

Amendment C175 to the Whitehorse Planning Scheme.

**Property - 874 - 878
Whitehorse Road Box Hill.**

Expert Witness Report

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Introduction

(1) I am a Director of Architecture and Interior Design consultants The Buchan Group Pty Ltd.

I hold qualifications in Architecture – BA (Hons) Leeds Metropolitan University (UK) and a Dip Arch from the University of Portsmouth (UK) with a double distinction. I am a registered Architect in both the United Kingdom (registration number 054882K) and Victoria (registration number 15498) and am also members of the Royal Institute of British Architects (registration number 5580410) and the Royal Institute of Australian Architects (registration number 48036).

I have practised in the area of architectural design of residential apartment projects in Victoria for the last sixteen years.

(2) In June 2017, I was requested by MinterEllison, on behalf of Longriver Pty Ltd., to provide evidence for the preparation of Architectural and potential development outcomes to the adjacent properties to the east of 874-878 Whitehorse Road, Box Hill.

(3) In order to compile my evidence I have visited the sites at Box Hill.

(4) I have reviewed the following background documents:

- Amendment C175 Draft Box Hill Built Form Guidelines Chapters 1-3
- Amendment C175 Draft Box Hill Built Form Guidelines Chapter 4
- Amendment C175 Draft Box Hill Built Form Guidelines Chapter 5

Scope of Report

I have been instructed by MinterEllison to consider the potential architectural and development opportunities under the proposed guidelines to the adjacent properties to the east of 874-878 Whitehorse Road, Box Hill.

The properties to the east of 874-878 Whitehorse Road we understand are owned as follows:

- 888 Whitehorse Road Easytone Communications Pty Ltd.
- 902 -918 Whitehorse Road Manors Gate Group Pty Ltd.

We further understand that the other properties to the south and west of 874-878 Whitehorse Road are owned by Vicinity Centres. It is anticipated that, given the size and existing use of this property, that any potential development of this would allow for equitable development with sufficient setbacks between 874-878 Whitehorse Road and the Vicinity site. For this reason we have not considered this as part of this assessment.

Our evidence is to consider how a complying scheme in terms of building envelope under the proposed guidelines might look for the following two site options:

OPTION A

With 888 Whitehorse Road and 902 -918 Whitehorse Road maintained as separate ownerships.

OPTION B

With 888 Whitehorse Road and 902 -918 Whitehorse Road combined as one ownership.

Methodology

Working with Urbis as Town Planning consultants, we have developed the proposed building envelope based upon the draft Box Hill Structure Plan Precinct F4: Whitehorse Road and Prospect Street; which nominates the following built form guidelines:

Podium:

- 100% site coverage.
- 5 storey street wall to achieve a maximum 1:1 (street wall to street width) ratio.
- No setback from side and rear boundaries for up to 5 storeys.

Tower:

- Preferred setback of 5m above podium to all sides (minimum).
- Minimum 5m setback from side and rear boundaries for 6-20 storeys.
- Preferred maximum height of 20 storey.

As part of these guidelines we have also developed the proposed building envelope so that the development does not significantly overshadow Market Street between 11am and 2pm on June 22.

The guidelines can be viewed via the following links:

[Amendment C175 Draft Box Hill Built Form Guidelines Chapters 1 - 3 \(15.84MB\)](#)

[Amendment C175 Draft Box Hill Built Form Guidelines Chapter 4 \(1.10MB\)](#)

[Amendment C175 Draft Box Hill Built Form Guidelines Chapter 5 \(2.93MB\)](#)

OPTION A

Drawing SK-100 shows what a complying scheme could look like using the above criteria in plan, elevation and 3D massing study. The pink area represents the site 888 Whitehorse Road, and the blue area represents 902-910 and 912-918 Whitehorse Road with the existing laneway maintained for access.

The stepped form to 912-918 Whitehorse Road is shaped so as to prevent any overshadowing of Market Street between 11am and 2pm on June 22.

Drawing SK-101 shows the approximate shadows cast by the existing structures on the site as shown by the blue shaded area at hourly intervals between 11am and 2pm on June 22nd.

Drawing SK-102 shows the complying Precinct F4 scheme as described on Drawing SK-010 and the shadows that it casts which are outlined in red. It can be seen that the shadows from the proposed Option A scheme cast shadows that are the same or less than those cast by the existing structures already on site.

Drawing SK-103 shows the complying scheme building envelope as set out in Drawing SK-010 might look like as typical residential apartment plan for the tower component. The apartment plans are compliant with the Better Apartments Design Standards implemented in April this year.

Drawing SK-104 shows the complying scheme building envelope as set out in Drawing SK-010 might look like as an alternative typical residential apartment plan for the tower component. This option has the 2 Bed Apartments facing the adjoining development and consequently are a less desirable outcome than that shown on Drawing SK-103. The plans are compliant with the Better Apartments Design Standards implemented in April this year.

Drawing SK-105 shows how a non-complying with Precinct F4 guidelines scheme might look like in plan, elevation and 3D massing study. Here the setback between 888 and 902 Whitehorse Road is reduced from the complying 5m to 3m and the building height is increased by an additional five stories. It is worth noting that the overshadowing is not impacted by these minor changes.

OPTION B

Drawing SK-110 shows what a complying scheme could look like using the above criteria in plan, elevation and 3D massing study. The blue area represents the site combined site of 888 and 902 -910 and 912-918 Whitehorse Road with the existing laneway maintained for access.

The stepped form to 912- 918 Whitehorse Road is shaped so as to prevent any overshadowing of Market Street between 11am and 2pm on June 22.

Drawing SK-111 shows the approximate shadows cast by the existing structures on the site as shown by the blue shaded area at hourly intervals between 11am and 2pm on June 22nd.

Drawing SK-112 shows the complying Precinct F4 scheme as described on Drawing SK-110 and the shadows that it casts which are outlined in red. It can be seen that the shadows from the proposed Option B scheme cast shadows that are the same or less than those cast by the existing structures already on site.

Drawing SK-113 shows the complying scheme building envelope as set out in Drawing SK-010 might look like as typical residential apartment plan for the tower component. The apartment plans are compliant with the Better Apartments Design Standards implemented in April this year.

Drawing SK-114 shows the complying scheme building envelope as set out in Drawing SK-010 might look like as an alternative typical residential apartment plan for the tower component. The position of the balconies on the 2 Bed Apartments are located closer to the adjoining development and are therefore not as preferred. The apartment plans are compliant with the Better Apartments Design Standards implemented in April this year.

Drawing SK-115 shows how a non-complying with Precinct F4 guidelines scheme might look like in plan, elevation and 3D massing study. Here the setback between 888 and 874-878 Whitehorse Road is reduced from the complying 5m to 3m and the building height is increased by an additional five stories. It is worth noting that the overshadowing is not impacted by these minor changes.

Summary

Drawing SK-103 - Option A Floor Plan Study demonstrates that a working floor plan can be developed under the proposed guidelines and specifically with a proposed building envelope based upon the draft Box Hill Structure Plan Precinct F4: Whitehorse Road and Prospect Street. The plan has been laid out to maximise the available floor plate area

Drawing SK-104 - Option A.1 shows the two 2 Bed Apartments facing the proposed Hotel development, however a nominal separation distance of 16m would be considered acceptable. The apartment plans are compliant with the Better Apartments Design Standards implemented in April this year.

With Option A.2 the floor plate is increased by 2m to the west, the resultant larger floor plan should provide more flexibility in planning the typical floor plan but with minimal compromises to either this site or the adjoining Hotel development. We have not developed detailed plans for this Option but given the increased floor plate area this would offer more possibilities for planning the apartment layouts. The apartment plans would be compliant with the Better Apartments Design Standards implemented in April this year.

Drawing SK-113 - Option B Floor Plan Study demonstrates that a working floor plan can be developed under the proposed guidelines and specifically with a proposed building envelope based upon the draft Box Hill Structure Plan Precinct F4: Whitehorse Road and Prospect Street.

Drawing SK-114 - Option B.1 shows the two 2 Bed Apartments flipped so that the balconies are closer to the adjoining hotel development, however even with layout the overlooking is not an issue between the two developments.

The plan has been laid out to maximise the available floor plate area it is worth noting that the larger floor plan has the two 2 Bed Apartments facing north – demonstrating that even though the separation between the two developments is much smaller (8m nominal as opposed to 16m nominal) this floor plan provides a layout without overlooking to or from the proposed Hotel development.

