

BOX HILL CENTRAL NORTH MASTERPLAN

MASTERPLAN REPORT
23 JUNE 2022

BATESSMART™



CLIENT

Vicinity Centres

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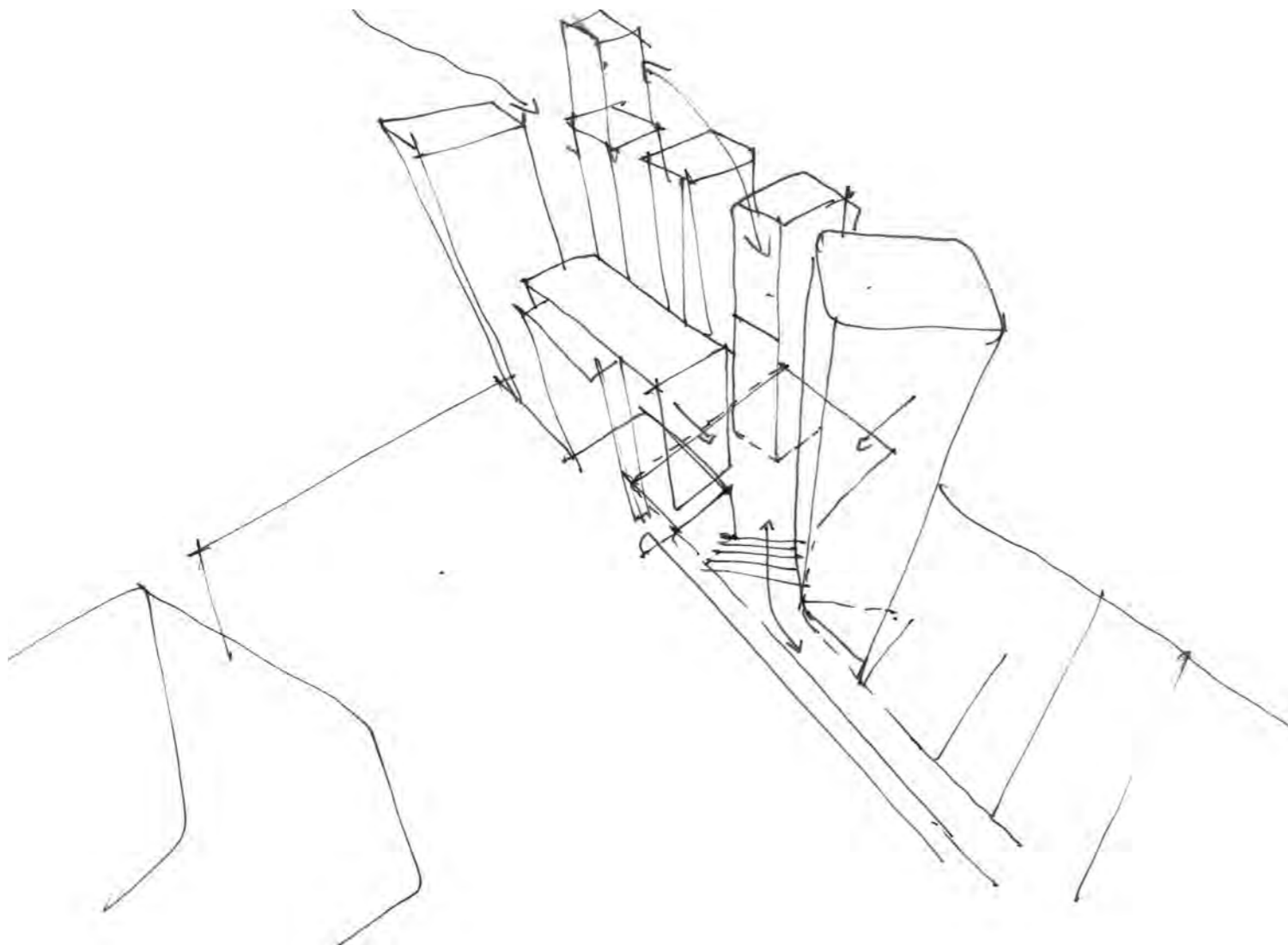
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1.0 VISION

VISION

1.1 FUTURE CITY



An enhanced and diverse public realm, which puts people first and encourages a social city that stitches seamlessly into its context.

