three supermarkets and discount department store
- A range of bus services
- Shopping centre and Pines Learning easy to walk around, compact
- Cafes and outdoor areas to north of Centre
- Pines Learning and Activities Centre, library, children's services
- Closes early which reduces nuisance to surrounding properties
- Local, peaceful ambience of the Centre and which provides good views to mountain ranges and is located close to Yarra River and parklands
- Not too big, nice medium sized centre
- Distance from other sub-regional centres

Opportunities

- Improve pedestrian and bicycle links to surrounding areas and existing open space corridors (e.g Mullum Mullum Link)
- Expansion of the shopping centre (above or below) and provision of additional car parking spaces to meet future demand
- Expansion of Pines Learning and Activities Centre and introduce more out of hours learning opportunities
- Not for profit services – ready availability of volunteers
- Providing activities for young people/children eg half basketball court
- Build on café/restaurant trade and add more upmarket restaurant opportunities and to take advantage of views
- Development of alternative housing choices to meet ageing population and needs of smaller households on vacant land in Precincts 3 and 5
- To promote the urban design of public spaces and the development of a plaza
- To identify through signage the availability and location of car spaces
- To improve the existing public transport facilities
- Develop a café precinct and have it open when the shops close
- More activities for young people such as a pool, cycling track, basketball courts, skate park
- Provide for a redevelopment of the Deep Creek Children's Services Centre which includes the provision of appropriate community services and facilities
- To relocate the library to a purpose built facility

Weaknesses

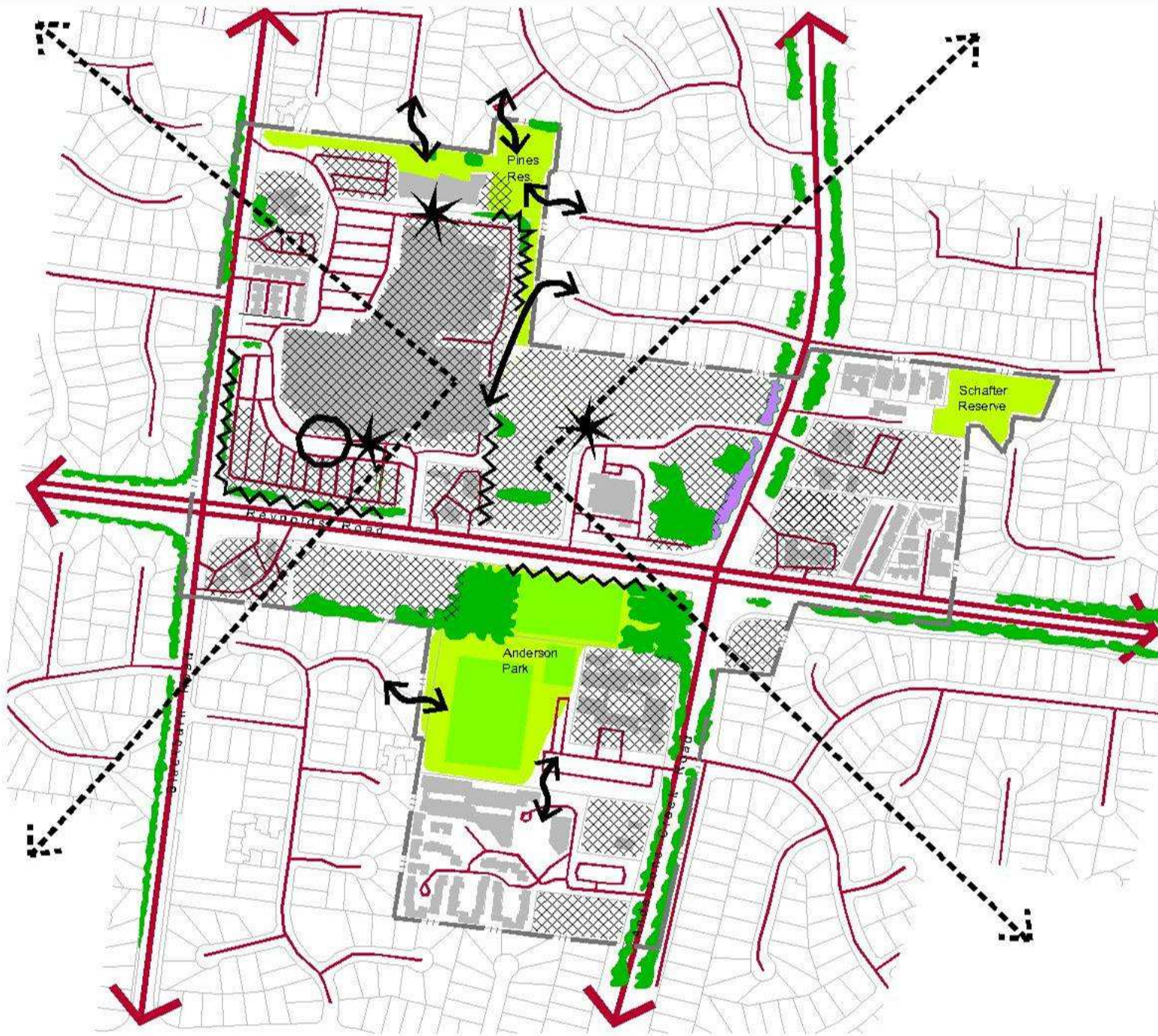
- Lack of fixed rail transport
- Lack of Cinemas
- Lack of Restaurants/Takeaway food
- Not enough variety in shops & services
- Lack of land available for further development
- The Pines shopping centre is not easily visible from Reynolds Road
- There is a perception that there is insufficient car parking due to the areas closest to the entrance reaching capacity
- Confusion in relation to give way sign and entrance from Blackburn Road
- Vandalism and hoon behaviour to north of centre out of hours
- Centre closes early, issues of personal safety
- Trade area limited for expansion due to recent housing development, limited opportunities for infill or diverse housing. Non – urban areas/green wedge and low density housing close by reduce further housing opportunities
- Ageing population and no nursing homes within close proximity
- Limited car parking provision within the Deep Creek Children's Services Centre site and poor pedestrian access to the site from Blackburn Road and The Pines Shopping Centre
- Lack of signage for pedestrian links to The Pines shopping centre.
- The building that currently accommodates the library is not purpose built and has limited potential to expand.
- The bus interchange area is too small and has insufficient weather protection
- Walking and cycling to the centre is limited due to the topography and the curvi-linear design of streets and cul de sacs.
- Unkempt areas and not enough landscaping
- Need more fast food and restaurants












