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SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO6.**

BOX HILL ACTIVITY CENTRE BUILT FORM GUIDELINES

1.0 Design objectives

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Street Frontages

- To ensure buildings contribute to the high quality of public streets and public spaces.
- To ensure buildings are of a scale that is appropriate to public streets and spaces.
- To require building entrances and windows to be oriented to maximise "passive surveillance" of the public realm and support a safer environment.
- To ensure there is a clear distinction and separation between public "fronts" and private "backs" of buildings.
- To minimise the visual and functional impact of car parking areas and their entrances on the public realm.
- To maximise activation at the ground level.
- To minimise the visual and functional impact of loading and servicing areas on the public realm.
- To ensure all streets, lanes, parks and other public spaces enjoy a high level of surveillance, activity, access to sunlight and visual amenity from adjoining buildings.
- To provide opportunity to create street landscape character.
- To discourage lot consolidation of traditional fine grain allotments in the town centre.

Weather Protection, Awning & Verandahs

- To provide shelter and shade over public footpaths in buildings within Sub-Precincts C/F1, F2-F5 and F8 (Refer to Map 2).
- To activate ground floor street frontages of buildings within Sub-Precincts C/F1, F2-F5 and F8.
- To enhance the visual amenity and continuity of streetscape.
- To reflect the existing style and character of weather protection within Box Hill.

Architecture and Building Articulation

- To provide buildings which contribute to a high quality human scale within the street and public realm (both vertically and horizontally).
- To ensure new buildings contribute to maintaining the "fine-grained" nature of built fabric in Box Hill town centre within Sub-Precincts C/F1.

- To ensure building elements are integrated into the overall building form and design.
- To encourage architectural expression to enhance a strong sense of place in Box Hill.
- To ensure architecture and design broadly reflects the heritage and culture of Box Hill.
- To encourage consistent street wall definition that responds to its street width, except for where a traditional street wall exists.
- To limit maximum street wall to street width ratio to 2:1 to ensure that taller buildings do not dominate the street, compromising pedestrian experience.
- To ensure new 'insertions' behind and above sites within a Heritage Overlay are appropriate and do not dominate the traditional street wall and heritage forms.

Pedestrian Access

- To ensure pedestrian entries to buildings are safe, clear and legible.
- To ensure there is equitable access to buildings for people of all abilities.

Vehicle Access

- To ensure vehicle access to and from a development is safe, manageable and convenient.
- To ensure the number, location and design of vehicle cross-overs minimises impact on pedestrians and has regard for the relevant objectives set out under "Street Frontages".
- To ensure vehicle entries to developments do not dominate the street façade and are consolidated where possible.

Building Depths

- To optimise opportunities for natural cross-ventilation of buildings.
- To optimise access to natural daylight in dwellings.
- To ensure building adaptability and a change of use within buildings is considered.
- To avoid the practice of using borrowed light for internal rooms.

Building Separation

- To ensure buildings achieve adequate access to daylight and ventilation.
- To assist with the provision of visual separation between buildings to increase privacy and to reduce noise transfer.
- To create proportional streetscape and massing scale in keeping with the desired character area for each precinct.
- To maximise visual relief and retain visual links to key open spaces.
- To minimise the overshadowing impact of new buildings on the lower levels of adjoining nearby buildings.

- To provide increased ability for substantial canopy trees and landscaping between buildings.

Overshadowing

- To ensure sufficient daylight into living rooms and private open spaces is achieved.
- To minimise the shadow impact of buildings on the living spaces and private open spaces in adjoining buildings.
- To ensure a high level of amenity is retained by minimising the impact of overshadowing onto key open spaces, plazas and parks.