THE HEART OF BOX HILL

Identified as one of nine Metropolitan Activity Centres, Box Hill is the fastest growing middle ring suburb in Melbourne. The urban regeneration of the Box Hill Central precinct is an opportunity to define a future city for people to live work and play. We have created an urban design strategy that focuses on public space, openness and landscaping to promote a sense of wellbeing and connectedness. A new civic heart that reflects the pulse of Box Hill.

A PLACE FOR PEOPLE

Through the redevelopment, there are significant opportunities to create a true city-shaping place for people: re-imagining the future of Box Hill and drawing people to it for work, leisure, education, community and living. With these opportunities come key challenges. The design of the proposed precinct covering approximately 18,500sqm at Box Hill Central North needs to ensure it connects with the surrounding context through a variety of spaces created to support and welcome numerous community needs now and into the future. Challenges such as development under-utilisation, retail activation, monolithic architectural form, permeability and access to public transport and welcoming public spaces can be thoughtfully addressed now through premium design.

SUBURBAN TO METROPOLITAN

The masterplan seeks to unlock the site's potential by creating much needed connectivity with its surrounding context. A new East West connection through the site and a hierarchy of North South links, paths, streets, laneways and arcades increases the site's permeability and better support cycling and walkability. Spreading a mix of civic and community spaces throughout the entire site creates varied experiences. Streets are reinvigorated through the placement of retail and architectural activation.

CONNECTED COMMUNITIES

The built forms are appropriate for the current and future envisioned developments which integrate workplace, residential and retail experiences linked to the central plaza and street as an extension of the public realm, putting people first and encouraging a social city. The highly open, permeable built form connects both working and living spaces to the retail heart of Box Hill Central. Landscaped terraces and rooftops provide for resident and workplace amenity to floor plates, focusing on wellness through layout and orientation of forms and allowing views, ventilation and access to sunlight. Diversifying Box Hill's architecture with a mix of styles, scales and materials will make it feel more like a city, increasing community inclusiveness and sense of belonging.

LIVE WORK PLAY

The mixed use masterplan provides a framework that can be flexible, staged but authentic to Box Hill, in its use and architectural expression. The proposal stitches and grounds significant developments into the Box Hill precinct, complimenting a vital connection and enhancing the public realm. Not only will it create a new heart for Box Hill but it will also become a timeless addition to the Box Hill skyline, fostering live work and play.



PRECINCT

A future city that is vibrant and active for people to live, work and play

CONNECTIVITY

Leverage existing transport links and improve connectivity

PUBLIC REALM

High quality public realm to key desire lines, creating a new civic heart for Box Hill

GROUND PLANE

Integrated street, lobby, and terraces - extending the public realm & the pulse of Box Hill