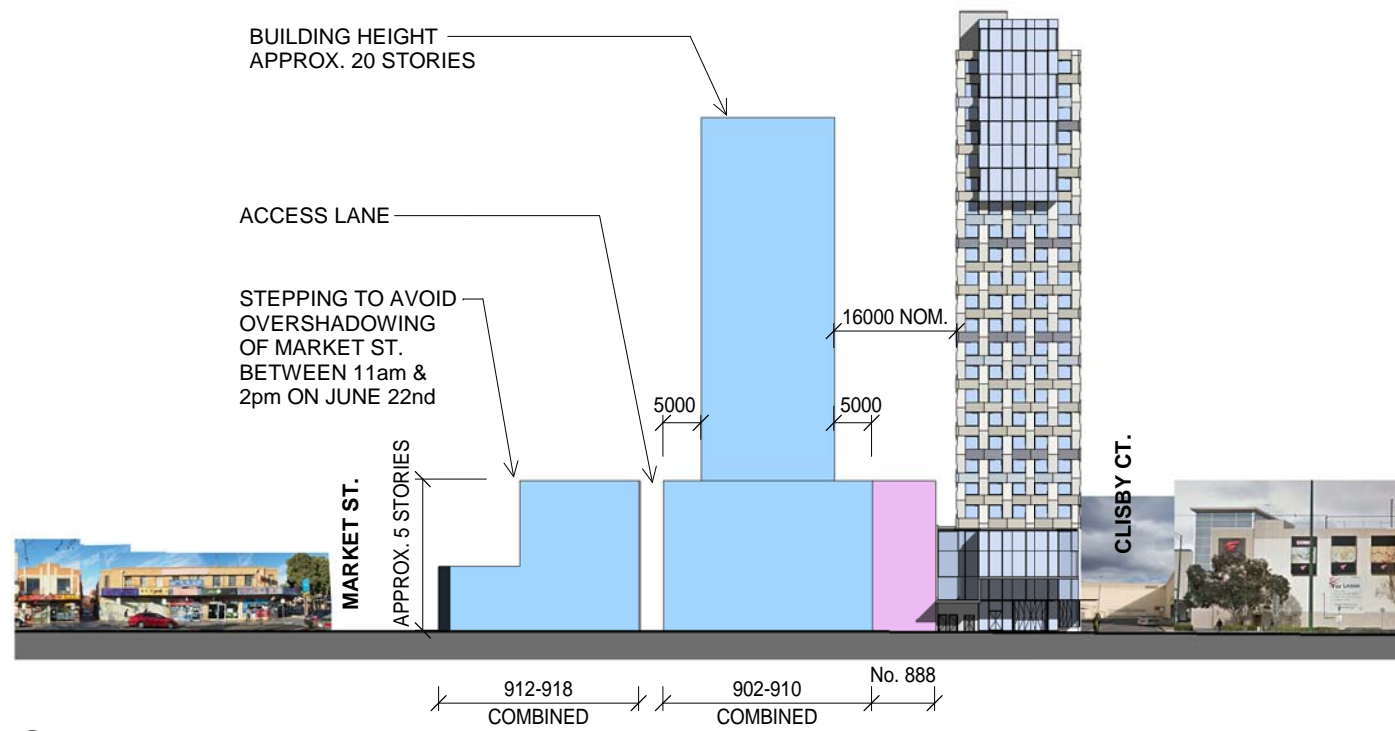
With Option B.2 the floor plate is increased by 2m to the west, the resultant larger floor plan should provide more flexibility in planning the typical floor plan but with still no overlooking issues to either this site or the adjoining Hotel development. We have not developed detailed plans for this Option but given the increased floor plate area this would offer more possibilities for planning the apartment layouts. The apartment plans would be compliant with the Better Apartments Design Standards implemented in April this year.

I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.

Appendix A: Summary of evidence and personal details

Name and Address	Harvey Male Principal The Buchan Group Level 1 696 Bourke Street MELBOURNE VIC 3000
Qualifications	<ul style="list-style-type: none">• Post Graduate Diploma (Architecture), Portsmouth Polytechnic• Bachelor of Architecture (Hons), Leeds Polytechnic• Registered Architect – Victoria No. 15498• Registered Architect – UK No. 054882K
Professional Associations	<ul style="list-style-type: none">• Member of Australian Institute of Architects• Member of Royal Institute of British Architects• Green Star Accredited Professional
Professional experience	<ul style="list-style-type: none">• Director, The Buchan Group Pty Ltd 2008- present.• Associate Director, The Buchan Group Pty Ltd 2004- 2008• Associate, The Buchan Group Pty Ltd 1998- 2004• Architect, Terry Farrell Partnership (Hong Kong) 1996- 1998• Architect, Daza International (Hong Kong) 1993-1996• Architect, Will Alsop (UK) 1990-1993• Architect, Conran Roche Architects 1989-1990• Architect, Rock Townsend 1987-1989
Expertise to prepare this report	I have practised in the area of architectural design of residential apartment projects in Victoria for the last sixteen years.
Instructions which define the scope of this report	I have been requested to provide evidence for the preparation of Architectural and potential development outcomes to the adjacent properties to the east of 874-878 Whitehorse Road, Box Hill. I am engaged by Longriver Pty Ltd. I have received written instructions from MinterEllison.
Facts, matters and assumptions relied on	<ul style="list-style-type: none">• Inspection of the subject land and surrounding area
Summary of opinions	Refer to the summary of the evidence on page 7 of this report.
Provisional opinions	There are no provisional opinions in this report.
Questions, outside my area of expertise, incomplete or inaccurate aspects of the report	This report is complete and accurate to the best of my knowledge.
Expert witness declaration	I have made all the inquires I believe are appropriate and confirm that no matters of significance which I regard as relevant have to my knowledge been withheld from the panel.