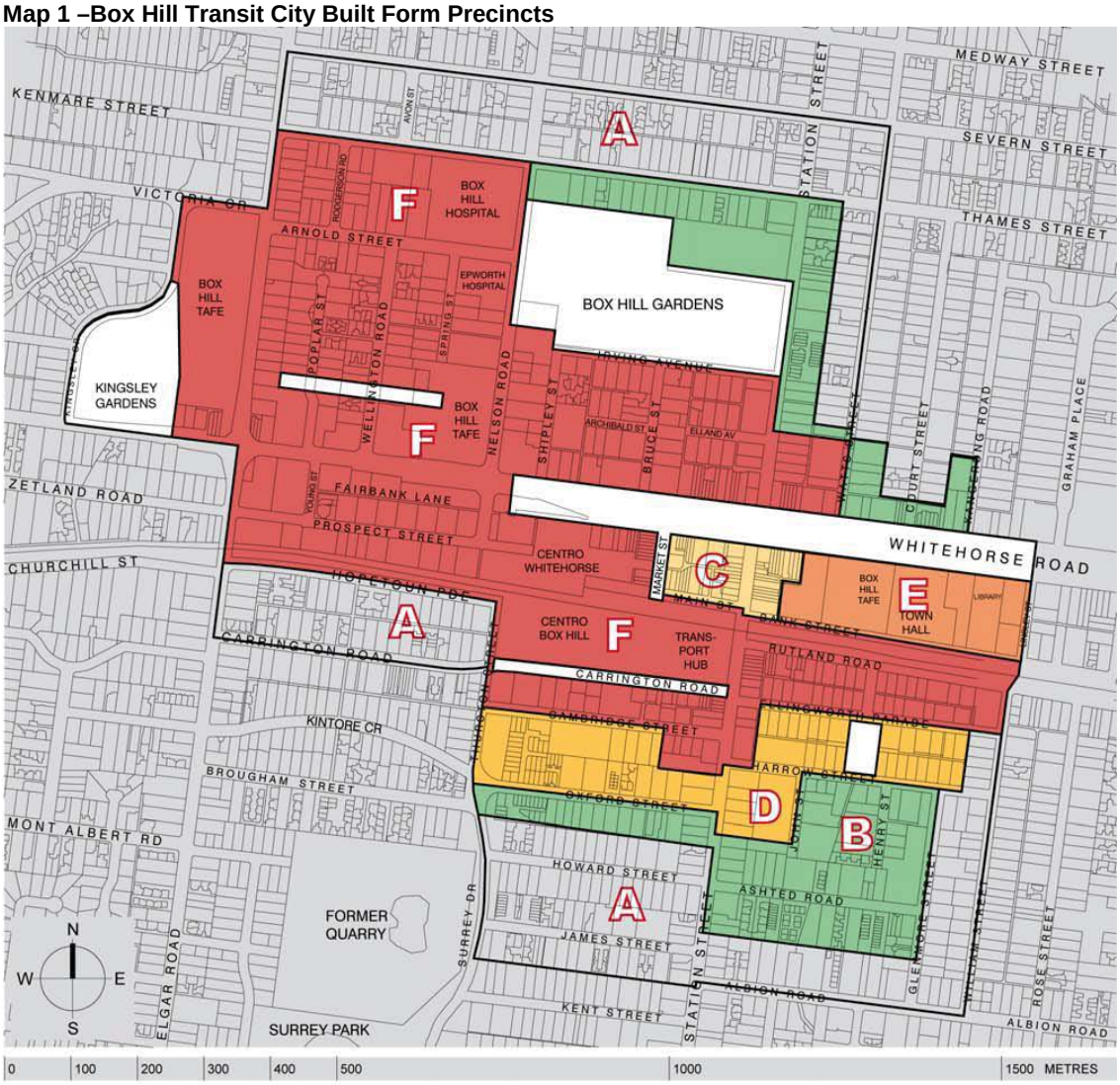
Landscaping

- To ensure landscaping supports the urban character of the Box Hill Activity Centre and the materiality of the public realm.
- To ensure high quality landscaped streetscapes are provided for safety, visual amenity and weather protection.
- To encourage high quality, safe and accessible landscaping in streets, parks and other public places.
- To encourage high quality landscaped areas in developments for private use by residents to be provided.
- To encourage landscaped areas that are sustainable and promote local biodiversity.
- To ensure landscaping allows visibility in the public realm so as to allow "natural surveillance" of the public realm from private property.
- To encourage street trees that provide deep shade in summer, and allow solar penetration in winter.
- To encourage green infrastructure opportunities such as green walls and roofs and rain gardens.
- To encourage pedestrian scaled public spaces that incorporate landscaping at ground level.

Viewlines

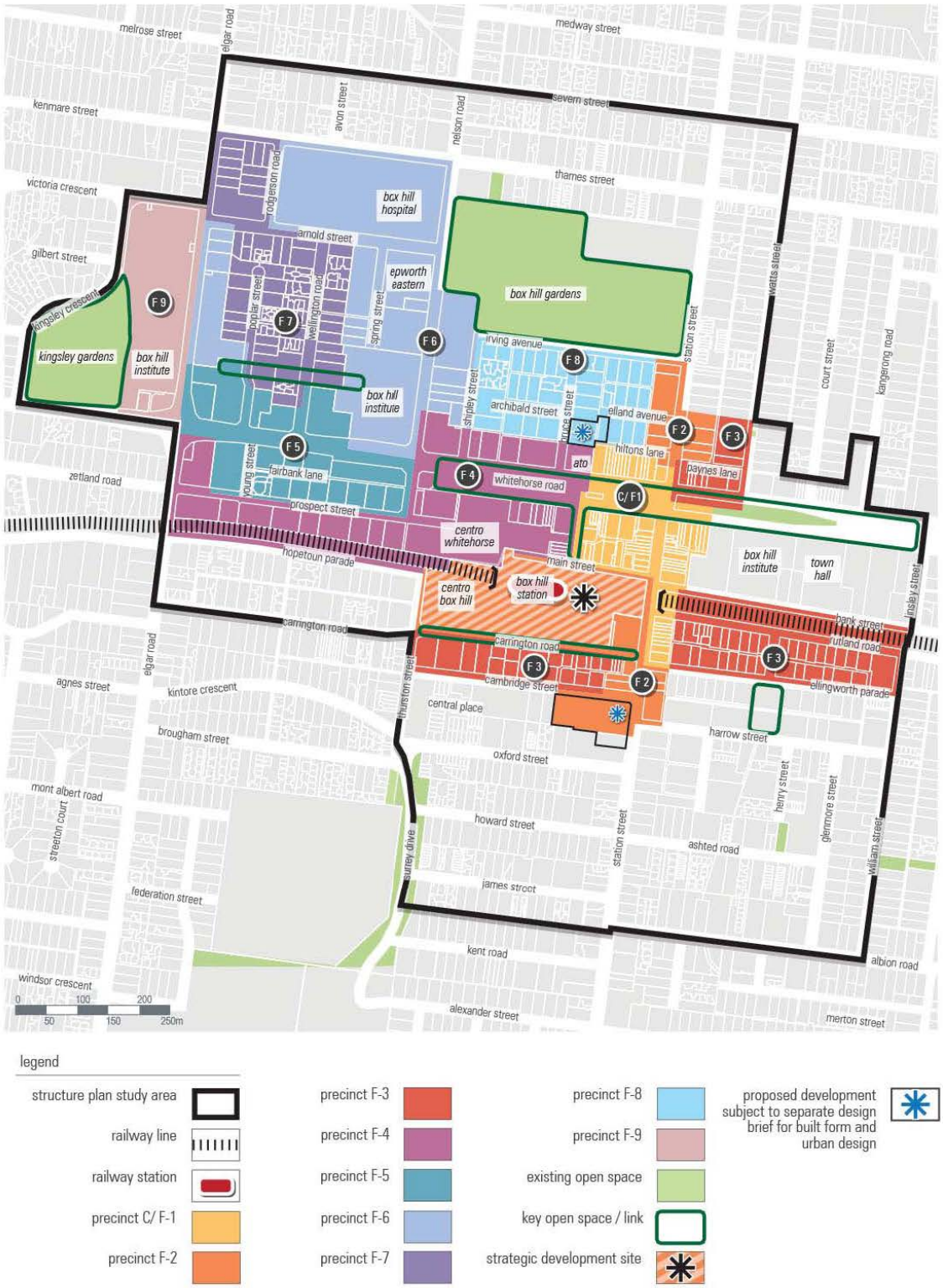
- To protect and frame valued viewlines to the Dandenong Ranges.
- To frame viewlines to existing individual significant heritage buildings and to key open spaces.

Map 1 –Box Hill Transit City Built Form Precincts



A	Peripheral Residential Precincts: New development supporting higher densities but consistent with the areas' existing built form character.
B	Low-rise Higher-density Residential Precincts: 3-storey height limit with reduced setback requirements enabling increased residential densities while maintaining a transitional building scale.
C	Traditional Town Centre: The existing built form character and 2 to 3-storey scale of the precinct retained including listed heritage buildings as well as complementary buildings.
D	Mid-rise Commercial and Mixed Use Precincts: 4 storey height limit supporting increased density, with no (or minimal) front and side setbacks to create active frontages onto streets.
E	Town Hall Precinct: Civic buildings given visual emphasis and the significance of heritage buildings and related spaces protected. Heights to be determined on case-bay-case basis and may vary across each site.
F	Major Development Precinct: Taller buildings permitted, enabling increased density. Heights must not cause overshadowing of Key Open Spaces, Residential Precincts A or B or residential areas beyond the study area. Transitional heights to be provided at edges of the precinct to respect the scale of neighbouring precincts.
	Key Open Spaces: Protect and enhance existing public and major private open spaces' character and provide an effective increase in useable open space through removal of encumbrances and design improvements.