Threats.

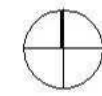
- Closure of supermarkets
- Centre to become too large to walk around, less convenient and further removed from public transport
- Night clubs, gambling
- Competition from other centres
- Shrinkage of trade area due to an ageing population and smaller households. Limited scope for additional residential development and therefore vulnerability of its catchment
- Security issues with back of house areas
- The height of any potential redevelopment will visually intrude on the green wedge

The Pines Activity Centre Structure Plan

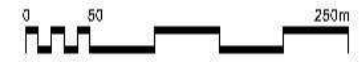
Figure 4: Opportunities & constraints



-  Activity Centre boundary
-  Existing main roads
-  Existing local roadsband private and public carpark roadway
-  Existing public open space and site vegetation
-  Existing visual and physical barriers
-  Key viewlines
-  Development and redevelopment opportunities
-  Opportunity for improved pedestrian connection
-  Opportunity for expanded / new meeting space
-  Opportunity for extended native roadside landscape theme
-  Opportunity for expanded and improved bus interchange



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 Revision: 18 March 2010



4. Key Elements of the Structure Plan

The Structure plan is supported by a series framework plans that highlight key areas for consideration.

4.1. Built Form

Figure 5 indicates preferred heights and uses across the Structure Plan area and identifies areas for encouraging active street frontages. The figure identifies where apartment style developments would be encouraged and how development can be used to maximise the use of the commercial and social facilities. The Structure Plan encourages more diverse housing options, in particular for the ageing population and for a variety of housing types.

The built form response also ensures that any future development does not compromise its location on the fringe of the urban area, its proximity to the green wedges and its potential to be seen from a wide area due to its prominent and ridgeline position.

4.2. Landscaping

Figure 6 identifies areas to be targeted for landscape treatments to provide a sense of place and branding that easily distinguishes The Pines Activity Centre from other centres. Developing an indigenous landscaping theme based on the planting of Red Box (*Eucalyptus Polyanthemos*) at major visual focal points and as part of new development.

The Landscaping Plan includes planting and maintaining native vegetation buffers between the Council Reserves and the residential areas.

4.3. Access and Transport

Figure 7 identifies the location of supporting infrastructure to encourage greater use of public transport to and from The Pines Activity Centre and to ensure walking and cycling within The Pines Activity Centre and to surrounding residential areas and open space links. The introduction of the Yellow Orbital SmartBus Route provides a major opportunity to link infrastructure provision (e.g. expanded bus interchange) with other public realm improvements.

Figure 7 also highlights proposed upgraded signalised intersections.

4.4. Key Planning and Design Elements

Figure 8 summarises key planning and design elements supporting implementation of the Structure Plan Objectives listed in section 2.

The Pines Activity Centre Structure Plan

Figure 5: Built Form



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 Date: 22 February, 2010
 Revision: November 2011



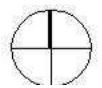
The Pines Activity Centre Structure Plan