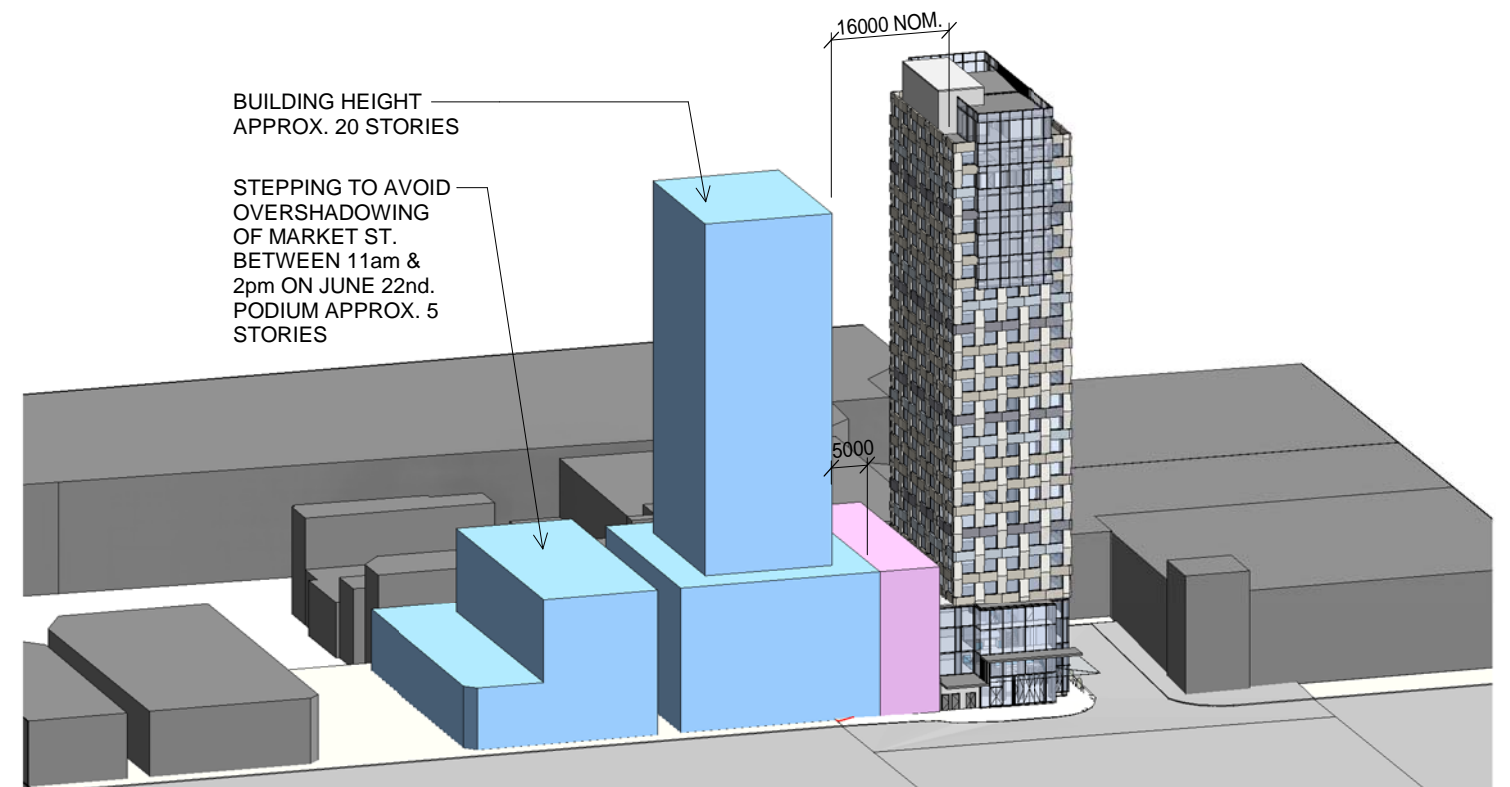
Harvey Male



STREET ELEVATION

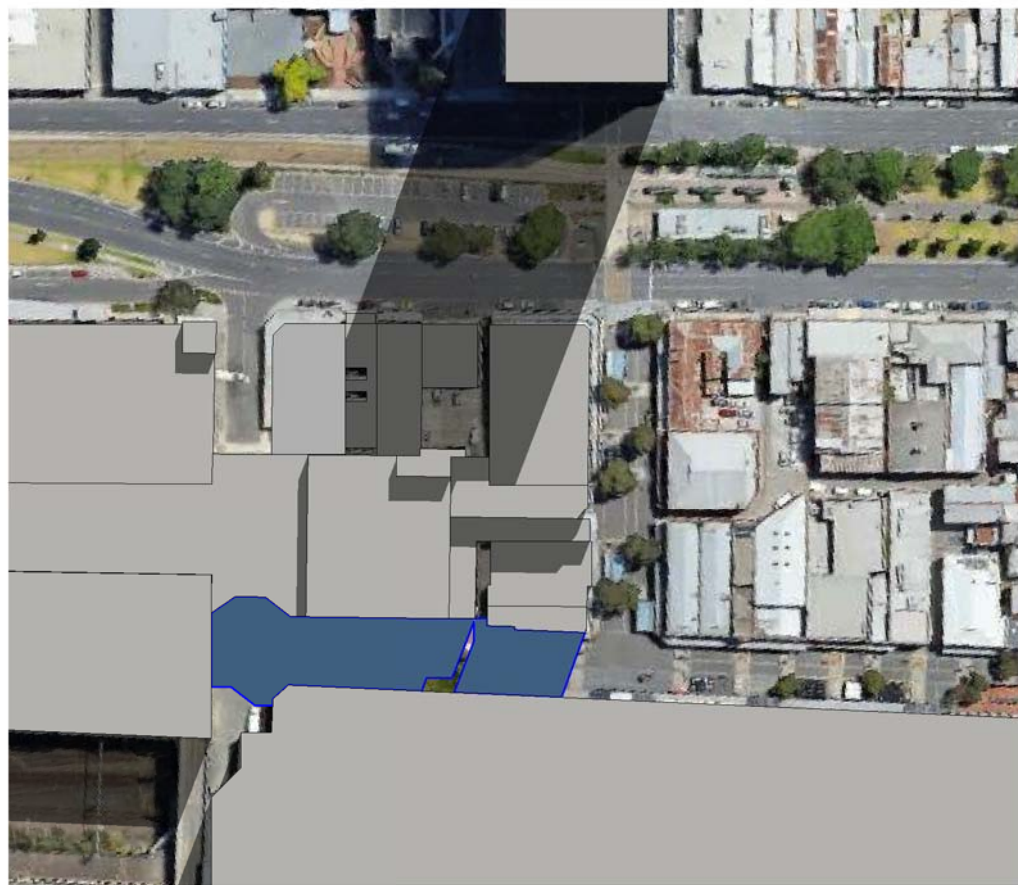


SUN STUDY - JUNE 22 2pm



3D STUDY





SUN STUDY DIAGRAM - JUNE 22 11am




SUN STUDY DIAGRAM - JUNE 22 12pm



SUN STUDY DIAGRAM - JUNE 22 1pm



SUN STUDY DIAGRAM - JUNE 22 2pm

 APPROX. EXTENT OF EXISTING SHADOW