BUILT FORM

Adaptable mixed use buildings that are authentic, vibrant and diverse

VISION

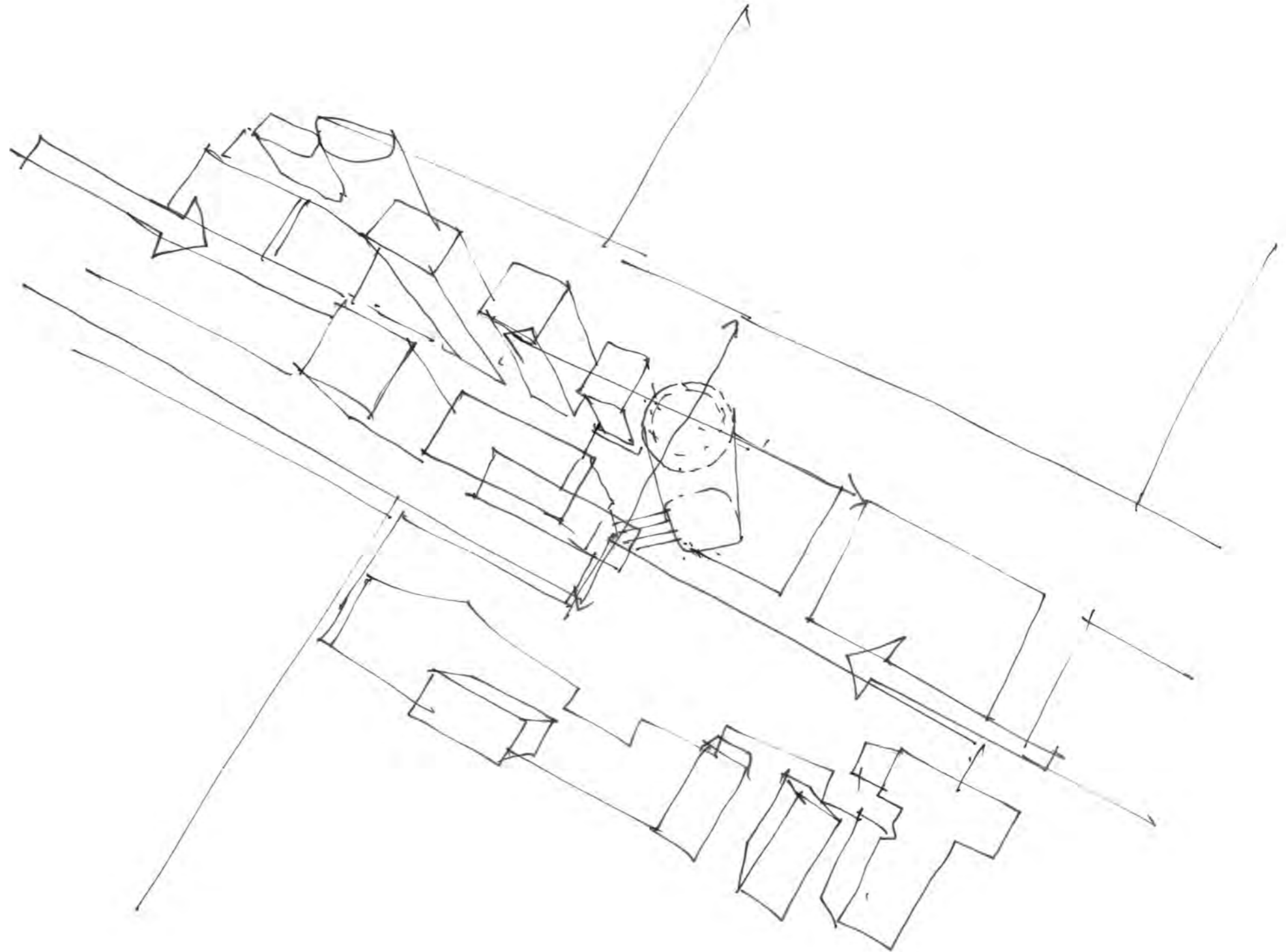
1.1 FUTURE CITY

The scope of this document is to set out a well informed set of principles and strategies that generate a framework for the development of the Box Hill North masterplan. The framework is a curated growth plan focusing on the integration of community, context and amenity to form a strong sense of place and identity for Box Hill.

The masterplan outlines a series of important strategies to realise the vision, including:

- / Integrating existing urban fabric and context, creating site permeability
- / Activating street edges, illustrating a diverse series of streets and places
- / Future proofing the physical growth of the centre and surrounding developments, prescribing building envelopes in line with the City of Whitehorse's growth plan
- / Defining areas of public realm for community gathering and recreation
- / Allowing for staged development over time

Note: Box Hill Central South is currently under review and is subject to a separate masterplanning exercise due to ownership arrangements and public transport interfaces.



VISION 1.2 PRECINCT PRINCIPLES

The informing principles for the Box Hill Central North Masterplan can be understood in three layers determined by scale:

- / Precinct Principles
- / Site Principles
- / Masterplan Strategies

There are 6 precinct scale principles. These respond to the broader urban context of the greater city and apply beyond the site boundaries to the wider precinct. The precinct principles are high level aspirations that define the type of place that the Activity Centre wishes to be.

Site Principles and masterplan strategies will be covered later in the Masterplan Proposal chapter.



THE HEART OF BOX HILL

The urban regeneration of the Box Hill Central North precinct is an opportunity to define a future city for people to live work and play.



A PLACE FOR PEOPLE

Successfully layering human scaled public spaces and landscaping that link to a retail heart will create an attractive public realm that can be enjoyed by everyone.



