



Discover Box Hill





...think
inside the
BOX



Box Hill Fast Facts

2300 New Dwellings were approved from 2010 - 2014

\$383 Million Building permits issued in 2012

146,000m² Office Spaces +20,000m² under construction

Employment – Education Sector grew from 770 (2001) to 1320 (2011)

Employment – Health & Community Services grew from 2500 (2001) to 4500 (2011)

26,000 Jobs

26% Growth in population between 2006-2011

Retail Industry contribution pa \$104.6 Million

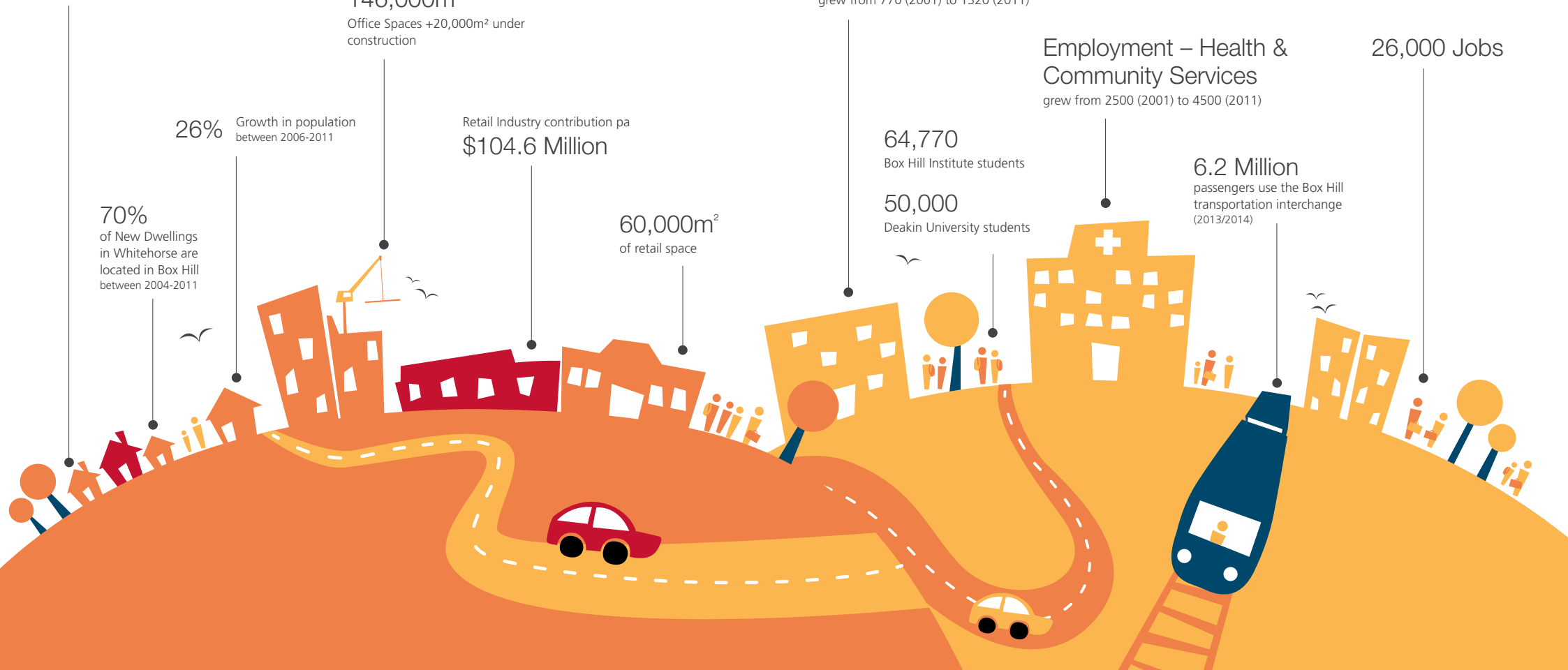
64,770 Box Hill Institute students

6.2 Million passengers use the Box Hill transportation interchange (2013/2014)

70% of New Dwellings in Whitehorse are located in Box Hill between 2004-2011

60,000m² of retail space

50,000 Deakin University students



Box Hill is Booming

Box Hill is firmly established as the pre-eminent growth centre for Melbourne's eastern suburbs. Unusual amongst its peers, this growth is spread over housing, jobs, health, education, retail and commercial development.

Whitehorse provides the ideal balance of work and play offering excellent economic prospects together with a relaxed and enjoyable lifestyle. It has a diverse industry base that contributes a wealth of opportunity for both existing and prospective businesses seeking to benefit from the City's infrastructure and economic activity.