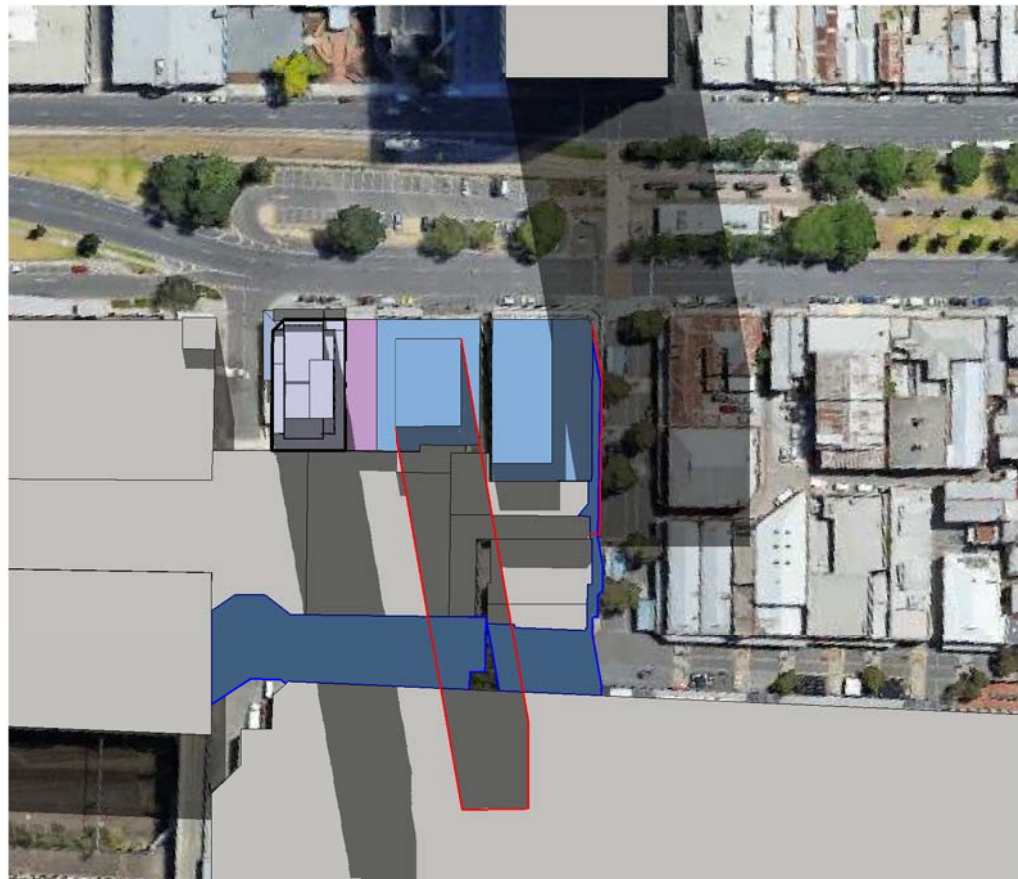




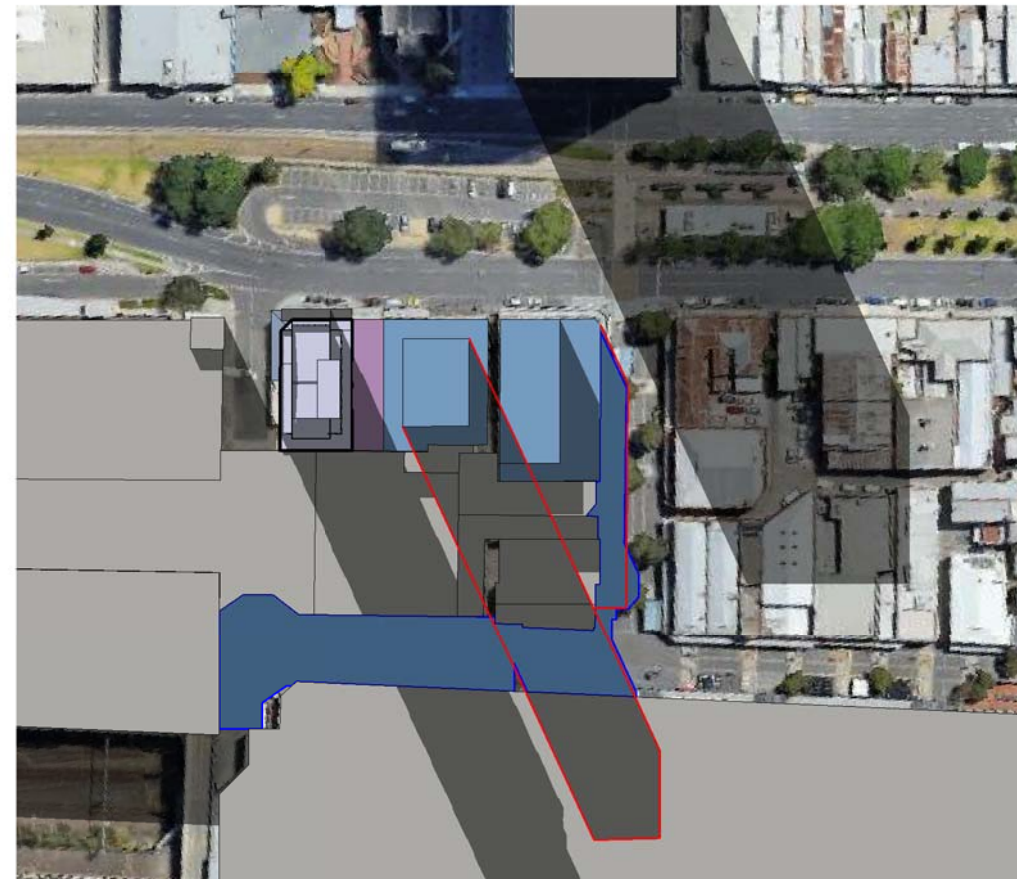
SUN STUDY DIAGRAM - JUNE 22 11am





SUN STUDY DIAGRAM - JUNE 22 12pm



SUN STUDY DIAGRAM - JUNE 22 1pm

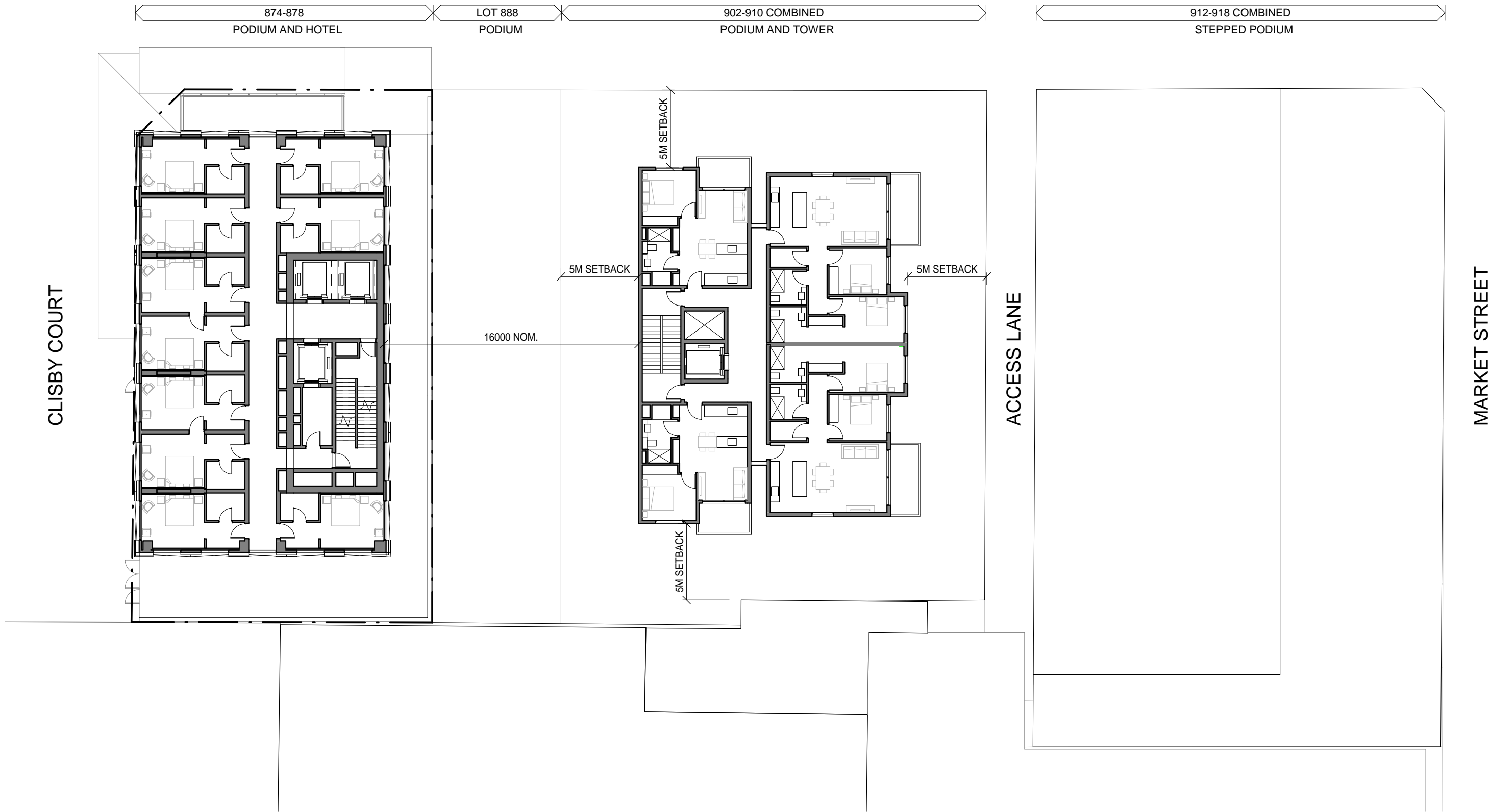


SUN STUDY DIAGRAM - JUNE 22 2pm

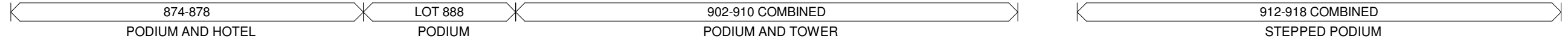
	APPROX. EXTENT OF EXISTING SHADOW
