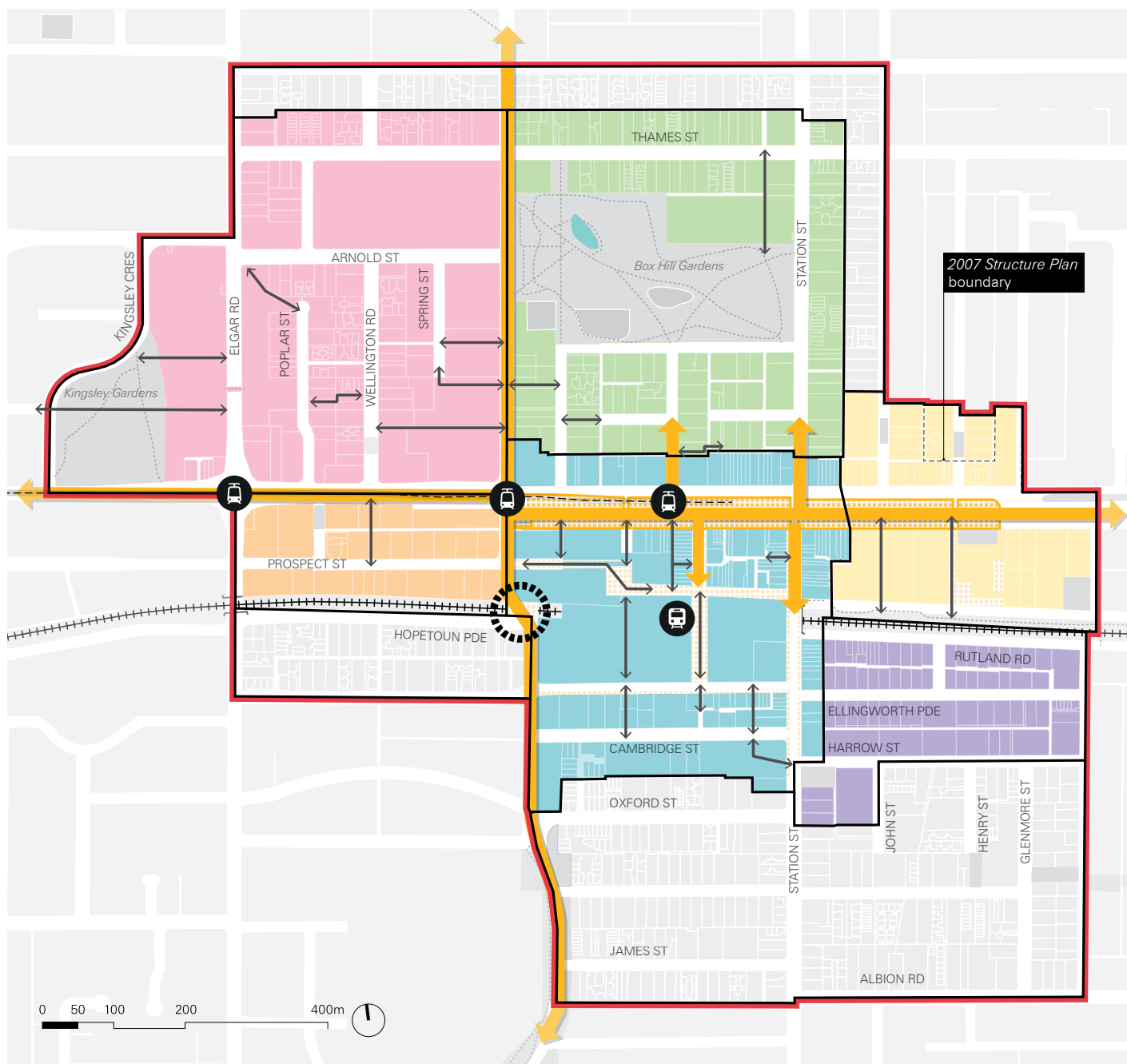


# Development Framework

5

## 5.1 Land use and development framework

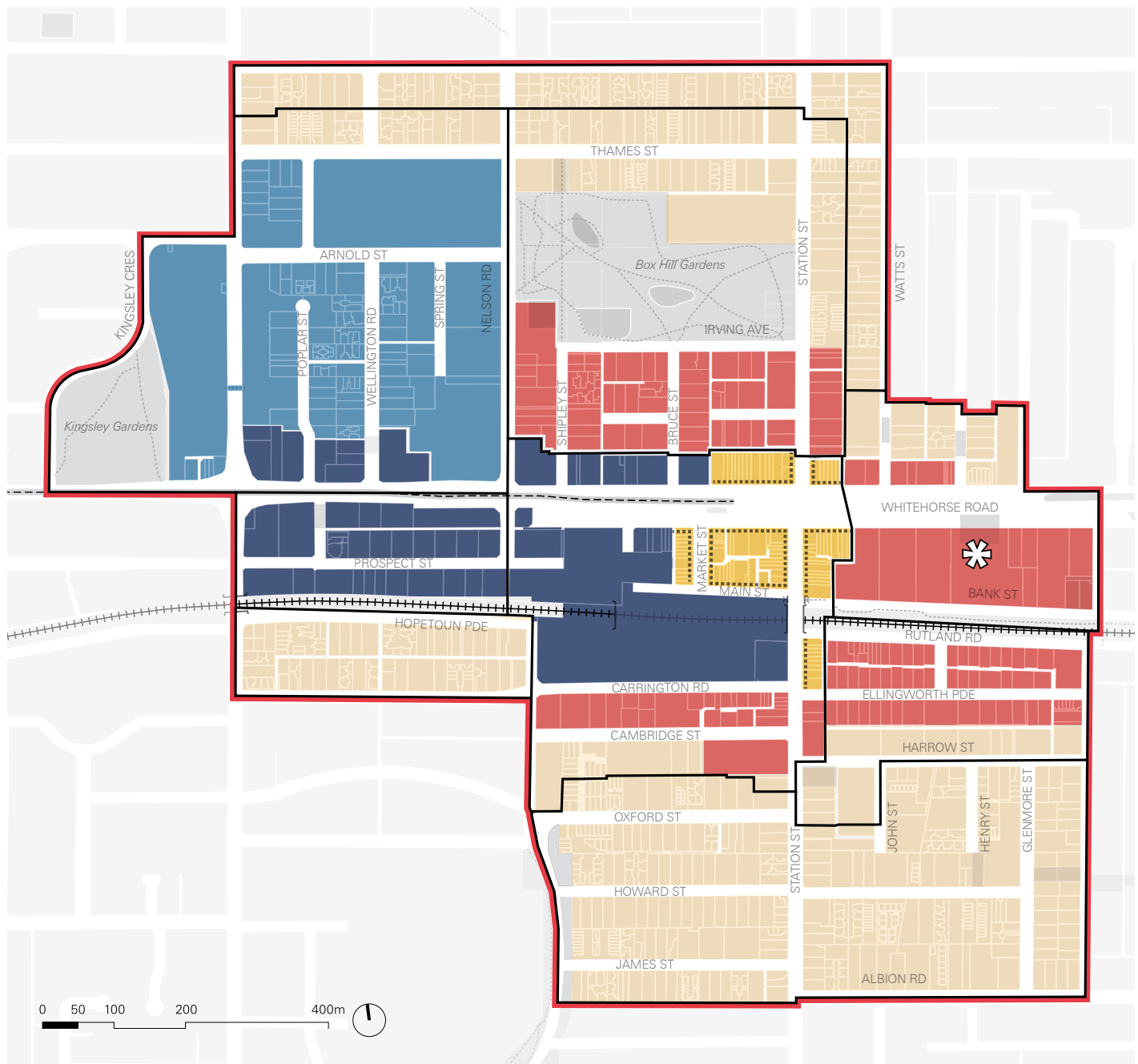


Clearly defined precinct boundaries establish a network of distinctive neighbourhoods in Box Hill. The transformation of Whitehorse Road will provide a central urban space that connects the neighbourhoods of Box Hill. New pedestrian links will be created and provided as sites are developed to support the increased density and diversity of land uses within the centre.