Eucalyptus polyanthemus (Red Box) landscape theme

Figure 6 Landscape & open space

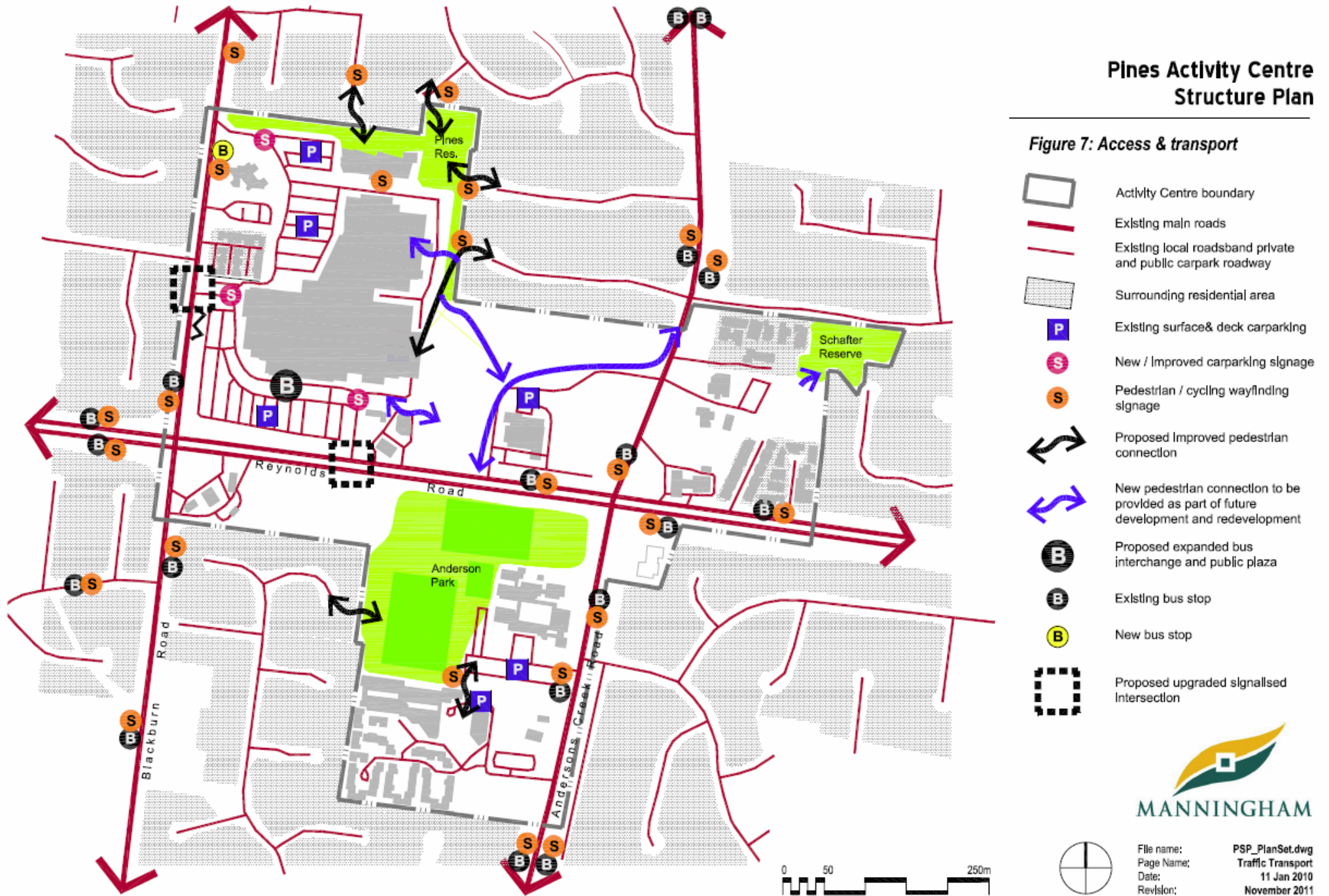
-  Activity Centre boundary
-  Existing main roads
-  Existing local roads and private and public carpark roadway
-  Surrounding residential area
-  Existing areas of public open space
-  Existing sporting fields to be retained and upgraded
-  New open space
-  New and upgraded playspaces
-  Existing areas of high quality indigenous vegetation to be retained and protected
-  Existing roadside and site vegetation including exotic and native pines and areas of indigenous planting
-  Continued indigenous roadside planting
-  Continued street tree planting as part of annual program.
-  Suggested Red Box (*Eucalyptus polyanthemus*) landscape theme to be established as part of new development
-  Continued cript wall landscaping



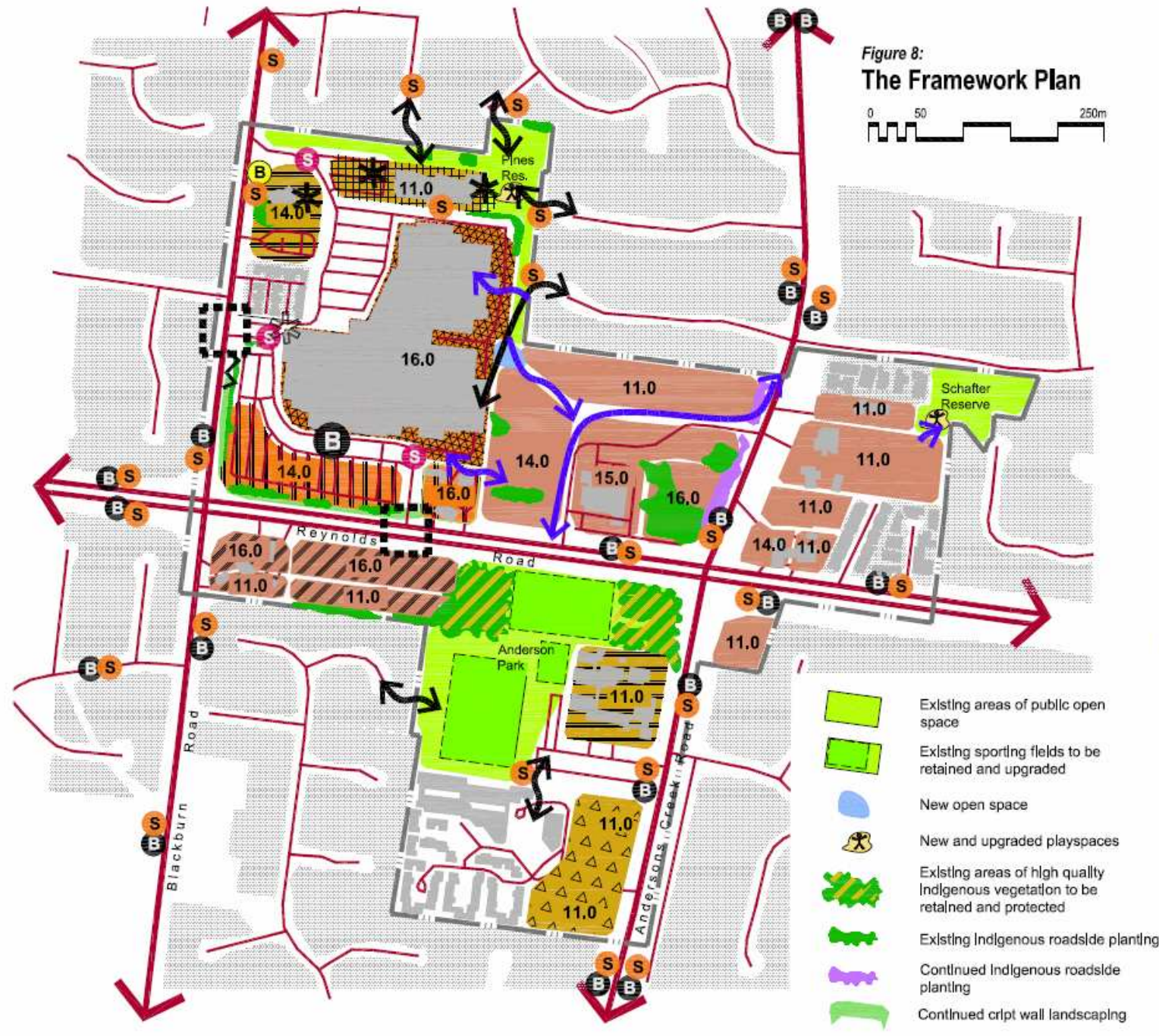
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Pines Activity Centre Structure Plan