	APPROX. EXTENT OF PROPOSED SHADOW



WHITEHORSE ROAD



WHITEHORSE ROAD



CLISBY COURT

16000 NOM.

5M SETBACK

5M SETBACK

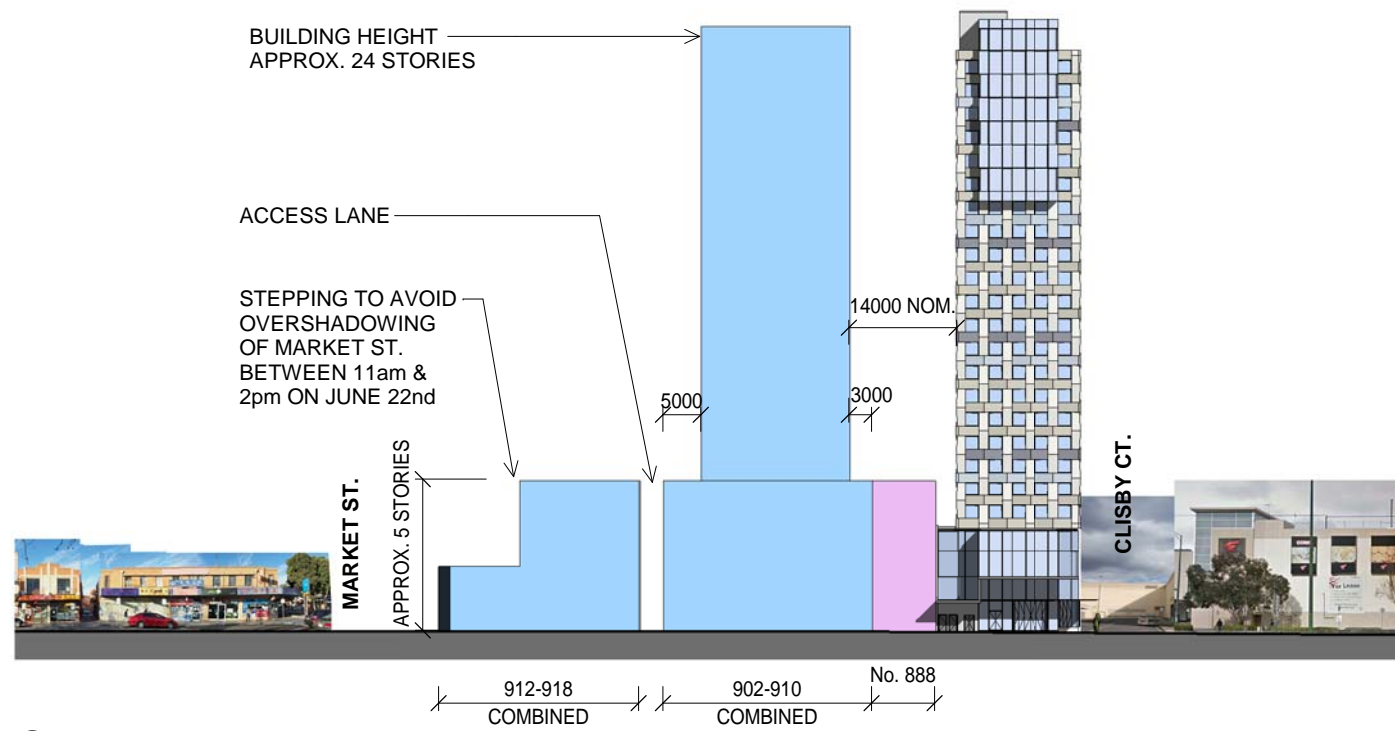
5M SETBACK

5M SETBACK

ACCESS LANE

MARKET STREET

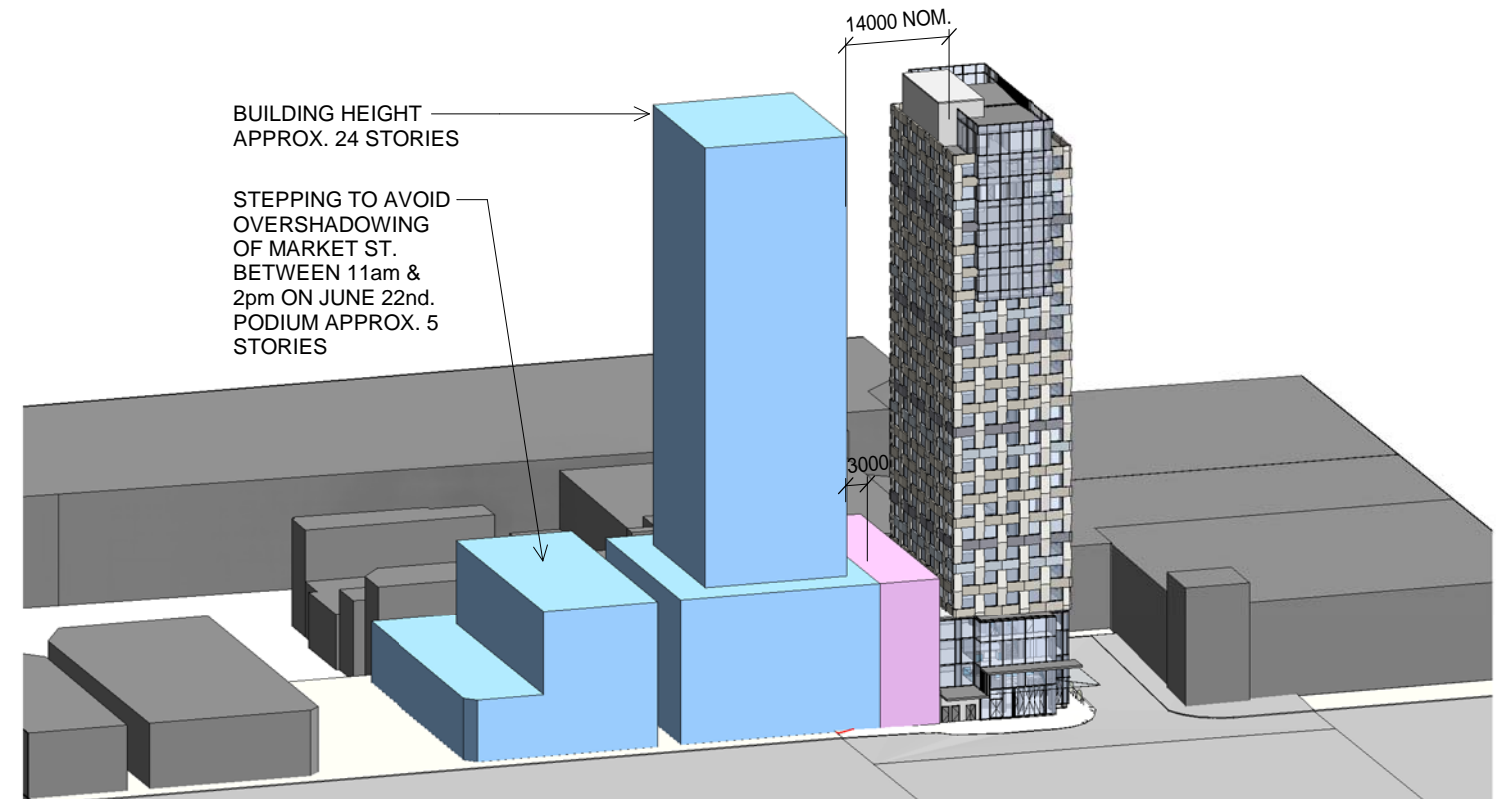




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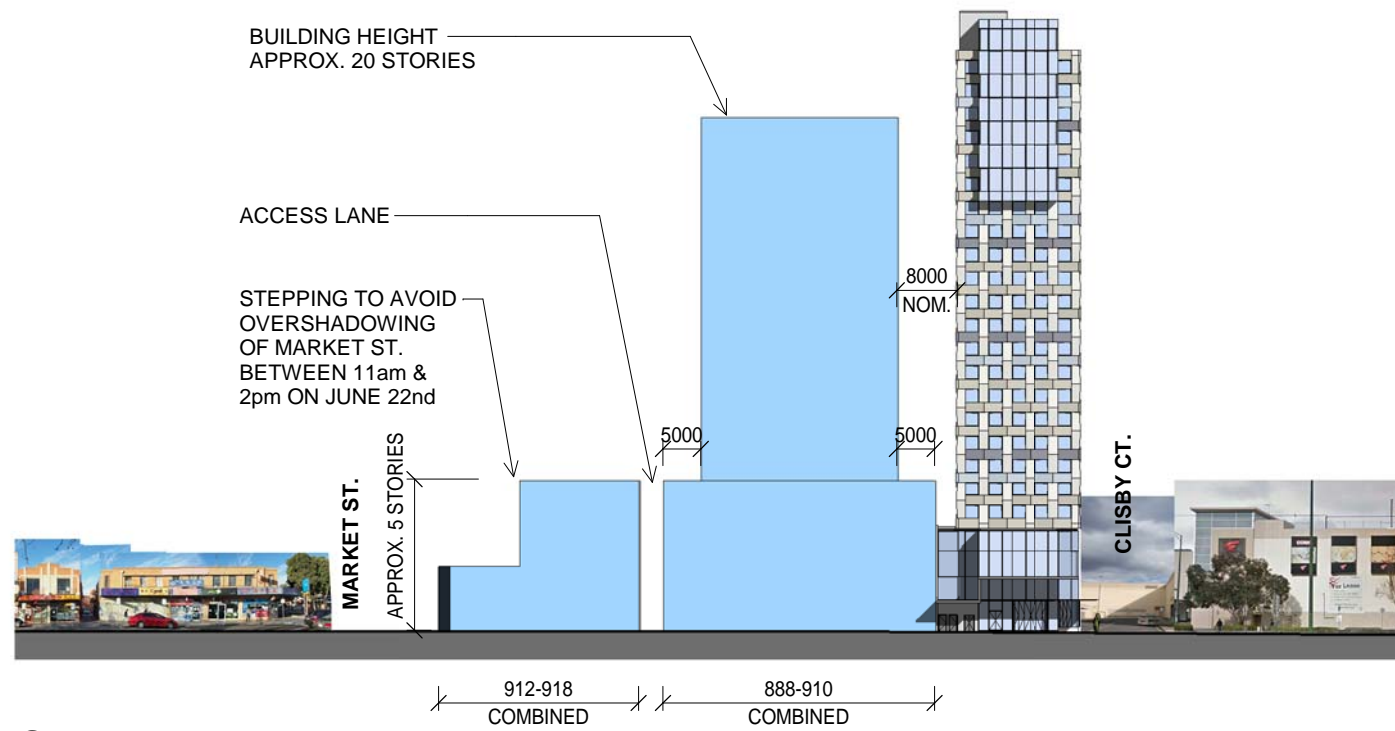