A small inclusion to the Structure Plan Centre Boundary incorporates the area between Watts Street and Court Street containing a strategic Council landholding that could provide development opportunities for the benefit of the community.

- Structure Plan (Activity Centre) Boundary
- Precinct (Neighbourhood) Boundary
- Precinct 1: Central Neighbourhood
- Precinct 2: Health & Education Neighbourhood
- Precinct 3: Prospect Neighbourhood
- Precinct 4: Garden Neighbourhood
- Precinct 5: Civic & Cultural Neighbourhood
- Precinct 6: Enterprise Neighbourhood
- Precinct 7: Transition Neighbourhood

- Whitehorse Road transformation
- ➔ Primary Pedestrian Axis
- Priority new crossing over rail
- ↔ New pedestrian links delivered through redevelopment



The overall centre-wide built form response within Box Hill will be created by multiple individual elements instead of large singular gestures. There are a number of key elements that help organise the centre into a coherent and legible urban form. **Ensuring high levels of amenity in the public realm means that overshadowing controls are a key determinant of height.**

**Traditional town centre:** a low-rise active streetscape with fine grain built form addressing walkable streets and malls.

**Intensified core:** a dense, mixed-use, active streetscape with higher-rise forms allowed (subject to overshadowing controls)

**Institutional:** a high-amenity streetscape with mid-rise built form will be dominated by the campus scale and form of the major institutions: hospitals and higher education

**Civic anchor:** Box Hill Town Hall will remain a dominant built form element in the Civic and Cultural Neighbourhood, symbolising the continuing civic and community presence in Box Hill.

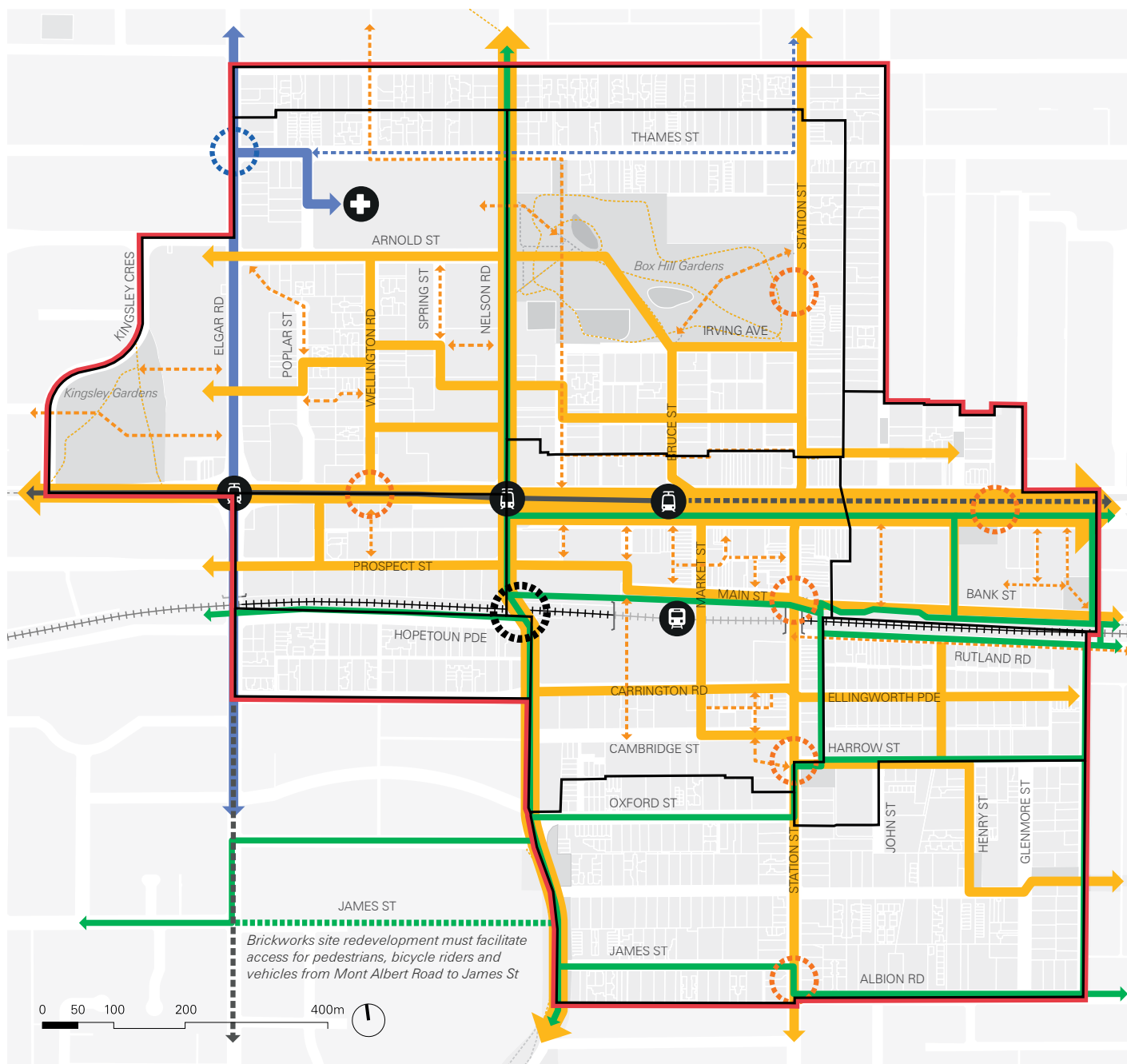
**Diversified transitional areas:** medium-rise areas where the character is built up from the mix of uses within neighbourhoods.

