

Review of Strategic Direction **Box Hill Metropolitan Activity Centre Analysis & Options**

May 2019

Prepared by MGS Architects | TQ Planning
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Description

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Box Hill Metropolitan Activity Centre
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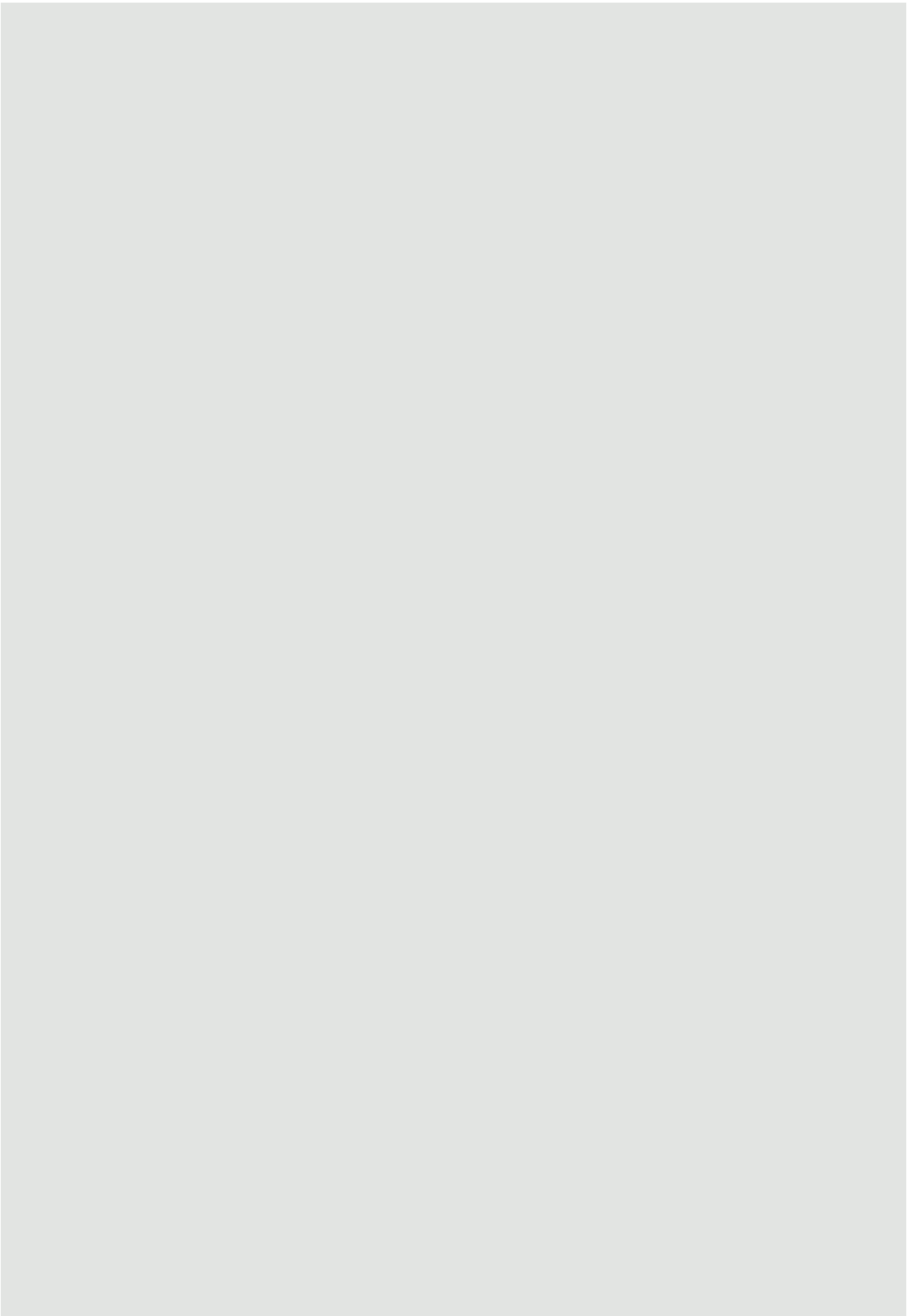
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Glossary of terms

ABS	Australian Bureau of Statistics
BHI	Box Hill Institute (formerly Box Hill TAFE)
BHTI	Box Hill Transit Interchange
BHURT	Box Hill Urban Realm Treatment — operational Council document providing guidelines for urban treatments within Box Hill
CBD	Central Business District
DELWP	Department of Environment, Land, Water and Planning (State Government of Victoria)
DDA	Disability Discrimination Act 1992
DDO	Design and Development Overlay
FAR	Floor Area Ratio — the ratio of a building's total floor area (gross floor area) to the size of the piece of land upon which it is built.
ITS	Integrated Transport Strategy
IV	Infrastructure Victoria
MAC	Metropolitan Activity Centre (<i>Plan Melbourne 2017-2050</i>)
MUZ	Mixed Use Zone
MSS	Municipal Strategic Statement
NEIC	National Employment and Innovation Cluster (<i>Plan Melbourne 2017-2050</i>)
NEL	North East Link
P&E Act	Planning & Environment Act 1987
PDZ	Priority Development Zone
PTV	Public Transport Victoria
R1Z	Residential 1 Zone (now superseded by reformed residential zones)
RGZ	Residential Growth Zone
SRG	Stakeholder Reference Group
VCAT	Victorian Civil & Administrative Tribunal
VIF	Victorian Government's Victoria in the Future forecasts
VPA	Victorian Planning Authority
VPP	Victorian Planning Provisions
WOSS	Whitehorse Open Space Strategy