SUBURBAN TO METROPOLITAN

Diversifying Box Hill's architecture with a mix of modern styles, scales and materials will make it feel more like an integrated city, increasing community inclusiveness and sense of belonging



LIVE, WORK AND PLAY

Creating places that mix commercial use with everyday life through high quality design will give Box Hill longevity and help people to thrive.



CIVIC AND COMMUNITY

Basing new development on the best elements of Box Hill's existing character will help enrich the area's identity. This should be done with an eye toward designing for contemporary cultural experiences.



PRIORITISE WELLNESS

Design can't be all about style. Shaping the built environment so that layouts, orientation, solar access, natural ventilation and views work together to improve wellbeing is of great importance. So, too, is designing the precinct with a system of paths, streets and lanes that better support cycling and walkability.



2.0

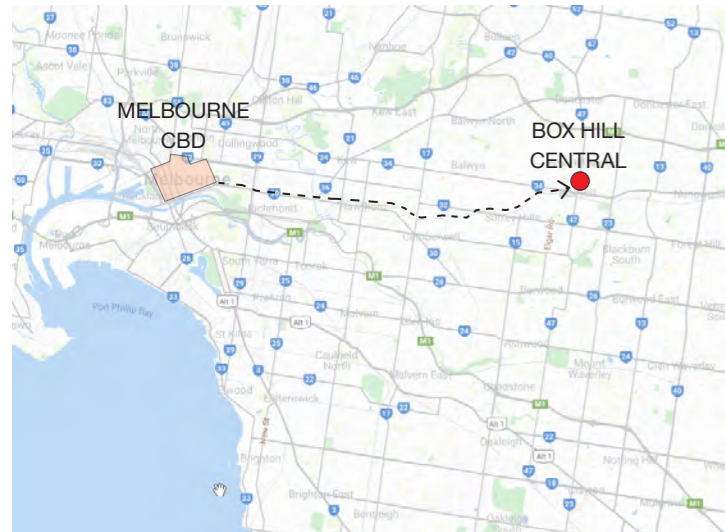
URBAN CONTEXT

URBAN CONTEXT

2.1 SITE CONTEXT

Box Hill Central is located in the heart of Box Hill Activity Centre, 14km from Melbourne CBD. It comprises of two retail assets being Box Hill Central North (freehold) and Box Hill Centre South (leasehold).

Box Hill Central North Precinct is approximately 18,500sqm. It has frontages to Main Street, Market Street, Whitehorse Road, Prospect Street, Clisby Court and Nelson Road. The existing centre has two stories of retail with 4 levels of carparking adjacent and carparking to most of the roof with a total of 882 carpark spaces. There is a vehicle bridge linking the roof top carpark to the roof top carpark of the neighbouring Box Hill Central South Precinct. Box Hill Central North includes an adjacent parcel of land of 2165sqm currently utilised as on grade carparking for the centre.



