

GENERAL BUILT FORM GUIDELINES

04

General Built Form Guidelines

Key Directions

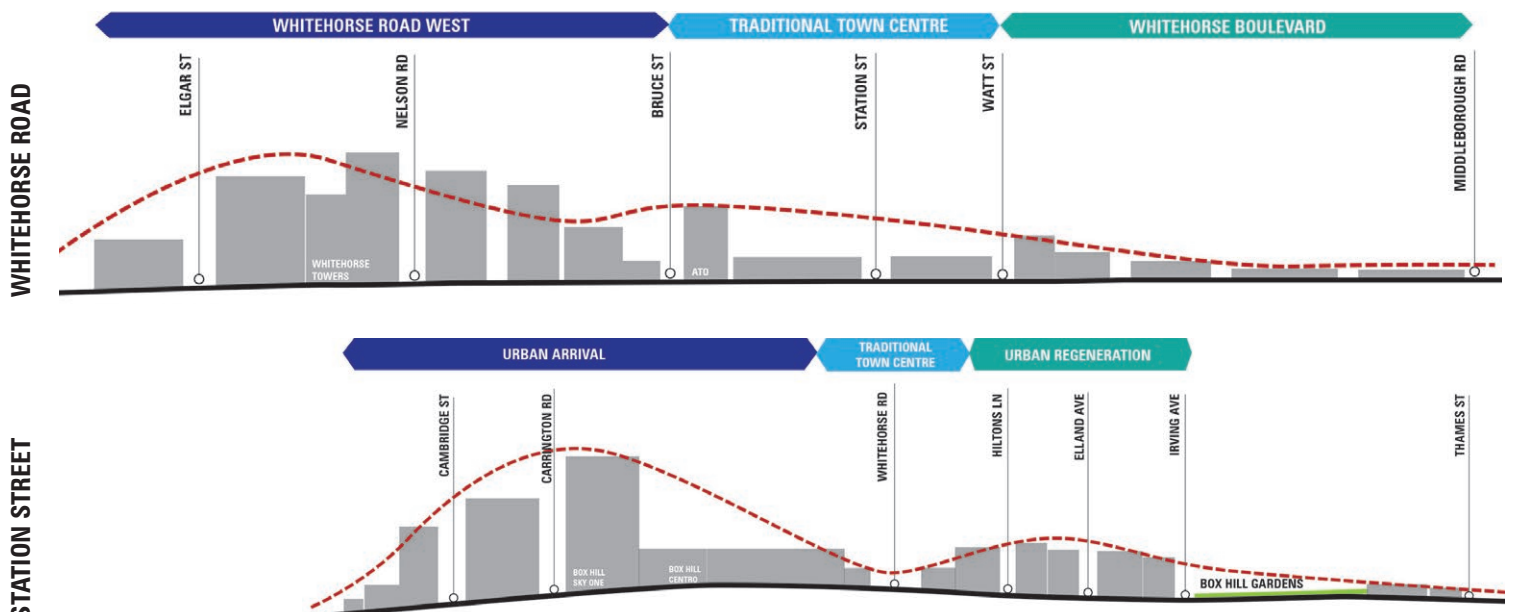
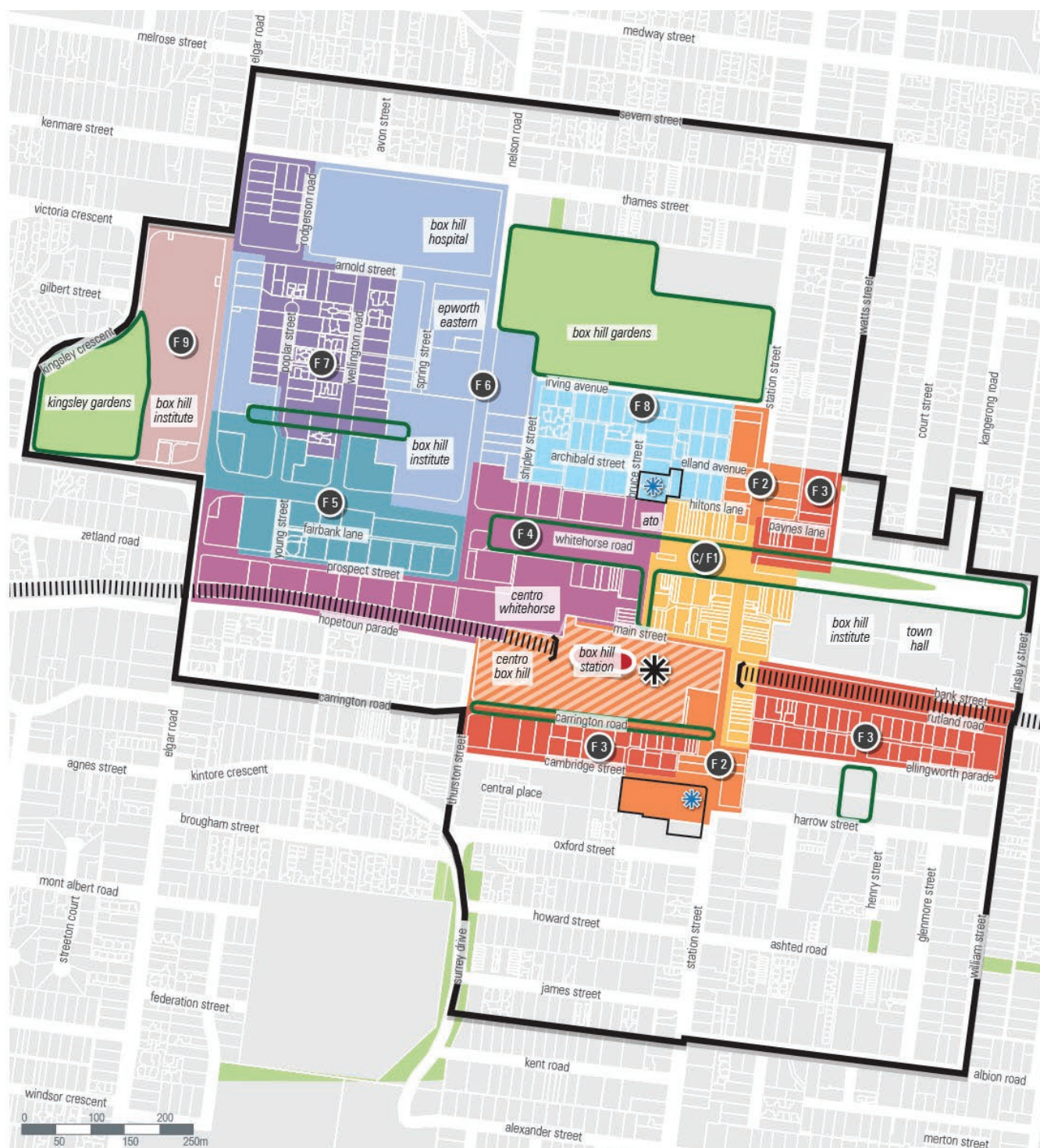