**Residential transition:** predominantly residential areas allowing moderate intensity in accessible locations.

### Legend

- Structure Plan boundary
- Precincts
- Traditional town centre | low-rise & retain fine-grain
- Intensified urban core | higher-rise
- Institutional | mid-rise
- Diversified transition | low to mid-rise
- Residential transition | low-rise
- ✱ Civic anchor

## 5.3 Transport and movement framework

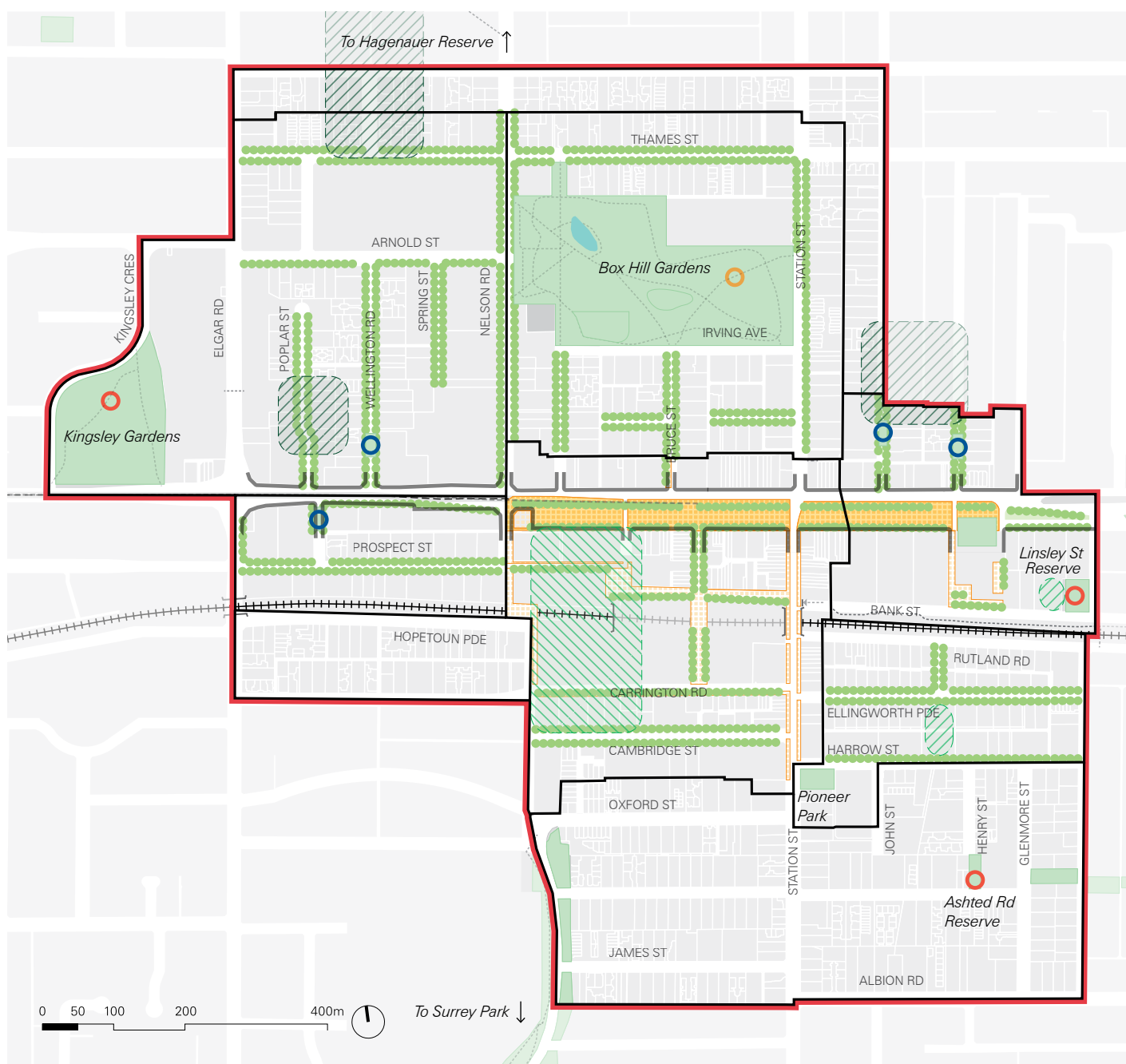


The transport and movement network in Box Hill will be reconfigured to strengthen the Primary Pedestrian Network containing primary and local links. This establishes a hierarchy of pedestrian priority streets which will be upgraded with urban realm treatments consistent with the BHURTG.

New bicycle routes will be created to promote the use of active transport. Vehicular traffic will be managed to ensure that pedestrians and bicycle riders are prioritised.

## 5.4 Public realm and open space framework

DRAFT



The transformation of Whitehorse Road between Nelson Road and Box Hill Town Hall will provide a major new urban space for the BHMAL. Whitehorse Road will become a major boulevard and a destination connecting the distinctive neighbourhoods.

Upgrades will be made to existing open space to ensure they are fit for purpose for a growing resident and worker population.

To support this growth, BHOSS also identifies areas where new open spaces are needed. ***It should be noted that the size of the investigation areas do not indicate the size of the open space provision, but rather, denotes a broad area of focus for its provision. The size requirements specified in the BHOSS apply.***

Increased tree canopy cover through planting strategies will both enhance climate change resilience and provide comfort for the community along key pedestrian routes.

### Legend

- Structure Plan (Activity Centre) Boundary
- Precinct Boundary
- Major new urban space | Whitehorse Road
- Urban space | new and upgrade existing
- Whitehorse Road as a major boulevard
- Existing open space
- Upgrade road closure to small local open space
- Minor upgrade existing open space
- Major upgrade to existing open space
- Increase tree canopy cover
- Investigation area | local open space
- Investigation area | small local open space
- Investigation area | neighbourhood open space