Map 2 Sub-precinct boundaries



legend

- structure plan study area
- railway line
- railway station
- precinct C/ F-1
- precinct F-2
- precinct F-3
- precinct F-4
- precinct F-5
- precinct F-6
- precinct F-7
- precinct F-8
- precinct F-9
- existing open space
- key open space / link
- strategic development site
- proposed development subject to separate design brief for built form and urban design

2.0 Buildings and works

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Buildings and works should be developed in accordance with the following requirements.

Additional requirements relating to each sub-precinct are specified in Tables 2-11.

Street Frontages

- Buildings should be sited close to the street boundary with buildings fronting streets, creating a clear separation between public "fronts" and private "backs".
- Buildings in the low rise higher density residential precinct (Precinct B) should match the front setbacks of adjoining buildings, adopting the lesser setback where existing buildings on each side differ.
- In the mid-rise commercial and mixed use precinct (Precinct D) avoid front setbacks, and unless required for access avoid side setbacks.
- Buildings should prioritise pedestrian access and activation to primary building frontages.
- Buildings should provide access and activation to all boundaries that abut a street/adjoin a street abuttal.
- Buildings with commercial uses at ground floor should provide clear unobstructed glazing to 70% of the width of the street frontage of each individual occupancy.
- Buildings with residential uses at ground floor and balconies facing the street should have the ground floor raised up at least 0.5m and no more than 1.3m above footpath level to achieve privacy on balconies.
- Buildings should provide for its occupants' privacy at interfaces with adjoining properties with appropriate measures such as party walls and translucent glazing.
- Service equipment such as electrical substations, water and gas meters, fire booster pumps, and the like, should not be located along the primary street frontage. If no reasonable alternative exists, these should minimise impacts on the street and be incorporated into the architecture of the building.
- Ground level windows should be provided to achieve passive surveillance of the street and avoid large blank walls.
- Where possible, car parking areas, loading and service areas should be located along rear lanes or secondary streets to minimise their visual impact on the streets and public realm.
- Car parking access should not dominate the ground level, with crossover and garage entry widths minimised to maintain as much active frontage to the building as possible.
- In the low rise higher density residential precinct (Precinct B) car parking at the street frontage of buildings should be avoided.
- In the mid-rise commercial and mixed use precinct (Precinct D) and the Town Hall precinct (Precinct E) ground level car parks or parking in structures with exposed street frontages should be avoided.

- Basement/semi- basement structures should be no more than 1m above the ground and allow the roof of the basement parking structure to serve as private/communal open space.

- Ground level setbacks from the street edge should make adequate provision to incorporate landscaping.

- Building design should maximise outlook and passive surveillance/visibility over the public realm.

Weather Protection, Awning & Verandahs

- All buildings along commercial streets within the Box Hill town centre (Sub-Precinct C/F1) should provide fixed awnings and weather protection over the public footpath.

- Awnings and verandahs should be designed to indicate entries to buildings or shops, and provide adequate protection from sun and rain for pedestrians using footpaths.

- Awnings should be consistent with existing awning heights, rhythms, human scale and character in order to maintain consistency along the edge of the public realm

Architecture and Building Articulation

- Buildings should be designed with an appropriate scale, rhythm and proportion to its use and context.

- Over-articulation of façades and the use of false heritage elements should be avoided.

- The design of a building should be three dimensional, with building volumes, façades and building elements such as entries, interior public spaces, drainage, security, services, heating and air conditioning, and telecommunications appropriately integrated into the overall design.

- Buildings should have clearly articulated lower, middle and upper levels and materials should reflect and demarcate the role of each part of the building.

- Building articulation should reflect the structural logic of the building and avoid reliance of pattern to provide perceived articulation.

- Where new buildings are designed abutting buildings with heritage significance, the design of the new building should respond to the context of the heritage building with appropriate scale, rhythm and proportion, and engage in an architectural response with the heritage building.

Pedestrian Access

- Pedestrian entries should be clearly visible and designed to signify entry to the building.

- Building architecture should reflect the position of the building entry through variations in the roofline, architectural emphasis, vertical elements, and design of awnings.

- Buildings which face in two directions (such as a street and a lane) should provide direct access to the lift lobby from both directions.

- Pedestrian access ramps should be located for convenience and be integrated into the overall design without taking up the whole frontage.

- Direct visual access from the street to the lift lobby should be provided.

- Buildings should clearly differentiate between residential and commercial entries in mixed use buildings.

- Pedestrian entries to buildings should be well lit during the night and entry lobbies should not contain places for concealment or entrapment in their design.

- In the Town Hall precinct (Precinct E) mid-block pedestrian links between Whitehorse Road and Bank Street should be maintained and improved.

Vehicle Access

- Vehicle access should:
  - Be designed to allow convenient, safe and efficient vehicle movements and connections between the development and the street network;
  - Be at least 3m wide and no more than 6m wide;
  - Be provided from a rear lane or secondary street where possible; and
  - Be separate from pedestrian entries.

- The number of vehicle entries should be minimised consolidation should be encouraged to avoid multiple vehicle entry points to any development.

Building Depths

- All bedrooms should have direct access to natural daylight.

- Cross-ventilation of buildings should be demonstrated by proponents to Council satisfaction.

- Avoid the use of light wells above 10 storeys and, should a lightwell be included, it should follow the guidelines in Table 1 – Light Wells.

Building Separation

- New development should not limit the future development potential of adjacent neighbours.

- Within Precincts C and F building separation at the rear and side boundaries should follow the guidelines in Table 2- Building Separation.

- Within Precinct E, setbacks should be provided to respect Heritage Overlay buildings (Town Hall and Box Hill TAFE Building W2) as well as other significant civic buildings.

Overshadowing

- Buildings should not cast additional overshadow on key open spaces and plazas between 11.00-14.00 on 22 June.

- Buildings should not overshadow front gardens/ balconies on allotments within Built Form Precinct A for more than three consecutive hours between 10.00-15.00 on 22 September.

- Buildings should not overshadow private open space on residential land outside the Activity Centre boundary for more than three consecutive hours between 10.00-15.00 on 22 September.

Landscaping

- Landscaping should contribute to a high level of amenity and be functional and sustainable in design.
- Roofs and other horizontal surfaces should be used to collect rain water to be reticulated to maintain gardens.
- Roof gardens should be designed and provided for social and environmental reasons and be accessible to apartment residents.
- Where planting occurs above slabs, car parking areas or buildings, ensure sufficient size, volume and depth of planting beds to enable plants to reach maturity and healthy growth.
- Incorporate water-sensitive urban design techniques that allow rain water to penetrate the soil and help to support tree and plant growth, and the reduction of stormwater run-off.
- Canopy trees should be retained where possible and new canopy trees planted to contribute to the 'urban forest'.

