

Incorporated Document

517 and 519-521 Station Street, Box Hill, December 2016

1. Introduction

This document is an incorporated document in the Schedule to Clause 52.03 and the Schedule to Clause 81.01 of the Whitehorse Planning Scheme (the Scheme).

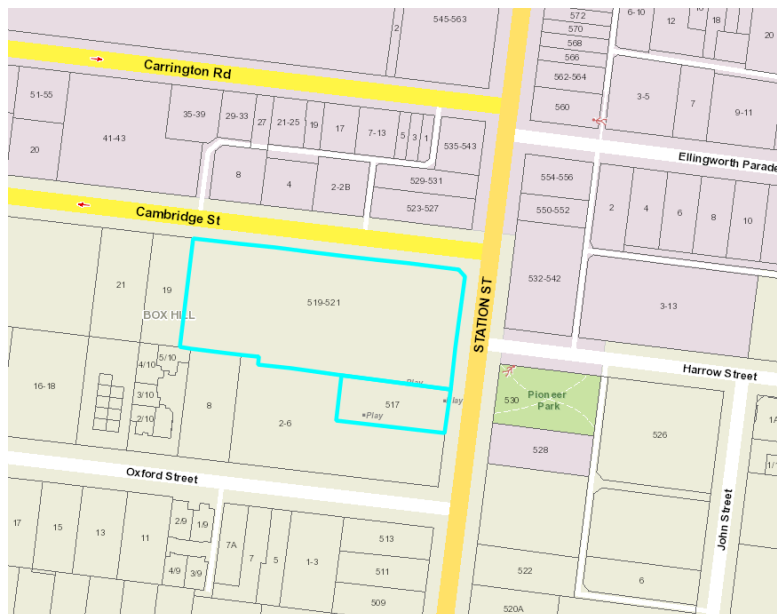
Despite any provision to the contrary or inconsistent provisions in the Scheme, pursuant to Clause 52.03 of the Scheme, the land identified in this incorporated document may be developed in accordance with the specific controls contained in this document. State and local planning policies remain applicable to any development application of the land where there is no guidance to the contrary within this document.

2. Address of Land

This document applies to land on Station and Cambridge Streets, Box Hill comprising:

- 519 - 521 Station Street (car park); and
- 517 Station Street (child care centre)

The above land is referred to as the Subject Land and is shown on Map 1.



Map 1 – Location of Subject Land

3. Purpose

The subject land may be developed in accordance with the built form guidelines in this document.

The purpose of this document is to provide for the development of the Subject Land for a major mixed use precinct. This document provides design guidelines specifically for the Subject Land, and applies in addition to any other policy and control within the Whitehorse Planning Scheme

which provide guidance for the development of the broader precinct.

This document provides further site specific direction for built form to that outlined within Clause 22.07 Box Hill Transit City Activity Centre.

4. Design Objectives

- To promote mixed use development which delivers net economic, environmental and social benefits to the community.
- To encourage the establishment of the subject land as a destination node.
- To ensure the scale of the development provides a built form transition between the approved built form at the core of the Box Hill MAC and the land to the south of the site at 2-8 Oxford Street, Box Hill.
- To provide an appropriate built form response to the heritage church on the corner of Station Street and Oxford Street.
- To ensure an appropriate transition to the mid-rise residential precinct to the west of the subject land where a 4 storey built form scale is anticipated.
- To provide active frontages to streets, walkways and public spaces within the precinct.
- To provide a high quality public realm and pedestrian experience, including pedestrian linkages through the site.
- To deliver a high quality architectural and urban design outcome.
- To provide for open space areas, integrated pedestrian and vehicle access, public realm areas and activated land uses.

5. Built Form Guidelines

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

Building heights

Buildings and works (other than building services and any rooftop pedestrian spaces) should not exceed the preferred maximum building heights specified in Table 1 and Figures 1 and 2 to this document.

Table 1 Building heights (refer Figures 1 and 2)

Building	Preferred maximum height	Built form objective
Podium	2 storeys 3 storeys at south-east corner to Station Street	To provide a low scale podium form and human scale at the street and boundary interfaces.
Podium interfacing with 19 Cambridge Street	2 storeys	To provide a transition between the surrounding land uses and higher scale development within the precinct.
Tower A and Tower B (Higher scale central and corner buildings)	18 storeys	To provide for a higher scale form of development providing a landmark and exhibiting design excellence within the precinct.

