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

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Prepared by MGS Architects | TQ Planning
Movement & Place Consulting | SGS Economics & Planning
Description
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Box Hill Metropolitan Activity Centre
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Client
Whitehorse City Council

Client Representative
Jeff Green
Kim Marriot
Allison Egan
Vanessa McLean

Consultant Team
Architecture, Urban Design & Project Lead:
MGS Architects
Strategic & Statutory Planning:
TQ Planning
Demographics & Economics:
SGS Economics & Planning
Transport Planning:
Movement & Place Consulting
Landscape Architecture:
Mary Papaioannou
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## Economic and Demographic Projections

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## Planning and Development

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## Built Form Considerations

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## Emerging Urban Character

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## Key institutions and strategic sites

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## Strategic Transport context and issues

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## Public Realm

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# Glossary of terms

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