Introduction



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1.1 Project overview

1.1.1 Project Team, Project Scope and Timeline

MGS Architects was engaged by the Whitehorse City Council in December 2018 to prepare a review of the strategic direction for the Box Hill Metropolitan Activity Centre (hereinafter referred to as 'Box Hill' unless explicitly stated otherwise), alongside a multi-disciplinary team including TQ Planning (statutory and strategic planning), SGS Economics and Planning (economics and demographic projections), Movement and Place Consulting (strategic transport) and Mary Papaioannou Landscape Architecture (public realm).

Project team
MGS Architects Urban Design & Precinct Planning Project Management & Consultant Team Co-ordination
TQ Planning Strategic & Statutory Planning
SGS Economics & Planning Demographic & Economic Analysis
Movement and Place Consulting Strategic Transport Planning
Mary Papaioannou Landscape Architecture

The scope of the project is contained within the study area boundary identified in the *Box Hill Transit City Activity Centre Structure Plan 2007* (hereinafter referred to as the '2007 Structure Plan'), see Figure 1.1 opposite.

This boundary remains unchanged as there is adequate space within this study area to accommodate future projected growth, consistent with the principles of activity centre planning. The area contained within the boundary is 130 hectares.

The project has been prepared and delivered in three phases over a period of approximately nine months. Multiple key stakeholders have been engaged through critical points of the project. This report disseminates the key findings of Phase 1 of the project.

1.1.2 Purpose of Document

The purpose of this document is to provide a context for strategic decision-making by providing a summary of existing issues within the centre and provide options for alternative strategic planning approaches that could be incorporated into the strategic planning for Box Hill. This report will identify the key emerging issues within Box Hill, describe the strategic drivers of development and identify the key enablers of change.

The *2007 Structure Plan* forms the starting point for this planning investigation. The findings and analysis contained here seeks to review the first decade of implementation, extend the original analysis with new data and update the planning framework to respond to emerging trends and external influences.

This document will form a technical background report supporting the recommendations contained in the *Structure Plan Review* and *Urban Design Framework*, contained in separate volumes.

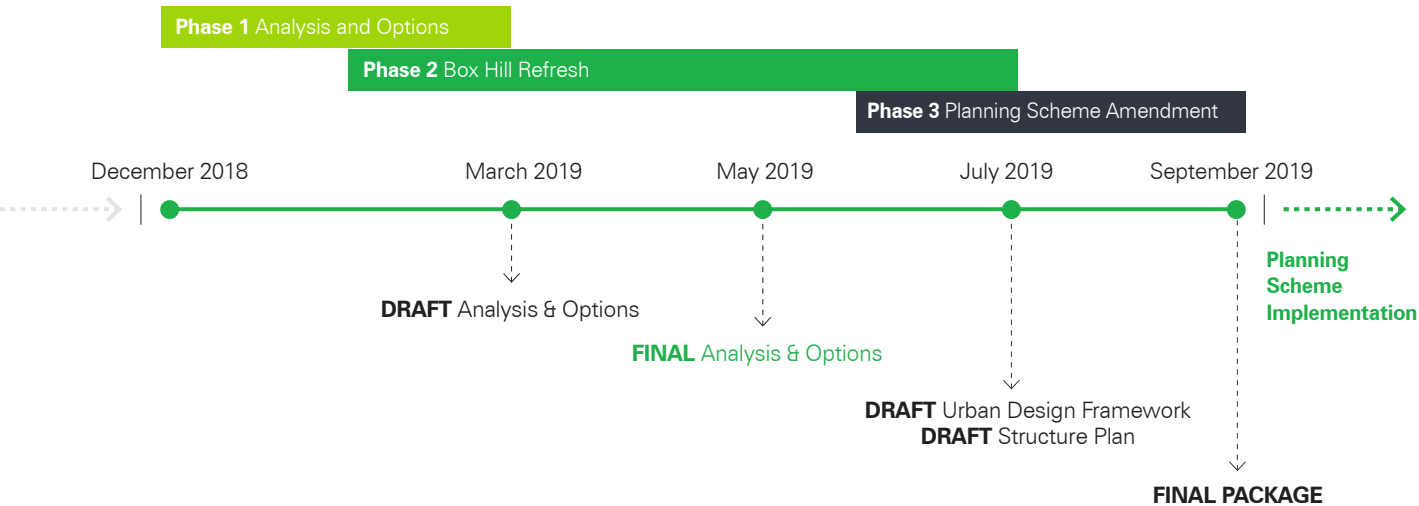


Figure 1.1 Geographical scope of the project