SUN STUDY - JUNE 22 2pm



3D STUDY

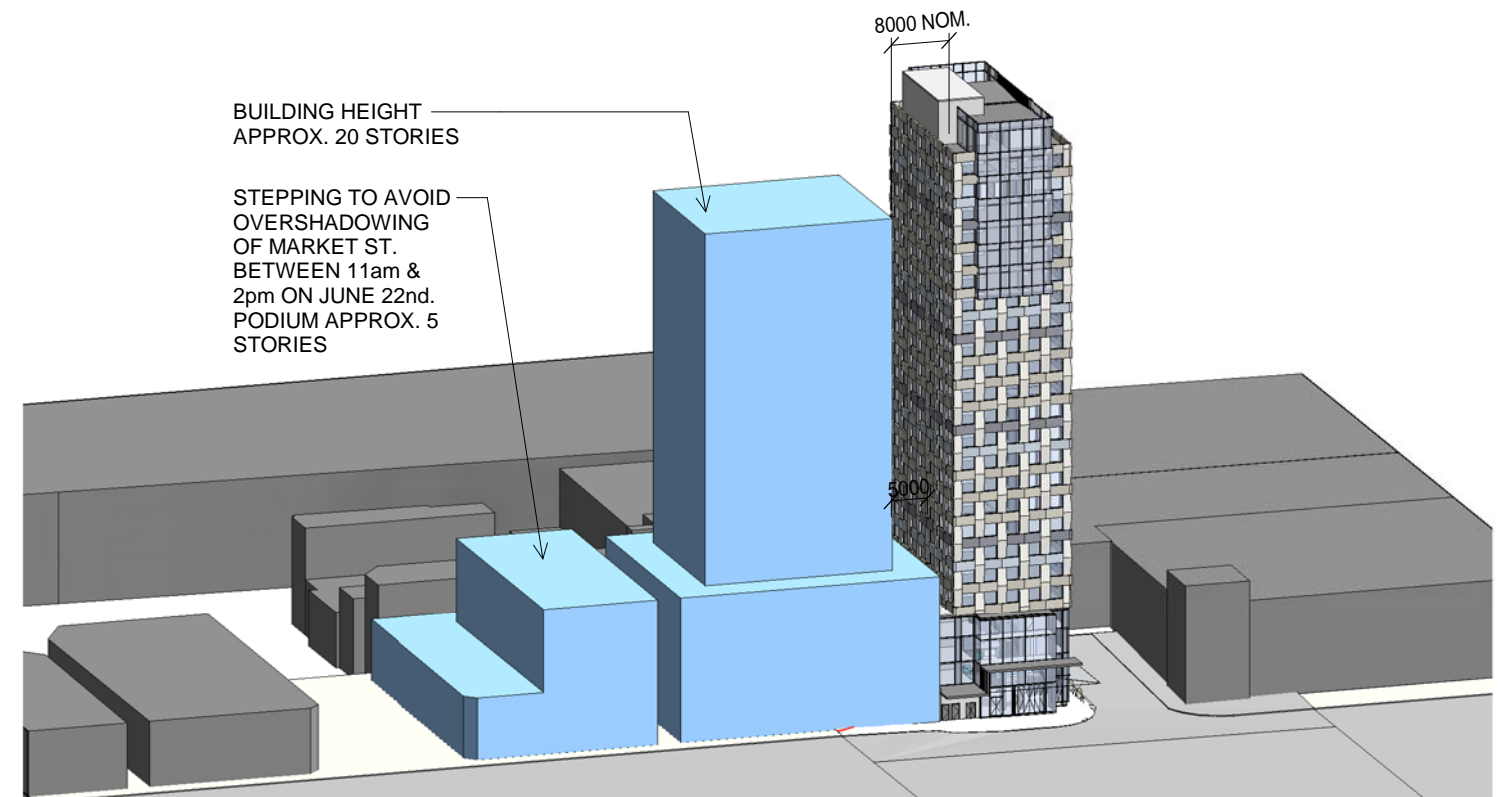




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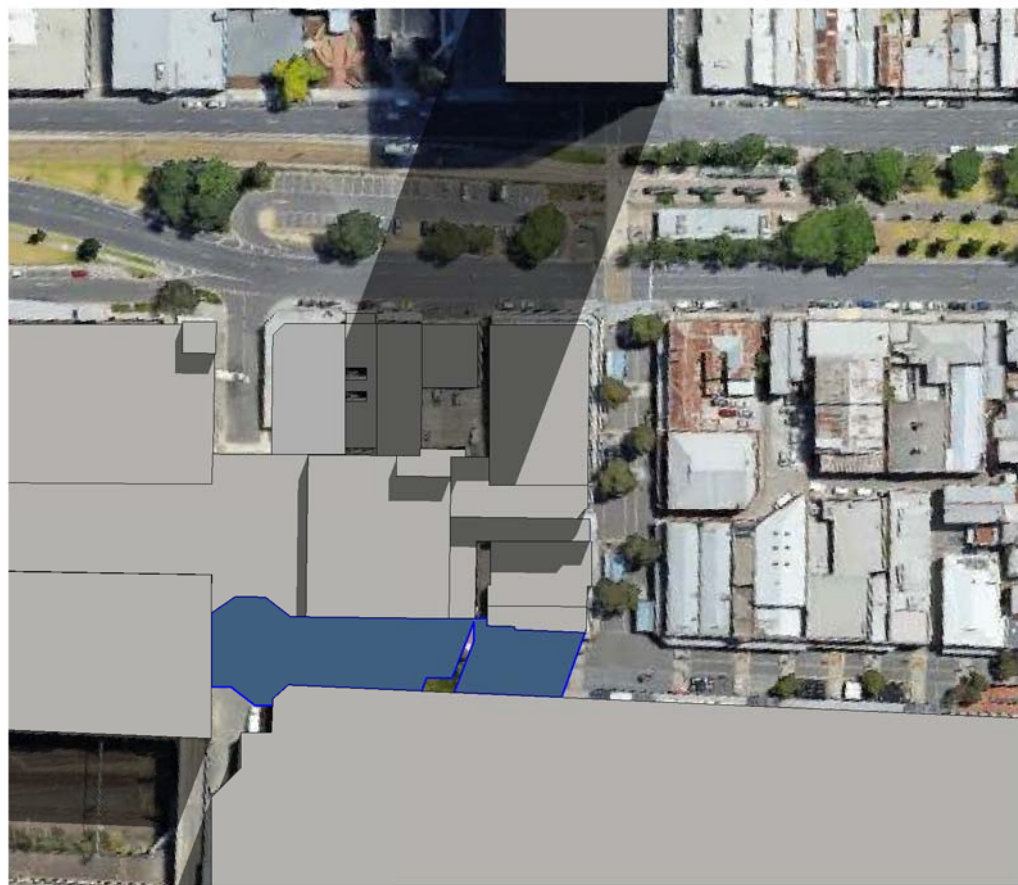