Figure 7: Access & transport



**Figure 8:
The Framework Plan**



-  Activity Centre boundary
-  Existing main roads
-  Existing local roadsband private and public carpark roadway
-  Natural change residential areas
-  Preferred medium density residential
-  Preferred medium density residential and office mix
-  Preferred community / education
-  Existing community / education mix
-  Preferred community / education / aged care and residential mix
-  Preferred expanded office and retail
-  Preferred office and retail mix
-  Preferred height in metres above natural ground level
-  New / improved carparking signage
-  Pedestrian / cycling wayfinding signage
-  Proposed Improved pedestrian connection
-  New pedestrian connection to be provided as part of future development and redevelopment
-  Proposed expanded bus interchange and public plaza
-  Existing bus stop
-  New bus stop
-  Proposed upgraded signalled intersection
-  Existing location of public library
-  Options for possible relocated library

-  Existing areas of public open space
-  Existing sporting fields to be retained and upgraded
-  New open space
-  New and upgraded playspaces
-  Existing areas of high quality Indigenous vegetation to be retained and protected
-  Existing Indigenous roadside planting
-  Continued Indigenous roadside planting
-  Continued cript wall landscaping



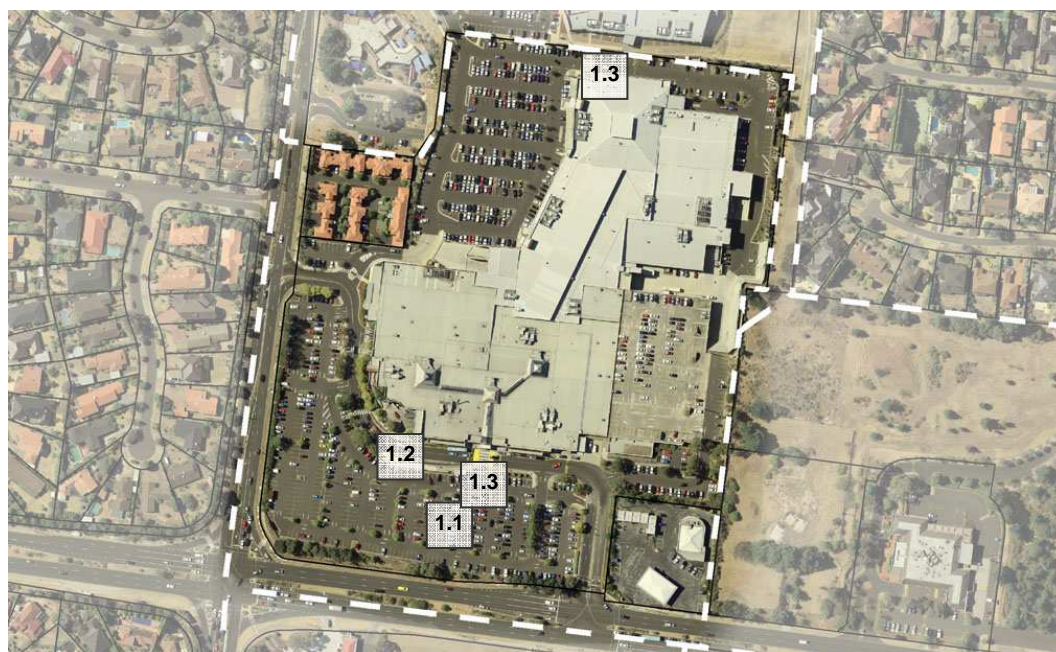
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 Date: 22 February, 2010
 Revision: November 2011

5. Precinct Actions

The Pines Activity Centre contains six precincts as shown in the following Development Framework Plan. The following section provides specific objectives and actions relating to each precinct. It should be noted that in terms of timing, Short term (S) is within the first 5 years, Medium term (M) within 5 – 10 years and Long term (L) within 10 to 20 years.

Precinct 1 – Retail and Commercial Core

The retail core currently comprises The Pines Shopping Centre and surrounding carpark. The centre has been expanded and refurbished in 2005 and now contains 19,120 sq m of retail floor space and 1,880 sq m of other commercial space. Precinct 1 also includes the petrol filling service station and a block of apartments.