Tower C (Lower scale western building)	6 storeys	To provide a transition between the surrounding land uses and higher scale development within the precinct.
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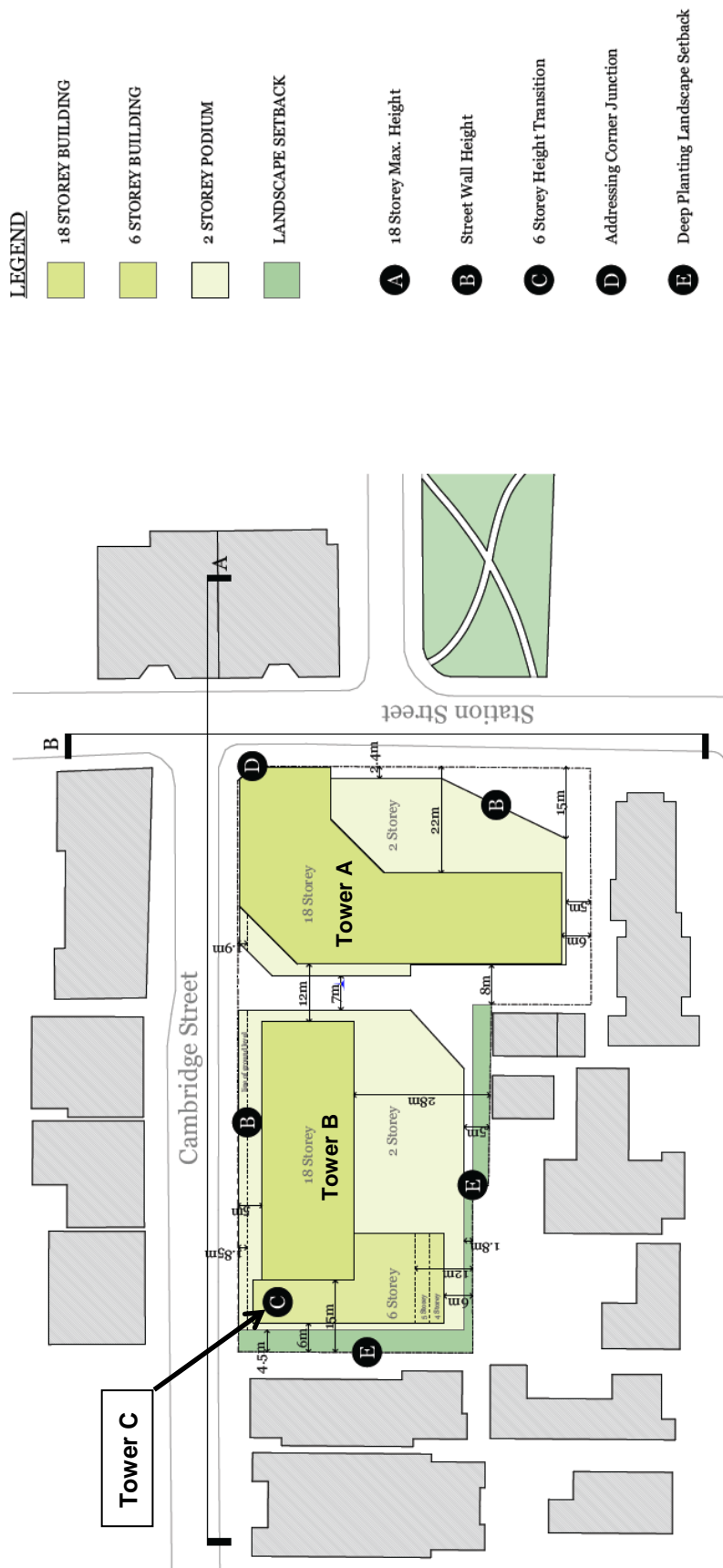
Building setbacks

Buildings and works should not encroach into the preferred minimum building setbacks specified in Table 2 and Figures 1 and 2 to this document.

Table 2 Building setbacks (refer Figures 1 and 2)

Location	Preferred minimum setback	Built form objective
Cambridge and Station Street corner	0m to Tower A	To provide a form that holds the prominent corner.
Station Street Interface	2.4m -15m to Podium 22m to Tower A	To provide an improved pedestrian realm. To provide a form that holds the prominent corner. To provide a building setback to the south that provides a line of sight to the Church from the intersection of Station and Cambridge Street.
Southern Interface to 2-6 Oxford Street [Church building]	5m to Podium 6m to Tower A	To provide a transition between the surrounding lower scale existing and anticipated built forms and higher scale development within the precinct.
Western Interface to 2-6 Oxford Street	8m to Tower A	
Internal north-south pedestrian link	7m between Podiums 12m between Towers A and B	To provide separation between podiums to provide appropriate pedestrian access. To provide separation between Towers to minimise opportunities for overlooking and to provide access to daylight and ventilation.
Southern Interface to 2-6 Oxford Street [western parcel]	5m to Podium 28m to Tower B	To provide a transition between the surrounding lower scale existing and anticipated built forms and higher scale development within the precinct.
Southern Interface to 8 Oxford Street	1.8m to Podium 6m to transitional building form of Tower C	
Western Interface to 19 Cambridge St	4.5m to Podium	To provide sufficient building separation and transition in building

	6m to Tower C 15m to Tower B	heights. To allow for deep planting landscaping opportunities.
Cambridge Street Interface	0m - 2m to Podiums 5m to Tower B	To provide high density building form at the interface to the commercial core to the north. To provide a building form that adopts a human scale at the podium with a tower setback behind.