SUN STUDY - JUNE 22 2pm



3D STUDY





SUN STUDY DIAGRAM - JUNE 22 11am




SUN STUDY DIAGRAM - JUNE 22 12pm



SUN STUDY DIAGRAM - JUNE 22 1pm



SUN STUDY DIAGRAM - JUNE 22 2pm

 APPROX. EXTENT OF EXISTING SHADOW

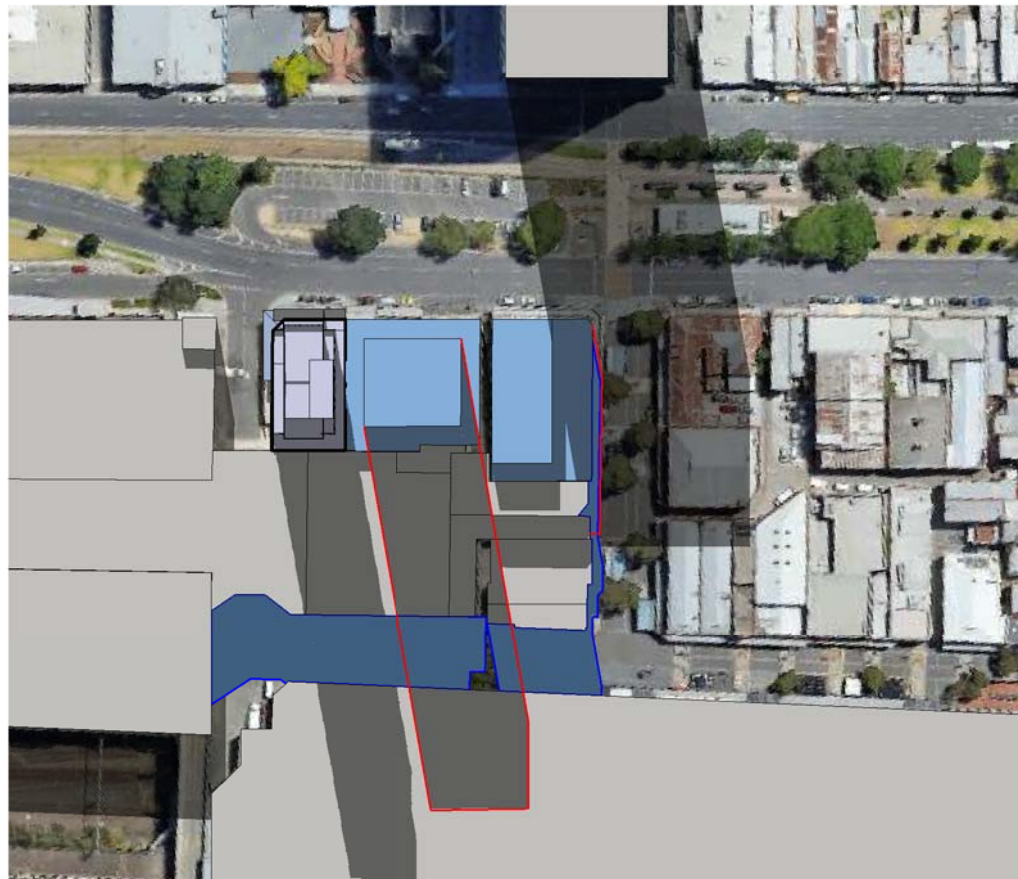




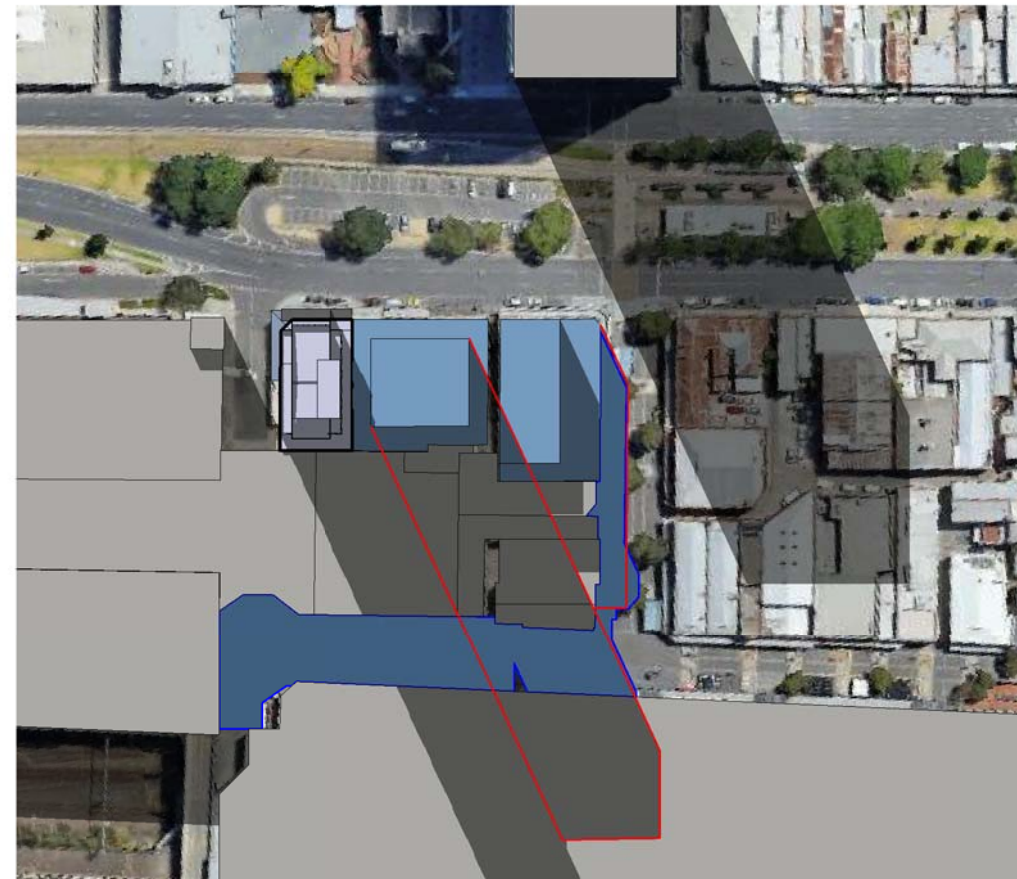
SUN STUDY DIAGRAM - JUNE 22 11am





SUN STUDY DIAGRAM - JUNE 22 12pm



SUN STUDY DIAGRAM - JUNE 22 1pm

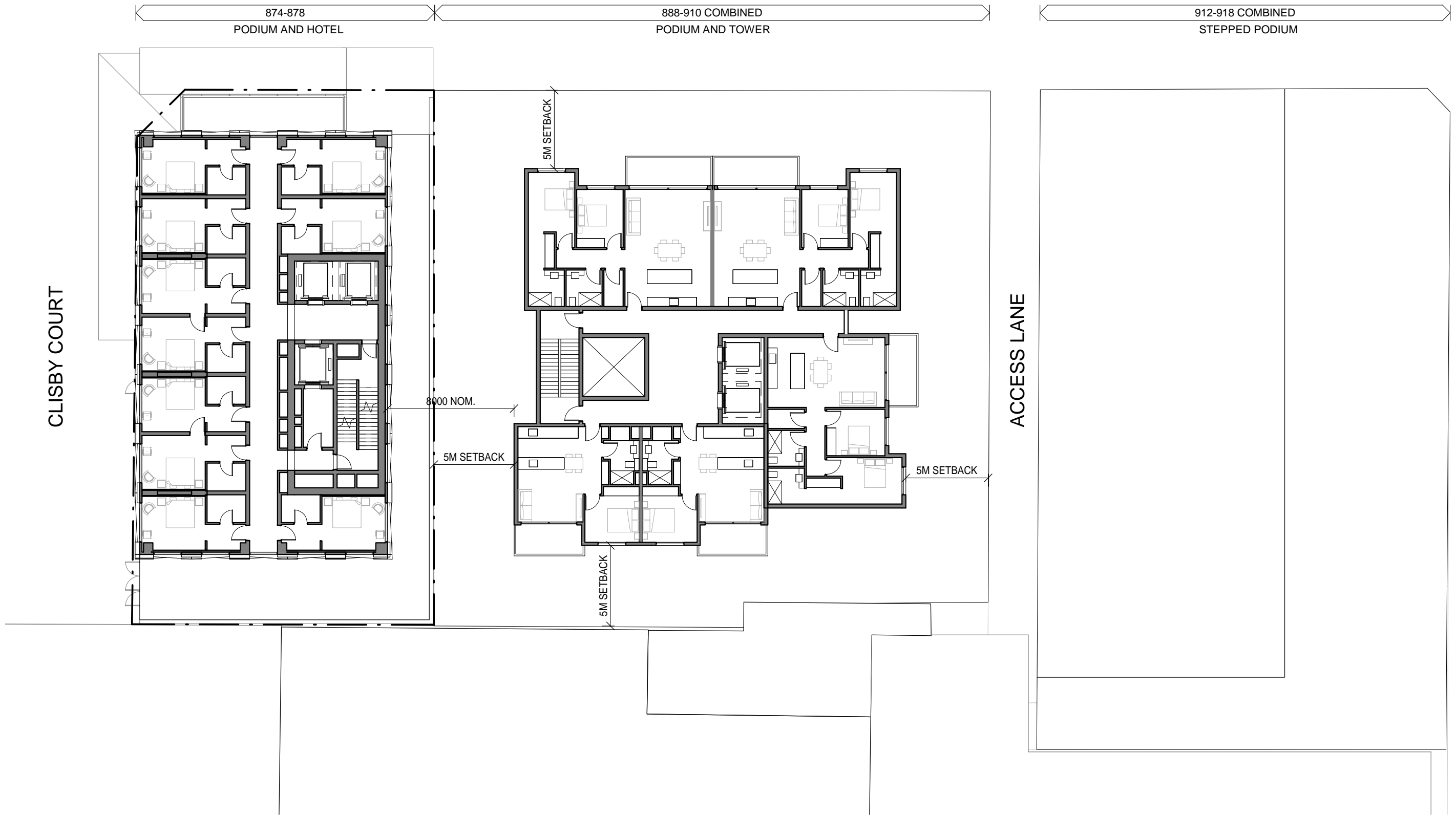