Key	Action	Stakeholders	Timing
1.1	Promote retail and commercial development within the existing surface carpark to give a visual presence to Reynolds Road. Provide for an additional expansion of between 4,000 and 10,000 sq. m of retail and 2,000 sq m of office floorspace on the existing site and sufficient car spaces to meet these needs.	Stocklands/MCC	L
1.2	Advocate for an appropriate design and expansion of the bus interchange to provide for additional bus services by doubling the bus spaces. Improve pedestrian and cycle access and amenities (e.g. provide for all weather protection, bike storage).	DOT/Stocklands/MCC	S
1.3	Encourage the creation of high quality urban plazas.	Stocklands/MCC	L
1.4	Investigate opportunities to improve pedestrian amenity with introduction of yellow orbital bus service	DOT/Stocklands/MCC	L
1.5	Review the disability access to The Pines	Stocklands	S
1.6	To undertake a detailed feasibility study including potential funding sources and advocacy for the relocation of The Pines	Stocklands/users of the library	S

	Library and the future of the Warrandyte Library.		
1.7	Review access points into the shopping centre, in particular, review the pedestrian and vehicular entry from Blackburn Road.	DOT/Stocklands/MCC	S
Key	Action	Stakeholders	Timing
1.8	Depending on the out come of the study under Action 1.6 and the investigations to be carried out in Precinct 2, investigate opportunities for provision/retention of community facilities within the commercial core as part of any expansion of the shopping centre.	Stocklands/MCC	L



Precinct 1 – Retail and Commercial Core

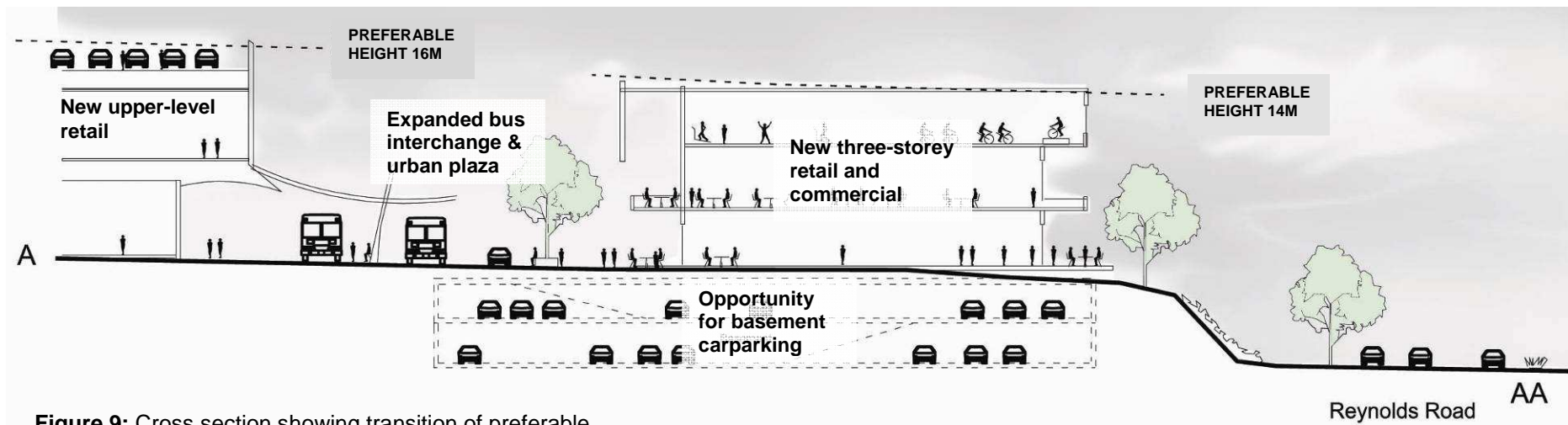
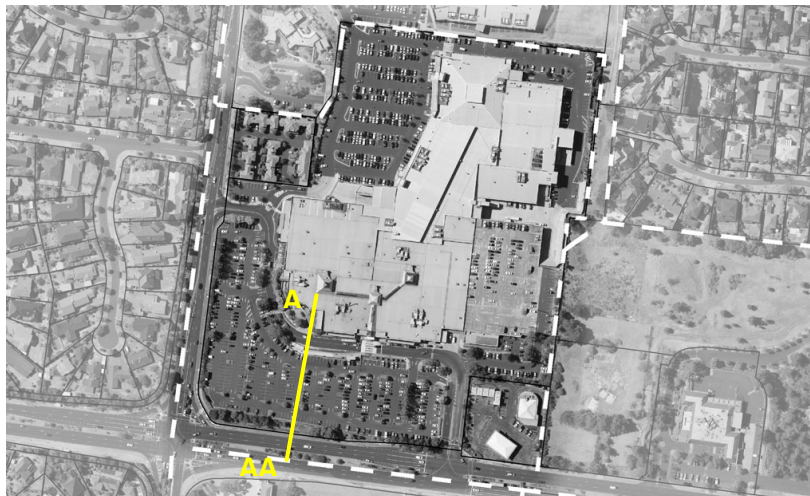


Figure 9: Cross section showing transition of preferable heights, the opportunity for the expansion of the existing bus interchange, the creation of an urban plaza, and new basement and rooftop parking. .



Height

The cross section above provides an indication of the scale of the preferable development in Precinct 1. The cross section shows a second level of retail and a possible upper-level parking deck within the existing Pines Shopping Centre footprint and a new three storey retail and commercial building in place of what is now a surface carpark to the south.

Landscape character

The landscape vision for the precinct is for an improved presentation to Blackburn and Reynolds Roads, with feature weeping planting / other obscuring the existing crypt wall and ornamental shade trees within newly created urban spaces.

Built form

The vision for this precinct is for continued high-quality retail and commercial development that has an address to Reynolds and Blackburn Roads. Provision of replacement underground and additional rooftop carparking will provide opportunity for the expansion of the existing bus interchange and the creation of an urban plaza. Ground-level retail space surrounding the newly expanded plaza and bus interchange should incorporate uses that will assist in activating this space. Upper-level retail and commercial spaces should maximise access to panoramic views.