Table 1 – Light Wells

Building Height	Minimum Lightwell Area	Minimum Lightwell Dimension
Up to 8 storeys	29m^2	4.5m
8-10 storeys	51m^2	6m
Greater than 10 storeys	No lightwell allowed	No lightwell allowed

Table 2 – Building Heights and Separation

Sub-Precinct	Preferred Maximum Building Height	Minimum Setback from Side and Rear Boundaries	Minimum Setback from Buildings within the Site
B	3 storeys		
C/F1	Up to 8 storeys	0m	0m
D	4 storeys		
E	4-6 storeys		
F2	Up to 10 storeys	0m	0m
	10 to 15 storeys	5m	
F3	Up to 10 storeys	0m	0m
	10 to 12 storeys	5m	
F4 & F5	Up to 5 storeys	0m	0m
	6 to 20 storeys	5m	
F5	21 to 30 storeys	8m	
F6	Refer to sub-precinct guidelines		
F7	Up to 10 storeys	0m	0m
	10 to 12 storeys	5m	
F8	Up to 5 storeys	0m	0m
	6 to 10 storeys	5m	
F9	Refer to sub-precinct guidelines		

Table 3 –Sub-precinct C/F1 Guidelines – Traditional Town Centre

Urban Design Attribute	Precinct Objectives	Built Form Response
Subdivision Pattern	To discourage site consolidation. To support infill re-development above, or behind existing heritage forms.	100% Site coverage. No side setback. Party wall arrangement along common boundaries.
Street walls and preferred maximum heights	To establish a pedestrian scale urban environment. To retain a sense of openness to the sky. To ensure proportionate relationship between the low scale street wall and potential future addition above/ to the rear.	1-2 storey street wall along Whitehorse Road and Station Street. Minimum 10m setback for additional levels, measured from primary street boundaries. Maximum building height of 8 storeys. A distinction to the building 'base' design of up to 4 storeys to the rear. No side setbacks are required.
Heritage	To ensure consistency of low scale street wall presentation along Whitehorse Road. To recognise the presence of individual significant heritage building.	
Key Views	To frame viewlines to heritage forms along Whitehorse Road and Station Street. To maintain a sense of openness around the listed heritage buildings in the streetscape.	
Additional street/laneway address	Refer to objectives and requirements under Clauses 1 and 2.	Set back ground level and level 1 from rear boundary by 1.5m to facilitate vehicular/ service access from rear laneways as required.
Amenity/access to daylight	Refer to objectives and requirements under Clauses 1 and 2. To avoid additional overshadowing of key open space areas and pedestrian plazas, as shown in Figure 8 (Public Realm and Environment) on page 24 of the Built Form Guidelines.	Refer to objectives and requirements under Clauses 1 and 2.
Landscape	Refer to objectives and requirements under Clauses 1 and 2.	Refer to objectives and requirements under Clauses 1 and 2.

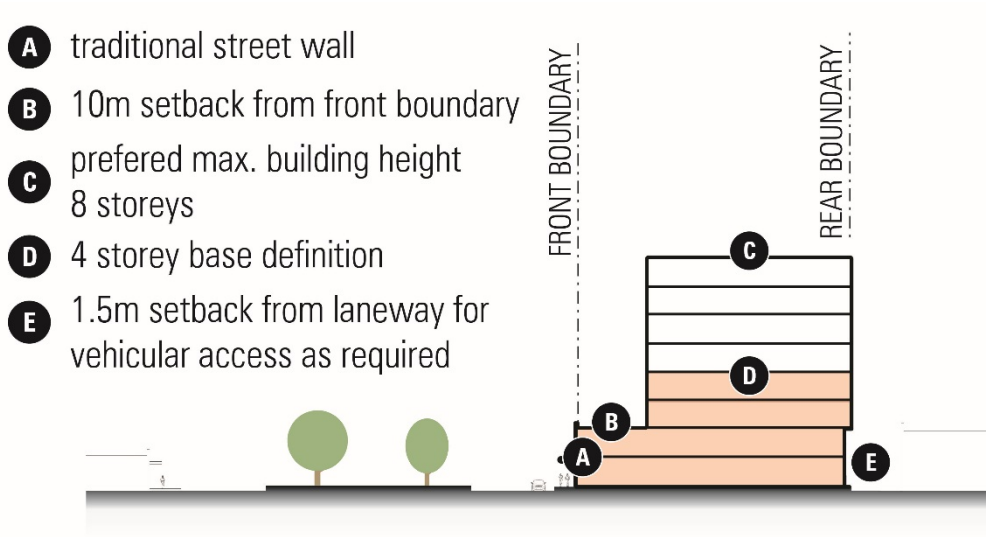

Figure 1 –Sub-precinct C/F1 Illustrative Cross Section

Table 4 –Sub-precinct F2 Guidelines – Station Street

Urban Design Attribute	Precinct Objectives	Built Form Response
Subdivision Pattern	To support medium to high density infill development. To encourage lot consolidation to support development potential and minimise offsite impacts.	100% Site coverage. Additional building height is possible on sites which are greater than 1,500sqm subject to positive contribution to its local context. A plot - ratio approach to support greater development scale is applicable on Strategic Development Sites (to be determined) subject to positive contribution to its local context. The site at 519-521 Station Street is subject to a separate design brief for built form and urban design.
Street walls and preferred maximum heights	To establish a pedestrian scale urban environment. To establish a distinctive and consistent urban presence at the entry points of Box Hill from the north and south along Station Street. To establish a consistent height datum of robust infill street wall with recessive upper level/s along Station Street south of Whitehorse Road. To support high density transit oriented development opportunity at the Centro Box Hill site.	10 storey street wall to achieve a maximum 2:1 (street wall to street width) ratio along Station Street south of Whitehorse Road. 5 storey (20m) street wall to achieve a maximum 1:1 (street wall to street width) ratio along Station Street north of Whitehorse Road. Preferred setback of 5m above the street wall. Preferred maximum height of 12 storeys. Preferred maximum height of 15 storeys on sites greater than 1,500sqm, subject to separate

		design brief for built form and urban design. Centro Box Hill site as a Strategic Development Site. The site at 519-521 Station Street is subject to a separate design brief for built form and urban design. No setback from side and rear boundaries for up to 10 storeys. Minimum 5m setback from side and rear boundaries for 10-15 storeys.
Heritage	N/A	N/A
Key Views	N/A	N/A
Additional street/laneway address	Refer to objectives and requirements under Clauses 1 and 2.	Set back ground level and level 1 from rear boundary by 1.5m to facilitate vehicular/service access from rear laneways as required. Encourage minimising the provision of car parking.
Amenity/access to daylight	Refer to objectives and requirements under Clauses 1 and 2.	Refer to objectives and requirements under Clauses 1 and 2.
Landscape	Refer to objectives and requirements under Clauses 1 and 2.	Refer to objectives and requirements under Clauses 1 and 2. Encourage establishment of green walls, or landscape elements within the building facade to benefit from northern orientation. Establish landscaped roof top gardens.