Figure 9: Sub Precinct Boundaries



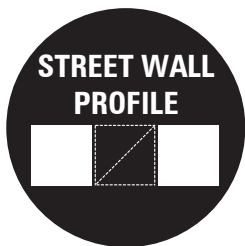
legend

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

General Built Form Guidelines

Sub Precinct Definition & Built Form Controls

Urban Design Objectives for Built Form Controls



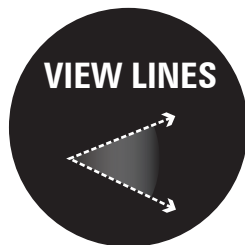
STREET WALL PROFILE

- Establish pedestrian scaled public spaces.
- Encourage consistent street wall definition that responds to its street width.
- Limit maximum street wall to street width ratio to 2:1 to ensure that taller buildings do not dominate the street, compromising pedestrian experience.



HERITAGE

- Determine the appropriate extent of new 'insertion' behind and above without dominating the traditional street wall & heritage forms.
- Discourage lot consolidation where traditional fine grain allotments are highly valued and should be protected.



VIEW LINES

- Protect and frame valued viewline to the Dandenong Ranges.
- Frame viewline to existing individual significant heritage buildings and to key open spaces.



SHADOW

- Retain high level of amenity by reducing the impact of overshadowing onto key open spaces.

Summary Built Form Controls

Sub- Precincts	Preferred Maximum Heights *	Street Wall *
C/ F1 Traditional Town Centre	8 storey	1-2 storey/ traditional street wall
F2 Station Street	12 - 15 storey	5 storey (north) 10 storey (south)
F3 Rutland Road, Watts Street & Carrington Road	10 - 12 storey	10 storey
F4 Whitehorse Road, Centro & Prospect Street	20 storey	5 storey
F5 Whitehorse Road West	30 storey	5 storey ground level setbacks to Elgar Road
F6 TAFE & Hospital	15 storey	n/a ground level setbacks
F7 Garden Infill	12 storey	10 storey ground level setbacks
F8 Box Hill Gardens	10 storey	4 storey
F9 Kingsley Gardens	8 storey	n/a ground level setbacks

Note:

Building heights have been measured based on the following:

- Retail/ Commercial: 4.5m floor to ceiling height
- Residential: 3.0m floor to ceiling height

*** Refer to Section 5: Sub-Precinct Guidelines for more information**

General Built Form Guidelines

Relationship to the Street

Street Frontages

Objectives

- To ensure buildings contribute to the quality and good proportion of public streets and public 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 and visual amenity from adjoining buildings.
- To provide opportunity to create street landscape character.

Guidelines

- Buildings should be sited close to the street boundary with buildings fronting streets, creating a clear separation between public “fronts” and private “backs”.
- Buildings should prioritise pedestrian access and activation to primary building frontages.
- Buildings should provide access and activation to all boundaries with street frontage.
- Buildings with commercial uses at ground floor must provide clear unobstructed glazing to 70% of the width of the street frontage of each individual occupancy used for a shop, commercial use or food and drink use.
- Buildings with residential uses at ground floor and balconies facing the street, may have the ground floor raised up at least 0.5m and no more than 1.3m above footpath level to achieve privacy on balconies.
- Service equipment such as electrical substations, water and gas meters, fire booster pumps, etc. should not be located along the prime street frontage. If no reasonable alternative exists, these should minimise impact on the street and be designed 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 must 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, where the cross-over and garage entry should be minimised to maintain as much active frontage to the building as possible.
- Basement/ semi- basement structures should be no more than 1m above the ground and where the roof of the basement parking structure serves as private/ communal open space.
- Ground level setbacks from the street edge should make adequate provision to incorporate landscaping.
- Building design must maximise outlook and ‘eyes on the street’ over the public realm.

General Built Form Guidelines

Relationship to the Street

Weather Protection, Awning & Verandahs

Objectives

- To provide shelter and shade over public footpaths.
- To provide a variety of uses at ground floor of buildings.
- To enhance the visual amenity and continuity of streetscape.
- To reflect the existing style and character of weather protection within Box Hill.

Guidelines

- All buildings along commercial streets within the Box Hill Town Centre (Precinct C) 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 for pedestrians using footpaths from sun and rain.
- 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 & Building Articulation

Objectives

- To provide buildings which contribute to a strong sense of containment of the street and other public spaces (both vertically and horizontally);
- New buildings contribute to maintaining the “fine-grained” nature of built fabric in Box Hill MAC;
- To integrate building elements 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.

Guidelines

- Buildings should be designed with an appropriate scale, rhythm and proportion to its use and context.
- Over-articulation of façades, the creation of pastiche and the use of false heritage items and kitsch elements should be avoided.
- The design of a building is three dimensional, where building volumes, façades and building elements (entries, interior public spaces, drainage, security, services, heating and air conditioning, telecommunications, etc), must be appropriately integrated in the overall design.
- Buildings should have a clearly articulated “base, middle and/or top”, and materials should reflect the role of each part of the building. The base consists of the ground floor and should be made of materials which connect the building to the earth, while the top of the building should reflect lightness in its materiality.
- Building articulation should reflect the structural logic of the building and avoid reliance of pattern to provide perceived articulation.
- Where new buildings are designed near 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.