Precinct 2 – Community

The open space and community precinct (which includes the Pines Learning and Activity Centre, the Deep Creek Children’s Services Centre and the Pines Reserve immediately north of the shopping centre) has the role of meeting a large and diverse range of social educational and recreational needs of the community.



Key	Action	Stakeholders	Timing
2.1	Investigate the possibility of redeveloping / upgrading the Deep Creek Children’s Services Centre including provision of appropriate community services and facilities.	MCC/ Stocklands/ Deep Creek Children’s Services Centre	L
2.2	Extend the existing footpath along Blackburn Road to provide pedestrian access into the Deep Creek Children’s Services Centre.	MCC/ Deep Creek Children’s Services Centre	S
2.3	Investigate appropriate landscaping treatment to block informal pedestrian access from the Deep Creek Children’s Services Centre to the existing shopping centre.	MCC/ Deep Creek Children’s Services Centre	S
2.4	Prepare a Master Plan for the open space area (north east of The Pines Learning and Activity Centre) in consultation with the community.	MCC/ residents	S

2.5	Investigate the feasibility of The Pines library joining the Pines Learning and Activity Centre.	MCC	S
2.6	Investigate the feasibility of providing a Council service centre outpost in The Pines Activity Centre	MCC/ user groups	M

Precinct 3 – Major Redevelopment Site

Vacant land surrounding and including the Cherry Hill Tavern.



Key	Action	Stakeholders	Timing
3.1	Improve the safety and visibility of pedestrian paths in the north west corner in conjunction with the provision of an open space area in the development of the property.	MCC/ property owners/residents	S
3.2	Investigate and provide for the pedestrian and cycling connections to this site and the surroundings.	MCC/ property owners/residents	M
3.3	Encourage apartment style housing development or an alternative form of housing, such as a nursing home, retirement village, student housing or hostel in the range of eleven to sixteen metres in height. (Refer to Built Form Plan)	MCC/ property owners/residents	S



Precinct 3 – Major Redevelopment Site

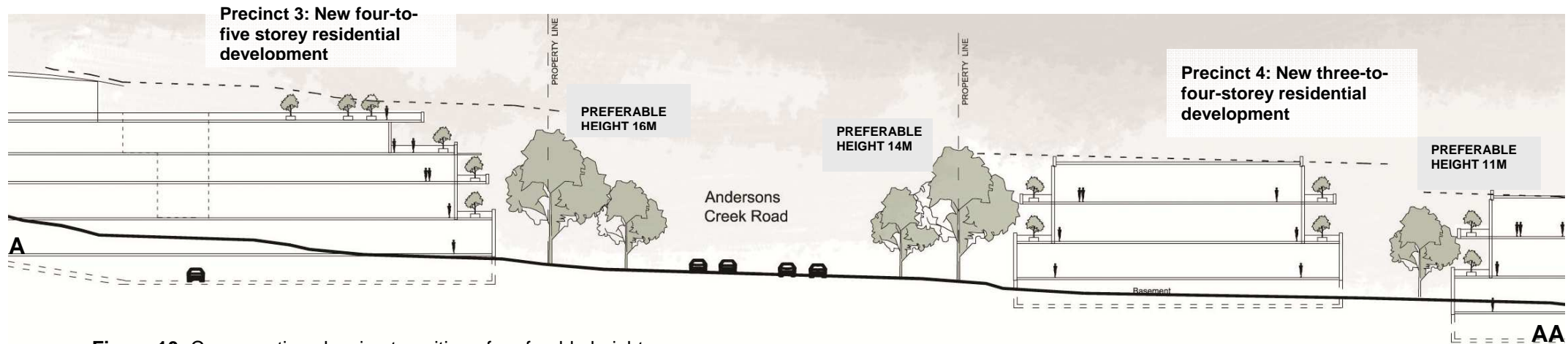


Figure 10: Cross section showing transition of preferable heights across Precincts 3 and 4, separated by Andersons Creek Road.



Height

The cross section above provides an indication of the scale of the preferable development in Precincts 3 and 4. The cross section shows a new four-to-five storey apartment development in Precinct 4, stepping down to the Reynolds Road frontage of the currently vacant site.

Landscape character

The landscape vision for the precinct is for a strong Red Box planting theme, supported by ground and middle storey indigenous landscaping within areas of public and private open space. It is intended that the Red Box canopy will assist in obscuring new development from view from the lower scale semi-rural residential catchment to the east.

Built form

The vision for this precinct is for new high-quality residential development stepping from five levels on the Andersons Creek Road frontage of the site, to four levels on the highest part of the site to the west. Upper-level roof decks should provide opportunity for the creation of communal open space and should maximise access to panoramic views. Building material palettes should consider the use of earthy and subdued colours, and exposed timber architectural elements. Site subdivision and development should protect and enhance public pedestrian access through the site.

Precinct 4 – Eastern Gateway

Residential land on the east side of Andersons Creek Road, including Church, Childcare Centre, Petrol Filling station, townhouses, Gymnasium and neighbouring reserve in Schafter Drive.