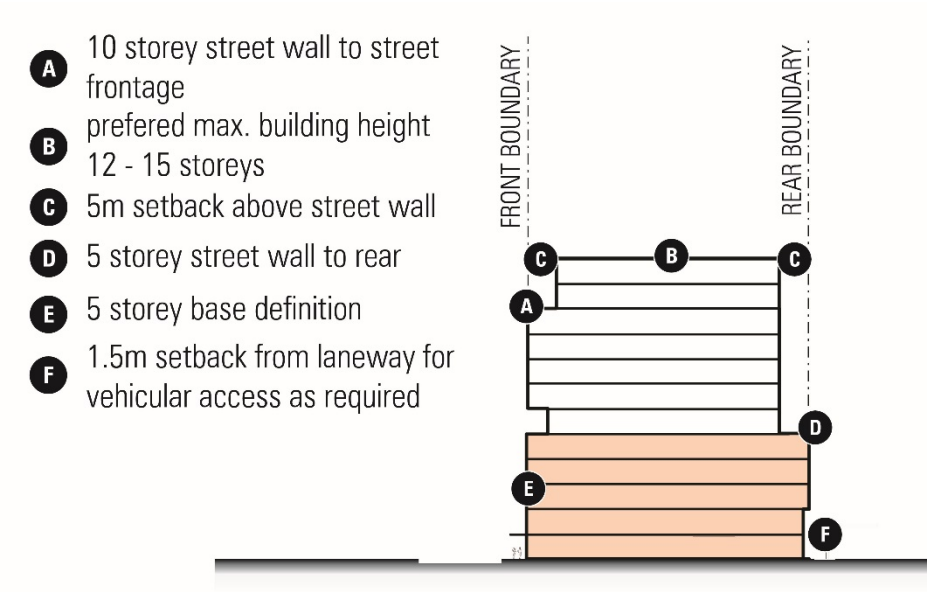

Figure 2 – Sub-precinct F2 Illustrative Cross Section

Table 5 –Sub-Precinct F3 Guidelines - Rutland Road, Watts Street & Carrington Road

Urban Design Attribute	Precinct Objectives	Built Form Response
Subdivision Pattern	To support medium to high density infill development. To encourage lot consolidation to support development potential and minimise offsite impacts.	100% Site coverage. Additional building height is possible on sites which are greater than 1,500sqm subject to positive contribution to its local context.
Street walls and preferred maximum heights	To establish a pedestrian scale urban environment. To establish a consistent height datum of robust infill street wall with recessive upper level/s. To establish a sense of transition on sites with a direct residential interface (outside the Activity Centre). To establish active frontages along Carrington Street, Rutland Road and Ellingworth Parade.	10 storey street wall to achieve a maximum 2:1 (street wall to street width) ratio along local streets with a clear distinction to the building base (up to 5 storeys). 4 storey street walls along residential interface. Preferred maximum height of 10 storeys. Preferred maximum height of 12 storeys on sites greater than 1,500sqm. Preferred setback of 5m above the street wall to the rear. No setback from side and rear boundaries for up to 10 storeys. Minimum 5m setback from side and rear boundaries for 10-12 storeys.
Heritage	N/A	N/A
Key Views	N/A	N/A
Additional street/laneway address	Refer to objectives and requirements under Clauses 1 and 2.	Set back ground level and level 1 from rear boundary by 1.5m to facilitate vehicular/ service access from rear laneways as required.
Amenity/access to daylight	Refer to objectives and requirements under Clauses 1 and 2.	Refer to objectives and requirements under Clauses 1 and 2.
Landscape	Refer to objectives and requirements under Clauses 1 and 2.	Refer to objectives and requirements under Clauses 1 and 2. Encourage establishment of green walls, or landscape elements within the building facade to benefit from northern orientation. Establish a sense of address onto areas identified as key open space. Improve urban presence along Rutland Road (railway line) and Carrington Road.