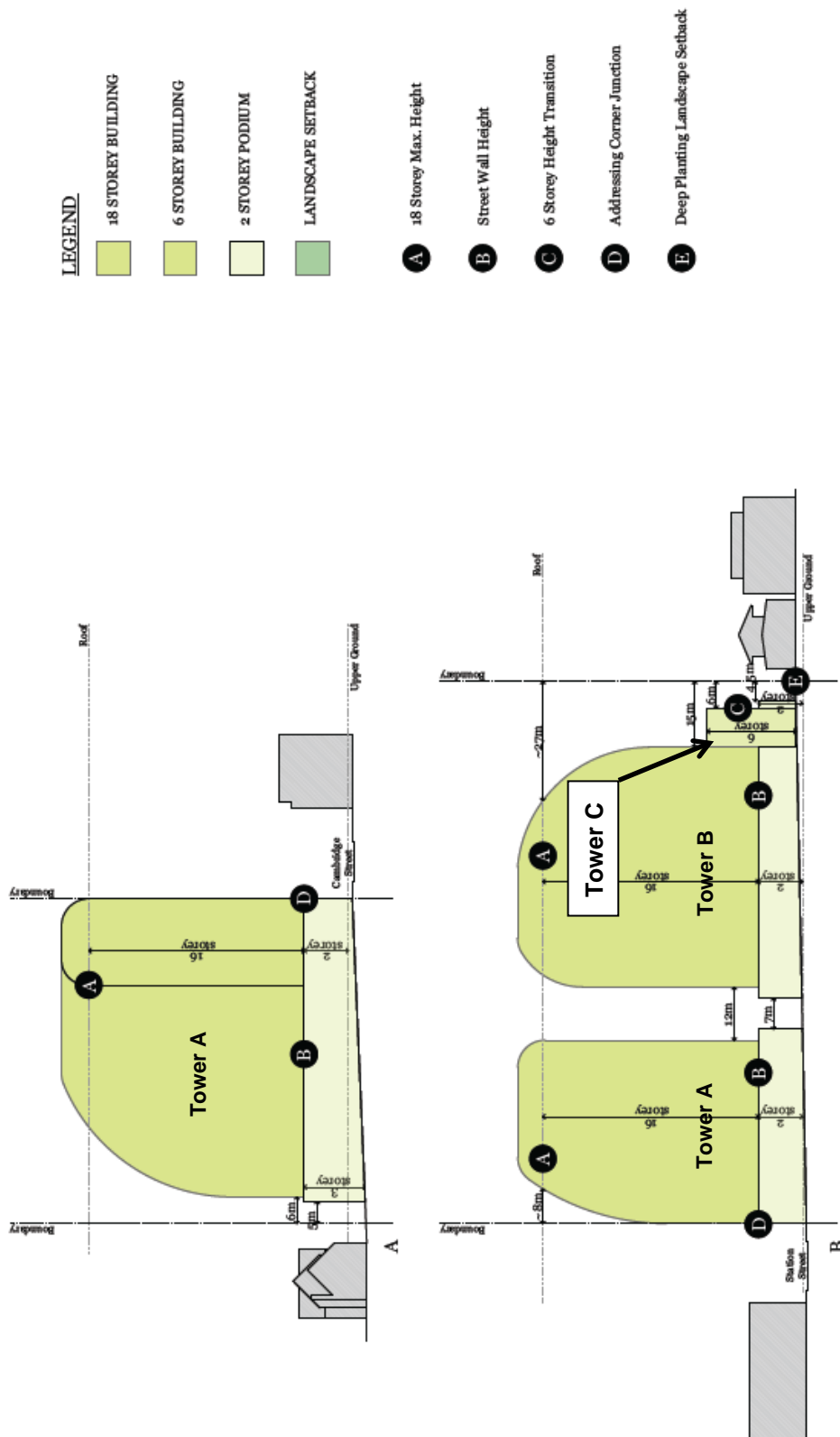


Figure 2 – Building Setbacks

Building form and design

The form and design of buildings and works should meet the following requirements:

- Provide a clear transition in built form from the approved development at 545 Station Street, Box Hill to the development anticipated on the land owned and occupied by the Church at 2-8 Oxford Street, Box Hill.
- Ensure equitable development opportunities are provided through appropriate setbacks to the land owned and occupied by the church at 2-8 Oxford Street, Box Hill.
- Deliver an overall design which provides a line of sight to the Church from the intersection of Cambridge and Station Streets.
- Deliver a vertical built form which holds the principal junction at the corner of Station and Cambridge Streets, without the need for a podium tower form.
- Built form above the 1-3 storey building base/podium level should transition up in scale toward the north eastern corner of the precinct.
- Provide an intermediate building form of 6 storeys adjacent to 19 Cambridge Street to transition from the residential area to the west, and the 18 storey form at the corner of Station and Cambridge Streets.
- Provide distinct variation at the upper levels of the intermediate building to integrate with the primary building forms at the lower levels.
- Incorporate a setback to the western interface to accommodate deep root planting and landscaping.
- Provide a design that incorporates a sense of openness at the ground floor southern interface to provide an opportunity for integration with the Church forecourt.
- Provide a north-south pedestrian through link connecting to the north of Cambridge Street, and providing opportunity for future connections to the south.
- Widen Cambridge and Station Street footpaths to enhance pedestrian access and the public realm.
- Adopt a building form for the tower on Station Street that transitions at the upper levels to provide a positive relationship to the Church to the south at 2-8 Oxford Street.
- Incorporate public areas at ground level that form a focal point and that are preferably north facing.
- Orient primary living areas in residential towers to avoid direct views into opposite dwellings.
- Orient tower forms to have a narrow interface with the Church land to the south, providing for equitable development opportunity and a sense of separation.
- Provide suitable pedestrian interfaces and interest in the facades of buildings through creative massing and material solutions.
- Provide commercial floor to ceiling heights within the building base/podium level (ground level interface) in order to provide for adaptability of use over time.
- Provide sufficient separation between buildings to secure access to daylight and adequate outlook at lower levels and generous public space at ground level.
- Provide a high level of amenity to public spaces and communal and outdoor areas within the development with regard to wind and solar access.
- Utilise roofing of podium levels and lower building levels to provide communal gathering spaces, private open space, urban landscape and a high quality outlook from upper level commercial or residential uses.
- Design for north, east and west oriented apartments where possible.
- Provide balconies for residential apartments of a minimum of 8m² for 1-bedroom and 2-bedroom and 12m² for 3-bedroom.

- Ensure internal corridors for residential apartments are a minimum of 1.6m wide and a minimum 2.1m wide adjacent lift entry and exits.
- The development should not overshadow the accessible areas (i.e. garden beds or landscaped spaces) located within the designated area of public open space at 530 Station Street, Box Hill.
- Ensure natural light and ventilation is provided to communal corridors of apartments.
- Break down the length of long corridors on apartment levels through the introduction of disbursed smaller lobbies.
- Utilise corners of building forms to locate apartments with cross ventilation opportunities.
- Include storage for each apartment in an accessible location within the basement car park.

Public realm, site layout and landscaping

The public realm, including open space, access, pedestrian walkways and interfaces with surrounding areas should meet the following design requirements:

- Site design should be configured as a precinct of buildings and open space and not a singular development envelope.
- Carefully manage topography across the site to ensure direct connection between open space, external and internal streets and the ground level of buildings
- Incorporate a sequence of well designed, and activated urban public spaces with appropriate framing by built form.
- Broaden the public realm and incorporate opportunities for viable and high quality pedestrian space along Station and Cambridge Streets.
- Establish a clear hierarchy of use intensity within the site, with activation concentrated at the junction (Cambridge and Station Streets) and key internal linkages.
- Ensure site design contemplates possible future complementary development outcome on the land to the south at 2-8 Oxford Street with opportunity for a through block connection.
- Incorporate weather protection to the building design over the adjoining footpaths and public realm

Integrated access

Access for pedestrians, cyclists, vehicles and goods within the precinct should meet the following requirements:

- Ensure the site layout allows for visual and physical permeability at multiple north-south corridors via careful arrangement of built forms, access roads, pedestrian paths, cycle access and open spaces.
- Ensure internal access ways are appropriately proportioned and designed with respect to role and anticipated use.
- Consolidate vehicular access, loading and services away from the junction of Station Street and Cambridge Street and avoid dominant loading and car parking structure from the public realm.
- Ensure vehicular parking is managed and contained within a basement, or podium format concealed by active uses where it abuts public street frontage.
- Provide a basement car park design that enables safe vehicle and pedestrian access.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Whether the design objectives and built form guidelines included in this document are met.
- Whether the proposal achieves excellence in architecture and urban design.
- Whether the proposal implements sustainable development principles.
- Whether the proposal achieves a high quality public realm and private realm.
- Whether access within the precinct and to surrounding areas integrates and provides good pedestrian connectivity and visual connections.

Exemption

The application of Clause 32.04-9 is excluded from assessment of any development of the Subject Land.

Expiry of Incorporated Document

This Incorporated Document expires ten (10) years from the date of gazettal of Amendment C194 to the Whitehorse Planning Scheme, unless otherwise agreed with the Responsible Authority.