Key	Action	Stakeholders	Timing
4.1	Investigate the need to provide pedestrian links along Andersons Creek Road to The Pines Shopping Centre to encourage walking as a means of access.	MCC/ residents/ VicRoads	M
4.2	Investigate the treatment and further planting of indigenous vegetation on the corner sites and along Andersons Creek Road.	VicRoads	S
4.3	Encourage apartment style housing (Refer to Built Form Plan).	MCC/ property owners/residents	ongoing
4.4	Review status of Schafter Drive Reserve and linkages	MCC/ residents	S

Precinct 4 – Eastern Gateway

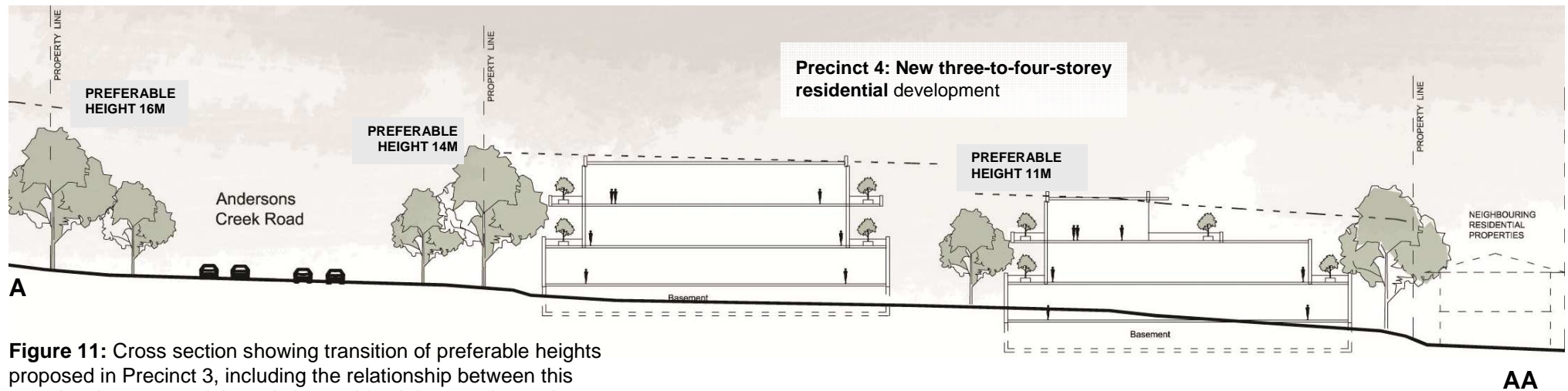
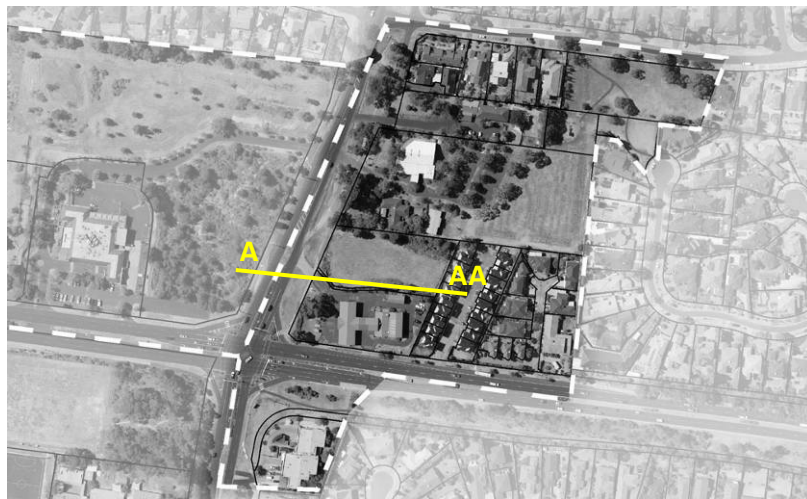


Figure 11: Cross section showing transition of preferable heights proposed in Precinct 3, including the relationship between this new development and the existing residential properties to the east of the Precinct.



Height

The cross section above provides an indication of the scale of the preferable development in Precinct 4.

Landscape character

The landscape vision for the precinct is for a strong Red Box planting theme, supported by ground and middle storey indigenous landscaping within areas of public and private open space. It is intended that the Red Box canopy will assist in obscuring new development from view from the lower scale semi-rural residential catchment to the east.

Built form

The vision for this precinct is for new high-quality residential development stepping from three-to-four levels on the Andersons Creek Road frontage of the site, to three levels to the east. Upper-level roof decks should provide opportunity for the creation of communal open space and should maximise access to panoramic views. Building material palettes should consider the use of earthy and subdued colours, and exposed timber architectural elements. Site subdivision and development should protect the amenity of existing unit development to the east.

Precinct 5 – Recreation, Education and Aged Care

Land on the south side of Reynolds Road, Anderson Park - soccer fields, recreation building (pavilion) and remnant vegetation; the Onemda Day Training Centre and the Templestowe Orchards Retirement Village and Church.



Key	Action	Stakeholders	Timing
5.1	Maintain and protect remnant vegetation on site.	MCC	ongoing
5.2	Support the development of additional community based facilities on site, such as a nursing home and related activities.	Onemda Centre, Templestowe Baptist Church, Retirement Village	S
5.3	Prepare a management plan for Andersons park.	MCC/ Soccer club/ residents/ Onemda Centre, Templestowe Baptist Church, Retirement Village	M

Precinct 6 – South-West Gateway

Land on the south side of Reynolds Road. The land currently has a service station on the south east corner site with Blackburn Road.



Key	Action	Stakeholders	Timing
6.1	Signalise traffic in conjunction with the existing lights in the future development of the site.	Vic Roads	M
6.2	Encourage apartment style housing or an alternative form of housing, such as a nursing home, retirement village, student housing or hostel.	MCC/ property owners	S