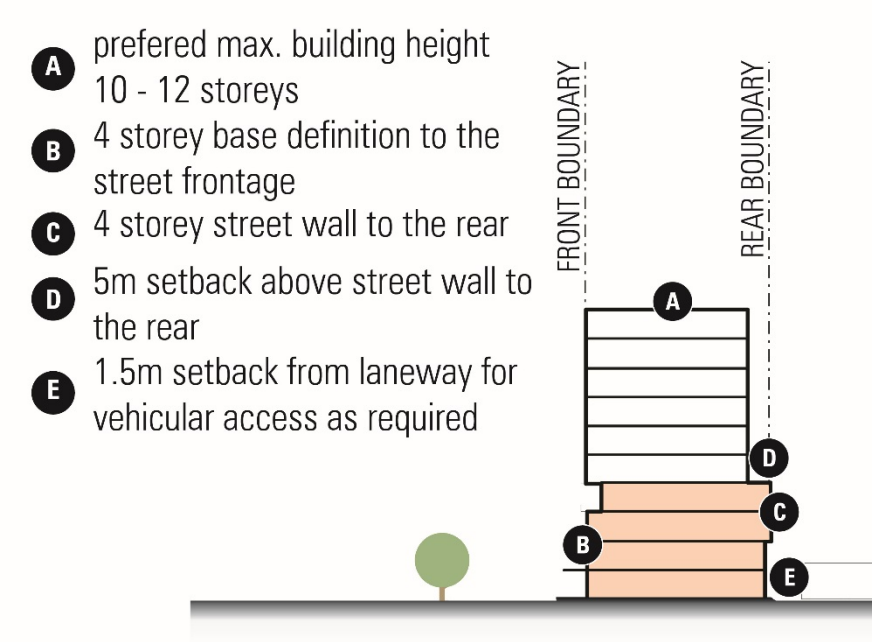

Figure 3 - Sub-precinct F3 Illustrative Cross Section

Table 6 –Sub-Precinct F4 Guidelines – Whitehorse Road and Prospect Street

Urban Design Attribute	Precinct Objectives	Built Form Response
Subdivision Pattern	To establish a transition between Whitehorse Road West (Sub-Precinct F5) and the Traditional Town Centre (Sub-Precinct C/F1). To support high density mixed use development. To facilitate a series of tall separated building forms on large and extra-large sites. To encourage lot consolidation for medium and smaller sites. To ensure sufficient separation between buildings to avoid excessive visual bulk.	100% site coverage for podium. Refer to objectives and requirements under Clauses 1 and 2.
Street walls and preferred maximum heights	To establish a pedestrian scale urban environment. To establish a consistent urban presentation along Whitehorse Road. Retain a sense of openness along Whitehorse Road. To establish a sense of transition on sites with a direct residential interface (outside the Activity Centre). To achieve activated ground level along its street interfaces.	5 storey street wall to achieve a maximum 1:1 (street wall to street width) ratio. Preferred setback of 5m above podium to all sides (minimum). Preferred maximum height of 20 storeys. A minimum 30 degrees angled setback profile above 15 storeys for allotments with sensitive residential interface to Hopetoun Parade, Thurston Street and Elgar Road. No setback from side and rear boundaries for up to 5 storeys. Minimum 5m setback from side and rear boundaries for 6-20 storeys.

Heritage	To recognise the presence of an individually significant heritage building.	
Key Views	Refer to objectives and requirements under Clauses 1 and 2. To establish a sense of openness and retention of view corridor along Whitehorse Road to the Dandenong Ranges to the east.	Refer to objectives and requirements under Clauses 1 and 2.
Additional street/laneway address	Refer to objectives and requirements under Clauses 1 and 2.	Set back ground level and level 1 from rear boundary by 1.5m to facilitate vehicular/ service access from rear laneways as required.
Amenity/access to daylight	Refer to objectives and requirements under Clauses 1 and 2.	Refer to objectives and requirements under Clauses 1 and 2.
Landscape	Refer to objectives and requirements under Clauses 1 and 2.	Encourage establishment of green walls, or landscape elements within the building façade. Incorporate landscaped gardens on podium roof top.

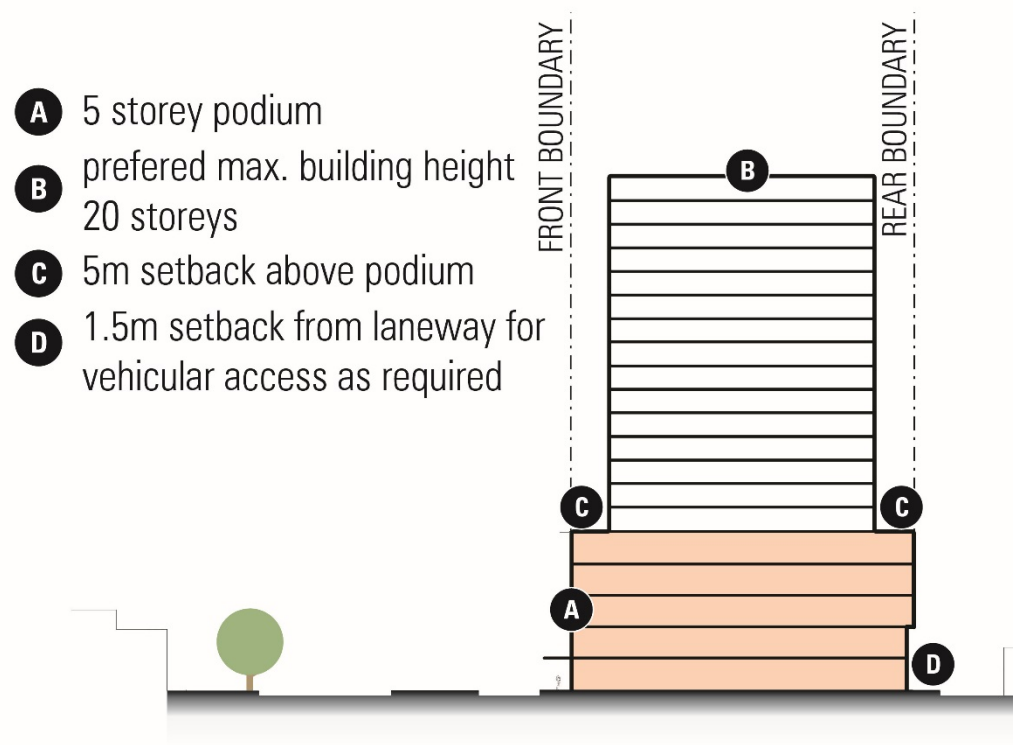

Figure 4 - Sub-precinct F4 Illustrative Cross Section

Table 7 –Sub-Precinct F5 Guidelines – Whitehorse Road West

Urban Design Attribute	Precinct Objectives	Built Form Response
Subdivision Pattern	To support high density mixed use development. To facilitate a series of tall separated building forms on large and extra-large sites. To encourage lot consolidation for medium and smaller sites. Ensure sufficient separation between buildings to avoid excessive visual bulk.	100% site coverage at the ground level. Refer to objectives and requirements under Clauses 1 and 2.
Street walls and preferred maximum heights	To establish a distinctive sense of arrival into Box Hill Activity Centre from the west. To establish a pedestrian scale urban environment. To establish a sense of transition on sites with a direct residential interface (outside the Activity Centre). To activate street interfaces at ground levels.	5 storey street wall to achieve a maximum 1:1 (street wall to street width) ratio. Preferred setback of 5m above podium to all sides (minimum). Preferred maximum height of 30 storeys. Preferred minimum setback of 5-8m above the podium. No setback from side and rear boundaries for up to 5 storeys. Minimum 5m setback from side and rear boundaries for 6-20 storeys. Minimum 8m setback from side and rear boundaries for 21-30 storeys.
Heritage	N/A	N/A
Key Views	N/A	N/A
Additional street/laneway address	Refer to objectives and requirements under Clauses 1 and 2. Additional pedestrian connections between Elgar and Wellington Road consistent with those identified within the Structure Plan. To ensure priority pedestrian links, as shown on the Access Framework Map in Clause 22.07, are provided with active frontages.	Refer to objectives and requirements under Clauses 1 and 2. Set back ground level and level 1 from rear boundary by 1.5m to facilitate vehicular/ service access from rear laneways as required. Align key view lines with priority pedestrian links. At grade pedestrian links that are open to the sky.
Amenity/access to daylight	Refer to objectives and requirements under Clauses 1 and 2.	Refer to objectives and requirements under Clauses 1 and 2.
Landscape	Improve pedestrian amenity along Elgar Road. Refer to objectives and requirements under Clauses 1 and 2.	Landscape setback along Elgar Road (minimum 5m) at the ground level. Incorporate landscaped gardens on podium roof top. Incorporate landscaping elements within the building façades, where possible.