SUN STUDY DIAGRAM - JUNE 22 2pm

	APPROX. EXTENT OF EXISTING SHADOW
	APPROX. EXTENT OF PROPOSED SHADOW



WHITEHORSE ROAD



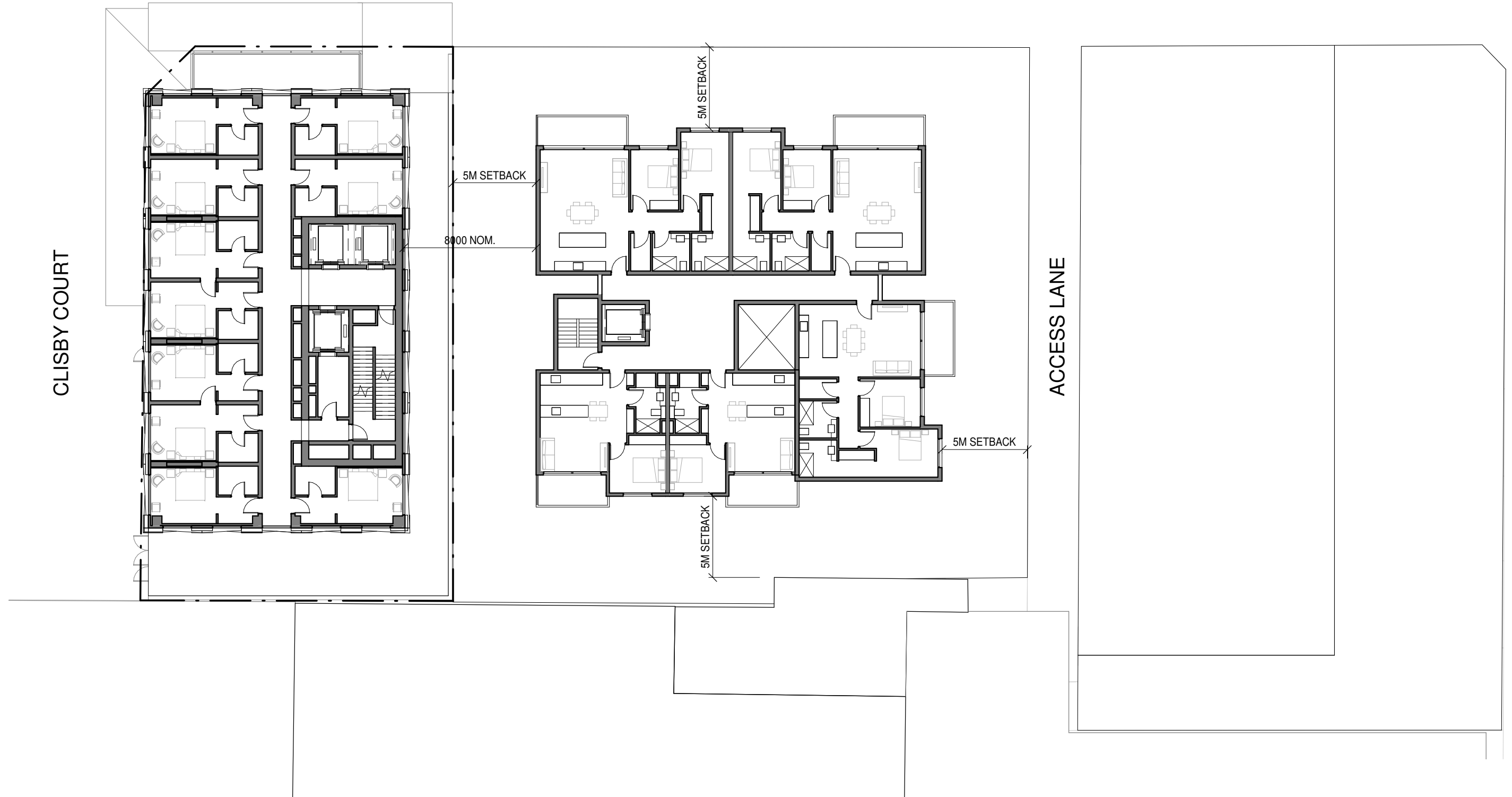
WHITEHORSE ROAD

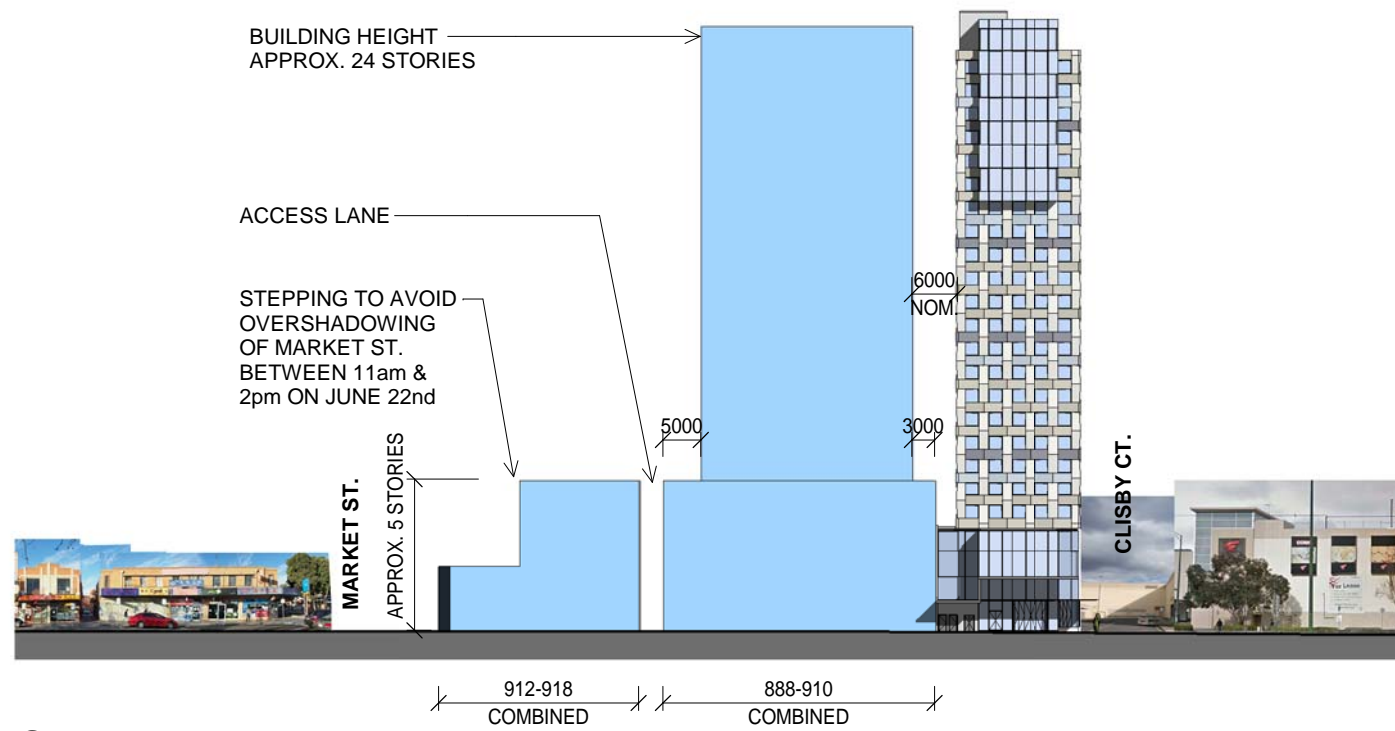
874-878
PODIUM AND HOTEL

888-910 COMBINED
PODIUM AND TOWER

912-918 COMBINED
STEPPED PODIUM

CLISBY COURT

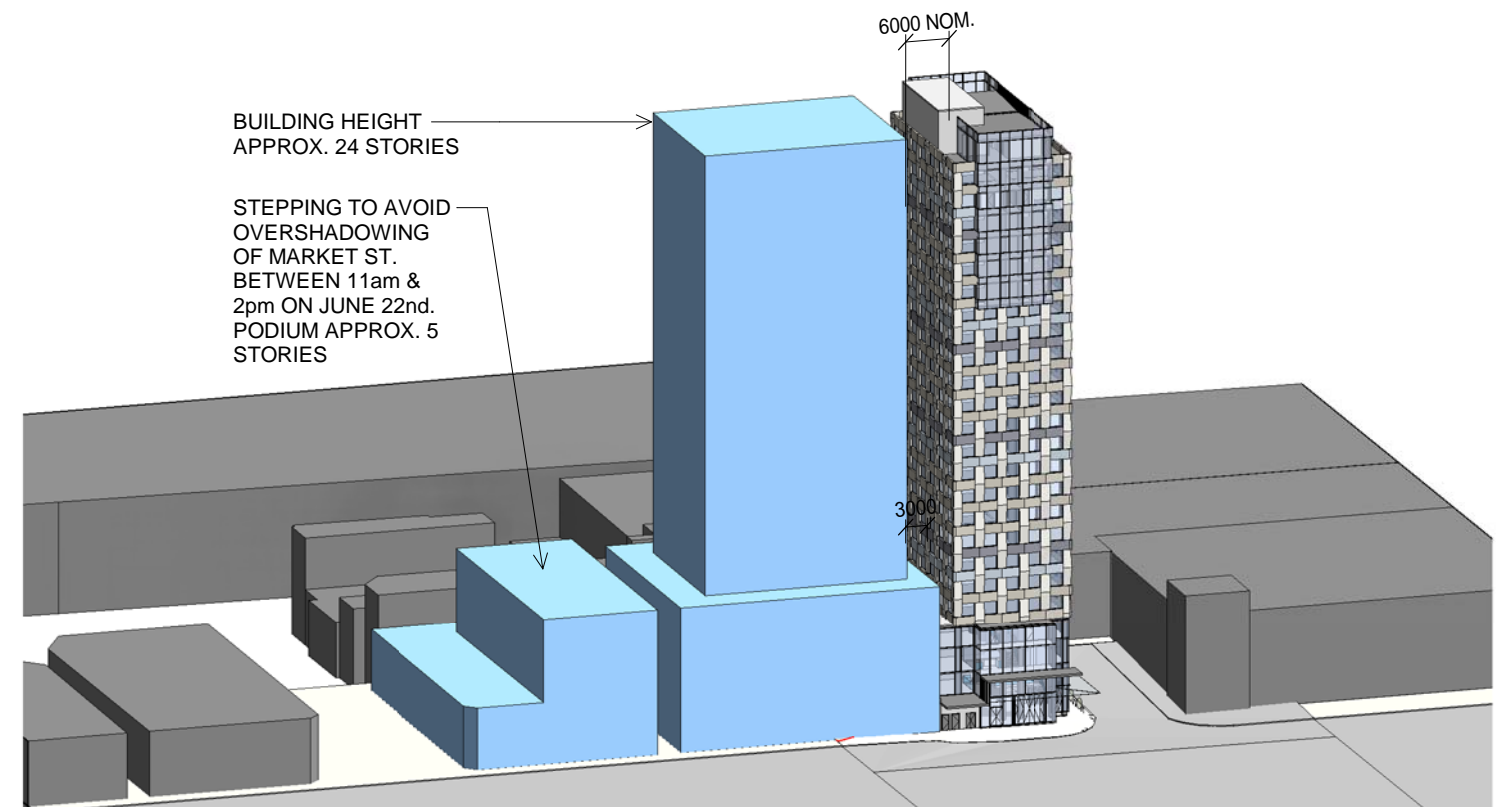




STREET ELEVATION



SUN STUDY - JUNE 22 2pm



3D STUDY