Precinct 6 – South-West Gateway

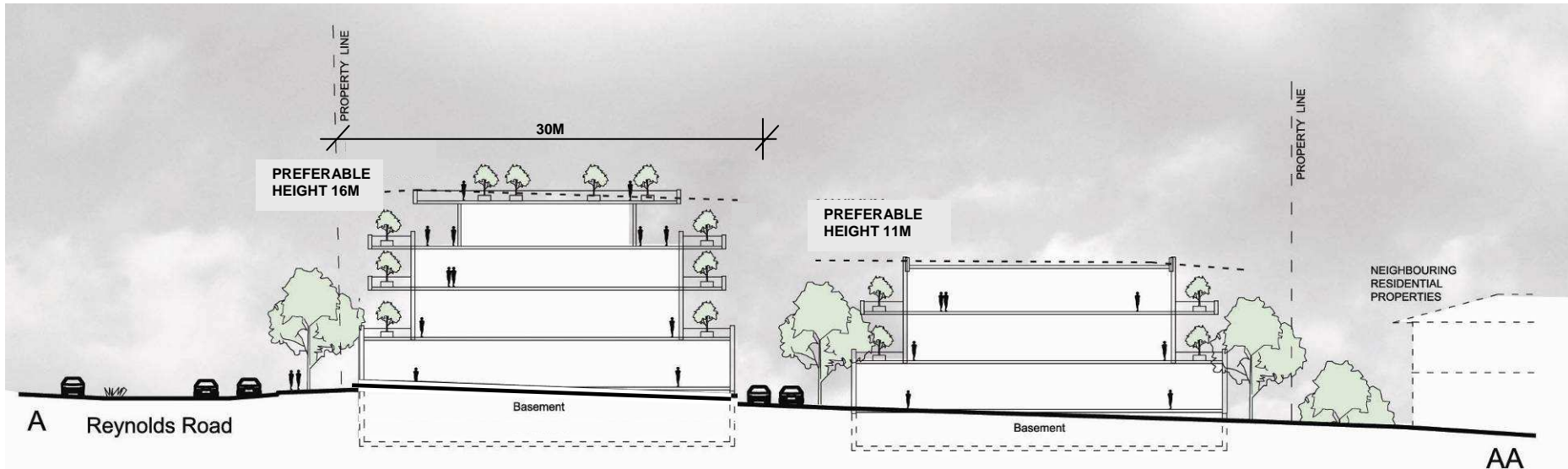
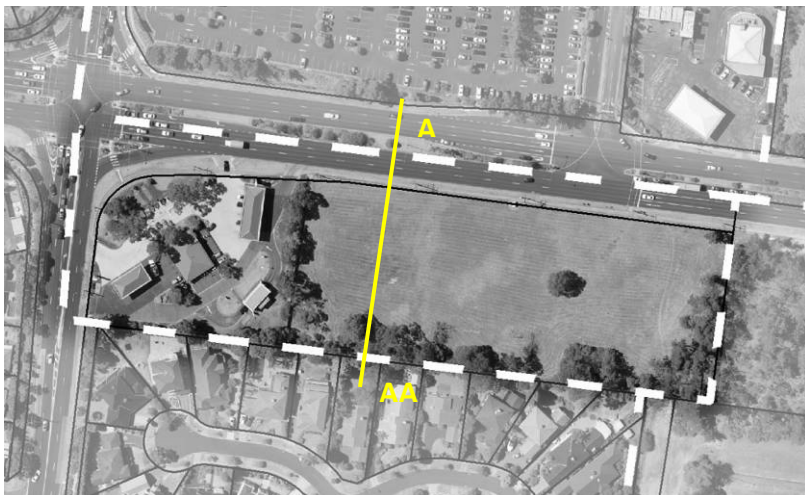


Figure 12: Cross section showing transition of preferable heights to neighbouring existing residential properties to the south.



Height

The cross section above provides an indication of the scale of the preferable development in Precinct 6. The transitioning of building height from 16 metres on the Reynolds Road frontage to 11 metres to the south seeks to encourage apartment-style development while protecting the amenity of existing lower-scale residential properties to the south.

Landscape character

High quality native vegetation on the eastern and southern boundaries should be retained and protected, where possible. Canopy trees should be established on the Reynolds Road frontage of the site and in internal streets.

Built form

The vision for this precinct is for high-quality apartment-style development. Balcony screening and boundary landscaping should be provided for south-facing balconies to protect the amenity of properties to the south.

6. General Actions

The vision and objectives within the Structure plan aim to present a long term vision for the next 20 years and to encourage changes which will benefit the existing and future needs of the community. Given that the surrounding area is of recent development (within the past 25 years), no significant changes or redevelopments are anticipated over the next 20 years. The major changes being anticipated relate to the development of Precinct 3 and the consolidation and any developments within The Pines shopping centre and Pines Learning and Activity Centre.

The Structure Plan outlines actions for Council to undertake over a short to long term time frame. The Structure Plan also provides actions that rely on the decisions of state government agencies or private developers. This Structure Plan will be used to guide private development and to assist in the assessment of planning applications, as well as advocating to state government for preferred courses of action.

Key	Action	Stakeholders	Timing
G 6.1	Ensure that the precincts are permeable, legible and designed in such a way as to avoid conflicts with pedestrians and cyclists.	All stakeholders	ongoing
G 6.2	Develop a directional signage strategy for the Structure plan area to encourage greater pedestrian and cycling activity.	All stakeholders	S
G 6.3	Introduce permanent planning controls to implement the structure plan into the Manningham Planning Scheme.	MCC	S
G 6.4	Continue to support a good working relationship with all stakeholders by regular communication.	All stakeholders	ongoing
G 6.5	Develop a landscaping theme based on an indigenous Red Box theme.	MCC	S
G 6.6	Undertake a mid-point review of the Structure Plan within 5 – 10 years of its approval and review any opportunities for increased residential development within.	All stakeholders	L

7. Monitoring and Review

The implementation of the Structure Plan will be monitored annually to ensure that actions are realised. The Structure Plan will be reported as a part of the annual reporting on Activity Centres. Depending on the level change in The Pines Activity Centre, a minor review would be undertaken in five years time with a more substantial review in ten years.



The Pines Activity Centre Structure Plan

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