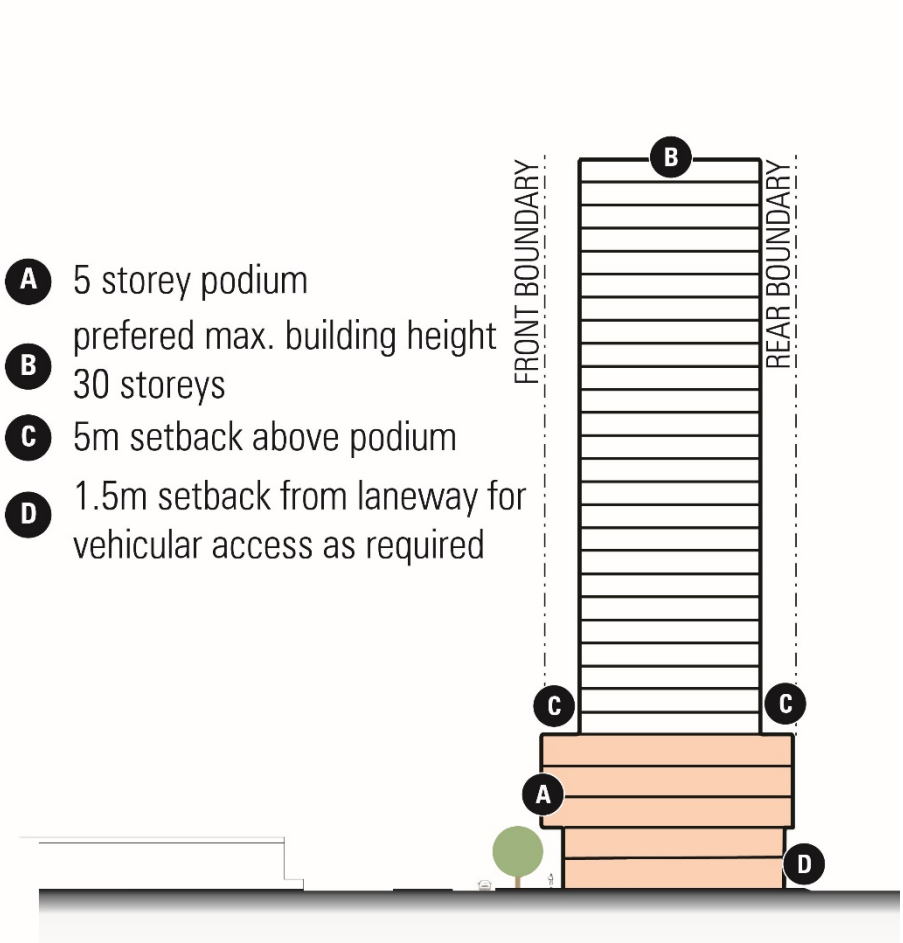

Figure 5 - Sub-precinct F5 Illustrative Cross Section

Table 8 –Sub-Precinct F6 Guidelines – TAFE and Hospital

Urban Design Attribute	Precinct Objectives	Built Form Response
Subdivision Pattern	To support high density education/institutional development within a generous landscape setting at the ground level (campus style). To encourage lot consolidation for medium and smaller sites. To encourage taller forms with smaller footprints with a generous separation between buildings.	60% site coverage. A minimum 10m separation between buildings. A plot - ratio approach is applicable on extra large sites.
Street walls and preferred maximum heights	To establish continuous belt of landscaping along all street frontages. To encourage diversity of building types. To ensure building orientation considers future development on or adjacent to the site, including potential linkages to such development.	Minimum 8m landscape setback from all street frontages. Preferred maximum height of 15 storeys.

Heritage	N/A	N/A
Key Views	To ensure building orientation provides a positive relationship to the campus open space network and usable open space. To ensure buildings 'frame' key viewlines.	A minimum 10m separation between buildings. Align key view lines with priority pedestrian links.
Additional street/laneway address	To ensure building orientation provides a positive relationship to the campus open space network and usable open space. To ensure buildings 'frame' key viewlines.	At grade pedestrian links that are open to the sky. Encourage active frontages along pedestrian priority link.
Amenity/access to daylight	Refer to objectives and requirements under Clauses 1 and 2.	Refer to objectives and requirements under Clauses 1 and 2.
Landscape	Refer to objectives and requirements under Clauses 1 and 2.	Landscape setback to all street edges (minimum 8m). Incorporate landscaping elements within the building façades where possible. Incorporate public spaces at the ground level where possible.

Table 9 –Sub-Precinct F7 Guidelines – Garden Infill

Urban Design Attribute	Precinct Objectives	Built Form Response
Subdivision Pattern	To support medium to high density development in a garden setting.	80% site coverage.
Street walls and preferred maximum heights	To establish a pedestrian scale urban environment. To retain a sense of openness with consistent front garden presentation along street frontages. To ensure future amenity is provided for on site.	10 storey building base to achieve a maximum 1:1 (street wall to street width) ratio. Preferred ground level setback of 5m from the street frontage (landscape zone). Preferred ground level setback of 5m from the rear boundary. Preferred maximum height of 12 storeys. Preferred setback of 3m above the street wall. Encourage party wall construction for up to 10 storeys. Minimum 5m setback from side and rear boundaries for 10-12 storeys.
Heritage	N/A	N/A
Key Views	N/A	N/A
Additional street/laneway address	Refer to objectives and requirements under Clauses 1 and 2.	Accommodate a minimum 5m setback to the rear to achieve a consistent 10m separation between forms (up to 10 storey).

Amenity/access to daylight	Refer to objectives and requirements under Clauses 1 and 2.	Refer to objectives and requirements under Clauses 1 and 2.
Landscape	Refer to objectives and requirements under Clauses 1 and 2.	Preferred ground level setback of 5m from the street frontage (landscape zone). Accommodate a minimum 5m setback to the rear to achieve a consistent 10m separation between forms (up to 10 storeys).