General Built Form Guidelines

Relationship to the Street

Pedestrian Access

Objectives

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

Guidelines

- 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, design of awnings, etc.
- Buildings which face in two directions (such as a street and a lane) should provide direct access to the lift lobby from both directions.
- Access ramps must be located for convenience and are 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.

Vehicle Access

Objectives

- 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 requirements set out under “Street Frontages”.
- To ensure vehicle entries to developments do not dominate the street facade.

Guidelines

- 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.
 - Be separate from pedestrian entries.
- The number of vehicle entries should be minimised and avoid multiple vehicle entry points to any development.

General Built Form Guidelines

Building Qualities

Building Depths

Objectives

- 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.

Guidelines

- All bedrooms must have direct access to natural daylight.
- Cross-ventilation of buildings must be demonstrated by proponents to Council satisfaction.
- A window in a habitable room should be located to face an outdoor space clear to the sky or a balcony, provided the balcony is open for at least one third of its perimeter edge to the open sky.
- Avoid the use of light wells above 10 storey and should a lightwell be included, it should follow the guidelines below as a minimum (Refer to Table 1- Light Well).

Table 1 Light Wells		
Building Height	Minimum Lightwell Area (m2)	Minimum Lightwell Dimension (m)
Up to 8 storey	29m2	4.5m
8 - 10 storey	51m2	6m
Greater than 10 storey	no lightwell allowed	no lightwell allowed

Note:* the building separation requirements outlined in Table 2 above vary from those outlined in the Better Apartment Design Standards (Draft), in order to specifically respond to development pattern and building typology sought for each sub precinct.

Building Separation

Objectives

- 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 reduce overshadowing impact on the lower levels of buildings.
- To provide increased ability for substantial canopy trees and landscaping between buildings.

Guidelines

- 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 below as a minimum (Refer to Table 2- Building Separation).

Table 2*		Building Separation (Precincts C and F)	
Precinct	Building Height	Minimum Setback from Side and Rear Boundaries	Minimum Setback from Buildings within the Site
C/F1	Up to 8 storey	0m	0m
F2	Up to 10 storey	0m	0m
	10 to 15 storey	5m	
F3	Up to 10 storey	0m	0m
	10 to 12 storey	5m	
F4 & F5	Up to 5 storey	0m	0m
	6 to 20 storey	5m	10m
	2t-30 storey	8m	16m
F6	Refer to sub precinct guidelines		
F7	Up to 10 storey	0m	0m
	10 to 12 storey	5m	
F8	Up to 5 storey	0m	0m
	6 to 10 storey	5m	
F9	Refer to sub precinct guidelines		

General Built Form Guidelines

Building Qualities

Overshadowing

Objectives

- 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 key public space, squares, plazas and parks receive adequate sunlight.

Guidelines

- Buildings must not cast additional overshadow on key open spaces and plaza (as shown on page 24) 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 3 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 3 consecutive hours between 10.00-15.00 on 22 September.

Landscaping

Objectives

- To ensure landscaping supports the urban character of the Box Hill MAC and the materiality of the Public Realm.
- To ensure high quality landscaped streetscape 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 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, rain gardens etc.

Guidelines

- Refer to the City of Whitehorse Landscape Guidelines and Urban Realm Vision.
- Landscaping should be attractive and functional 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 which allow rain water to penetrate the soil and help to support tree growth and the reduction of stormwater run-off.
- A Landscape Plan is to be prepared by a landscape architect and submitted to Council early in the design process.
- Canopy trees should be retained where possible and planting of new canopy trees to contribute to the ‘urban forest’.

General Built Form Guidelines

Better Apartment Design Standards

Refer to the Better Apartment Design Standards (Draft) in relation to the following elements:

- Room Depth
- Window
- Storage
- Noise Impact
- Energy Efficiency
- Solar Access to Communal Outdoor Open Space
- Natural Ventilation
- Private Open Space
- Communal Open Space
- Accessibility
- Dwelling Entry & Internal Circulation
- Waste
- Water Management

The following elements have been varied from the Better Apartment Design Standards (Draft) to better respond to Box Hill MAC context:

- Building Setback
- Light Wells
- Landscaping



*Better Apartments Design Standards DRAFT
(DELWP & OVGA)*

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