URBAN CONTEXT

2.2 STRATEGIC CONTEXT

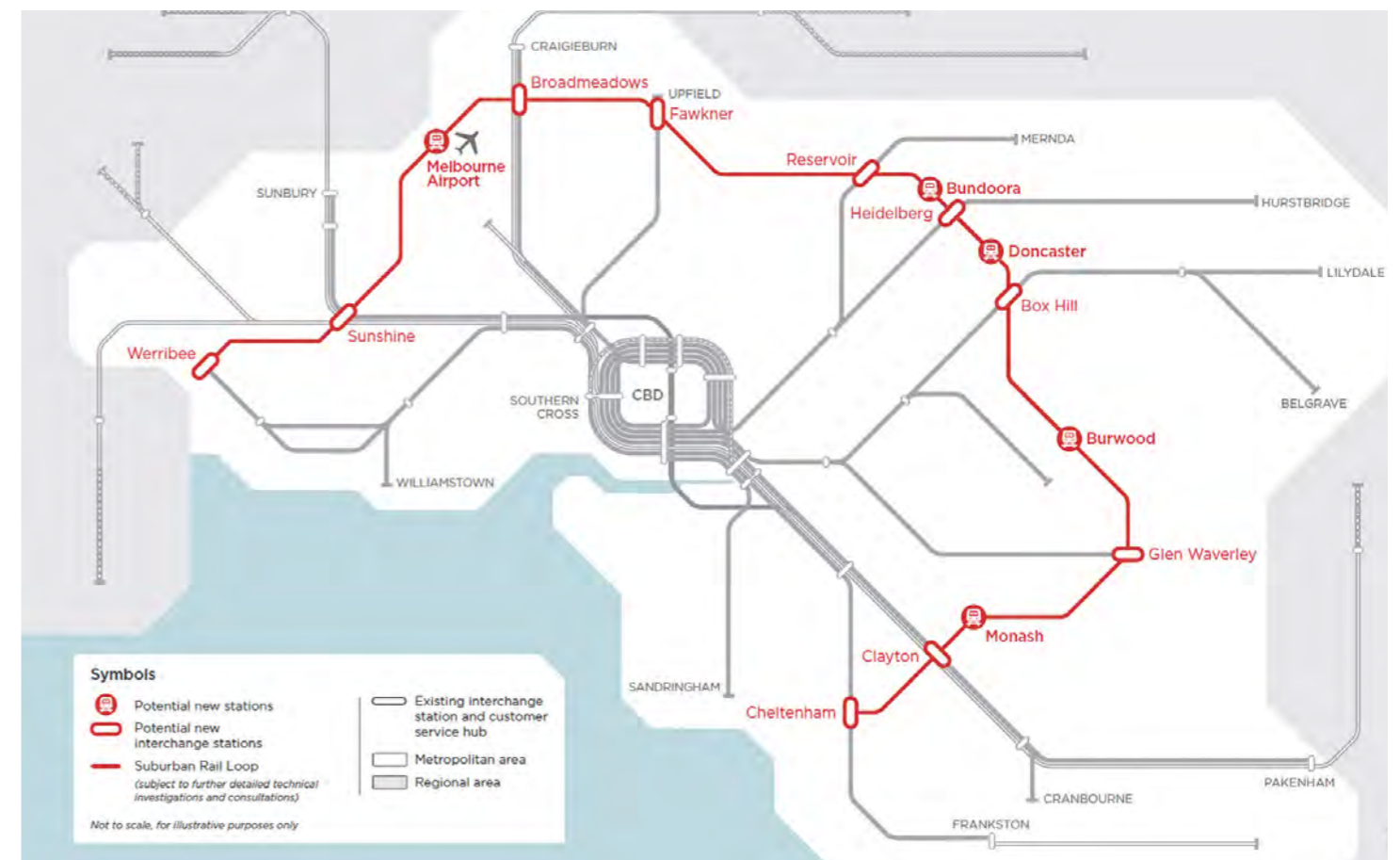
The strategic context is supportive of higher density development within the Box Hill Activity Centre. For Melbourne to accommodate its 8 million residents by 2050, key activity centres such as Box Hill will need to do the heavy lifting.

Box Hill is an existing transport hub for the eastern region connecting three modes of transport, and the addition of the Suburban Rail Loop will cement Box Hill's position as a major destination.

Box Hill supports a large number of jobs which many of the other activity centres lack, and significant development has already commenced. The real opportunity within Box Hill is Vicinity's substantial land holding at the very heart of the activity centre. It presents the very rare opportunity to not simply develop individual sites and hope that the sum of those sites creates a better whole, but to directly craft the activity centre itself.

The proposed Suburban Rail Loop will be a rail network connecting every major railway line between Frankston and Werribee via the Melbourne Airport. The loop comprises 15 new stations which will connect Monash and La Trobe Universities, Sunshine and Werribee National Employment and Innovation Clusters (NEIC) and key activity centres such as Box Hill, Burwood, Broadmeadows and the Airport. Modelling indicates the SRL would become the busiest line by 2051 with around 400,000 passengers per day. The SRL will ease the pressure on existing rail lines and take around 200,000 cars off our major roads.

Suburban Rail Loop (SRL) East from Cheltenham to Box Hill will connect major employment, health, education and retail destinations in Melbourne's east and south east. The line will slash travel times, connect people travelling on the Gippsland corridor and building it will create up to 8000 direct local jobs. Construction started June 2022 and trains will be running by 2035.



PROPOSED SUBURBAN RAIL LOOP NETWORK