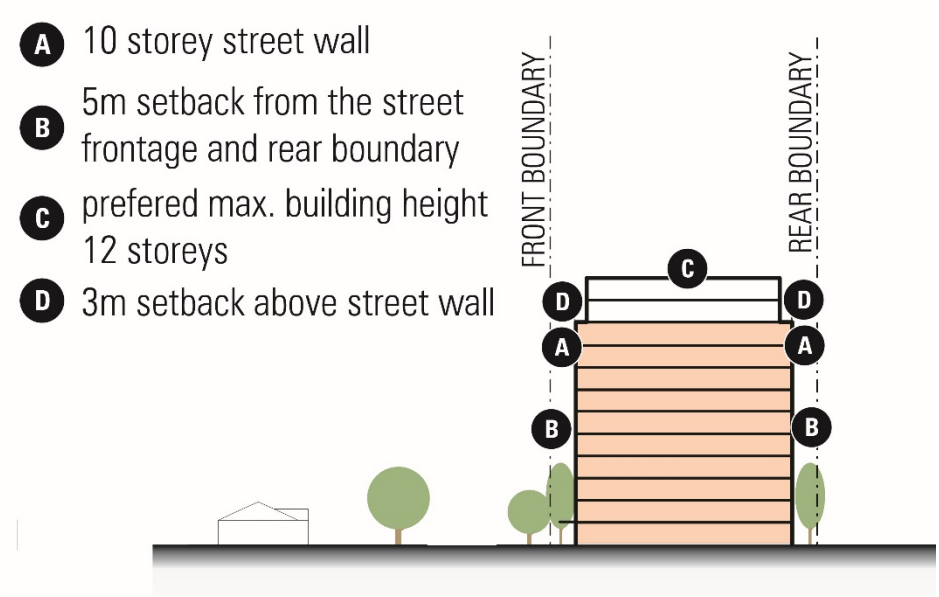

Figure 6 - Sub-precinct F7 Illustrative Cross-Section

Table 10 –Sub-Precinct F8 Guidelines – Box Hill Gardens

Urban Design Attribute	Precinct Objectives	Built Form Response
Subdivision Pattern	To support medium density development. To encourage lot consolidation to support development potential and minimise offsite impacts.	100% site coverage at the ground level.
Street walls and preferred maximum heights	To establish a pedestrian scale urban environment. To retain a sense of openness with local streets. To ensure future amenity is provided for on site.	A 4 storey street wall to achieve a maximum 1:1 (street wall to street width) ratio. Preferred maximum height of 10 storeys. The sites at 2-4 Bruce Street and 7 Elland Avenue are subject to a separate design brief for built form and urban design. Preferred setback of 3m above the street wall from the street frontage. A minimum 5m setback to the side/rear above the street wall. No setback from side and rear

		boundaries for up to 5 storeys. Minimum 5m setback from side and rear boundaries for 6-10 storeys.
Heritage	N/A	N/A
Key Views	N/A	N/A
Additional street/laneway address	To maximise opportunities for outlook onto the public realm. To ensure future amenity is provided for on site.	Communal open space should be provided within each development.
Amenity/access to daylight	Refer to objectives and requirements under Clauses 1 and 2.	Refer to objectives and requirements under Clauses 1 and 2.
Landscape	To encourage positive landscape contributions to the public realm.	Incorporate landscaping elements within the building façades where possible.

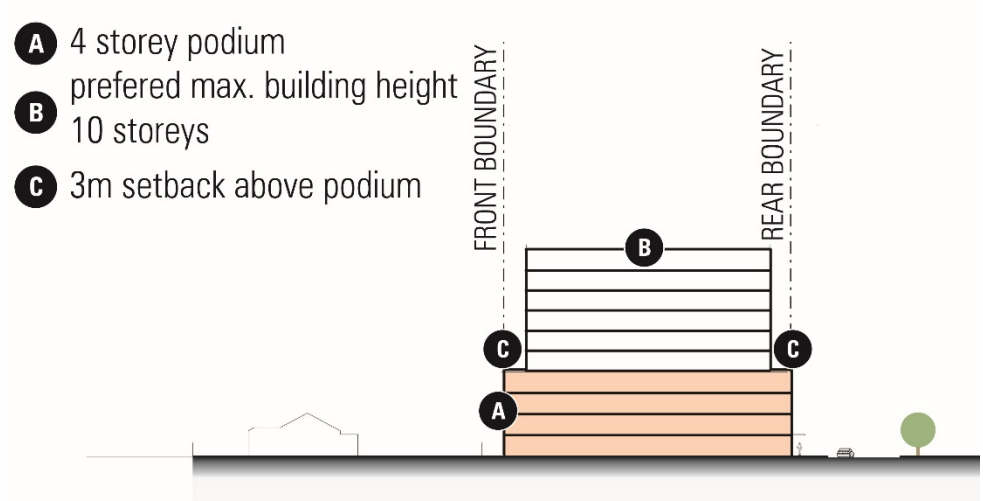

Figure 7 - Sub-precinct F8 Illustrative Cross-Section

Table 11 –Sub-Precinct F9 Guidelines – Kingsley Gardens

Urban Design Attribute	Precinct Objectives	Built Form Response
Subdivision Pattern	To support medium density civic/ institutional development within a generous landscape setting at the ground level (campus style). To encourage lot consolidation for medium and smaller sites. To encourage taller forms with smaller footprints with a generous separation between buildings.	60% site coverage. A plot - ratio approach is applicable on extra large sites.
Street walls and preferred maximum heights	To establish continuous belt of landscaping along all street frontages. To ensure building orientation considers future development on or adjacent to the site, including potential linkages to such	Minimum 8m landscape setback from all street frontages. Preferred maximum height of 8 storeys.

	development.	
Heritage	N/A	N/A
Key Views	To ensure building orientation provides a positive relationship to the campus open space network and usable open space. To ensure buildings 'frame' key viewlines.	A minimum 10m separation between buildings. Align key view lines with priority pedestrian links.
Additional street/laneway address	To improve pedestrian permeability. To maximise opportunities for outlook onto the public realm.	Encourage active frontages along Kingsley Gardens at the ground level. Provide ground level east – west connection at regular intervals between Elgar Road and Kingsley Gardens. At grade pedestrian links that are open to the sky.
Amenity/access to daylight	Refer to objectives and requirements under Clauses 1 and 2.	Refer to objectives and requirements under Clauses 1 and 2.
Landscape	To encourage positive landscape contribution to the public realm	Landscape setback to all street edges (minimum 5m). Incorporate landscaping elements within the building façades where possible. Incorporate public spaces at the ground level where possible.

3.0 Subdivision

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A permit is not required to subdivide land.

4.0 Decision guidelines

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Before deciding on an application, in addition to the decision guidelines listed at Clause 43.02-5, the responsible authority must consider:

- The Design Objectives and Buildings and Works requirements included in this Schedule.
- The attributes, precinct objectives and built form response guidelines for each precinct and sub-precinct, as contained within the Box Hill Metropolitan Activity Centre Built Form Guidelines, Hansen Partnership, 2016.
- For Precincts B, D and E, the attributes, precinct objectives and built form response guidelines for each precinct, as contained within the Box Hill Transit City Activity Centre Structure Plan, 2007.

5.0 Reference documents

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Box Hill Transit City Activity Centre Structure Plan, 2007

Box Hill Metropolitan Activity Centre Built Form Guidelines, Hansen Partnership, 2016