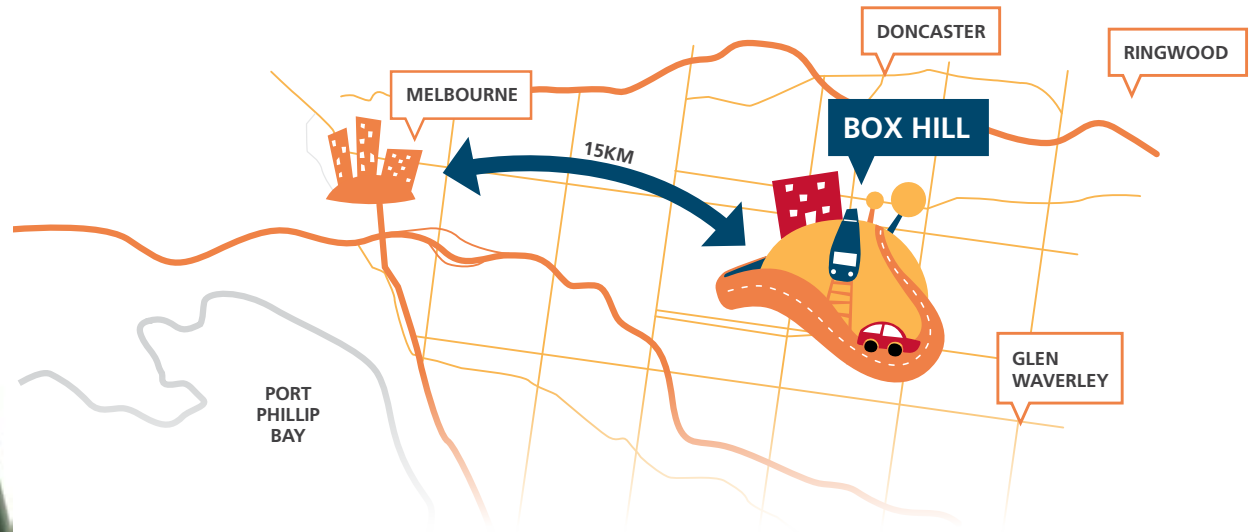
The City of Whitehorse economy has a strong foundation with desirable attributes such as strategic location and connectivity combined with a thriving and sustainable future ahead.



Box Hill Town Hall



New Australian Tax Office and Tram Network, Box Hill



Location

Box Hill is located less than 15 kilometres from Melbourne's CBD and is the approximate half way point between the city and the urban fringe of the Dandenong Ranges directly east of Melbourne.

Box Hill is within close proximity of many established eastern and south eastern suburbs and the link between other supporting centres such as Doncaster, Glen Waverley and Ringwood.

Transport

Box Hill has a major transport interchange and is accessible by train, road, tram and bus. Box Hill is the busiest transport hub in the eastern suburbs, providing access to the Belgrave and Lilydale train lines, 109 Tram to the city and Port Melbourne as well as 21 bus routes, including SmartBus and direct services to Deakin University. In the 2013/2014 financial year Box Hill transport interchange provided transport for approximately 3.2 million passengers (62,785 passengers per week) on the train, 2.7 million passengers (52,032 passengers per week) on the bus network and 256,000 passengers (4929 passengers per week) on the tram network. In addition, Box Hill is strategically positioned to take the connective advantage through the Eastern Freeway and Eastlink, providing access to the CBD, Melbourne Airport, and the Yarra Valley wine and tourism region in the east and Melbourne's Bayside and Mornington Peninsula region in the south.

Education

Box Hill Institute is a leading Victorian vocational and higher education provider known for their collaborative and creative approach to education in Australia and overseas. Box Hill Institute offers a wide variety of courses to local and international students, from apprenticeships to degrees, short courses to diplomas, and in a range of delivery modes including full time, part time and off campus. The Institute services 64,770 students of which 6080 are international offshore students.

Deakin University is located a short distance away in Burwood and hosts 50,000 students of which approximately 7240 are international students. Deakin is now in the top 3% of the world's universities in each of the three major international rankings.

Box Hill Metropolitan Activity Centre is also conveniently located close to numerous public and private primary and secondary schools such as Our Lady of Sion College, St Frances Xavier School, Box Hill Senior Secondary College, Mont Albert Primary School, Box Hill High School, Laburnum Primary School, Kingswood College, Roberts McCubbin Primary School, Presbyterian Ladies College, Our Lady of Perpetual Succour School and Surrey Hills Primary School.

Box Hill Institute



Health

Box Hill Hospital provides state of the art public hospital services from their recently completed \$447 million redevelopment. Epworth Eastern is a private hospital located in Box Hill and is one of the busiest private hospitals in Melbourne, providing a large range of specialist services. Box Hill also hosts specialised medical and allied health services, as well as alternative medicine, including traditional Chinese medicine practitioners.



New Box Hill Hospital

Lifestyle

Box Hill is a vibrant shopping precinct and renowned food destination, with a strong Asian flavour. It is acknowledged as the Asian food capital of Melbourne's east with vibrant dining experiences specialising in a variety of Chinese, Vietnamese, Malaysian, Thai and Korean cuisine. The traditional market town atmosphere can still be enjoyed in Box Hill's bustling pedestrian mall and fresh food market. Today Box Hill boasts a diverse concentration of more than 300 retail outlets and 120 food outlets.



Food Court at Box Hill Central

Parks, Recreation and Sport Facilities

Box Hill hosts a number of recreational facilities including Aqualink Box Hill (one of the most modern and innovative aquatic, sporting and leisure facilities), the award winning Box Hill Gardens and multipurpose space, Box Hill RSL Club, Surrey Park, and the Box Hill Community Arts Centre. Community facilities include Box Hill Town Hall and Community Hub, Box Hill Library, Youth Connexions, City Oval, sporting clubs and more.



Box Hill Gardens



Photographer: widi baskoro



Whitehorse Illuminate event

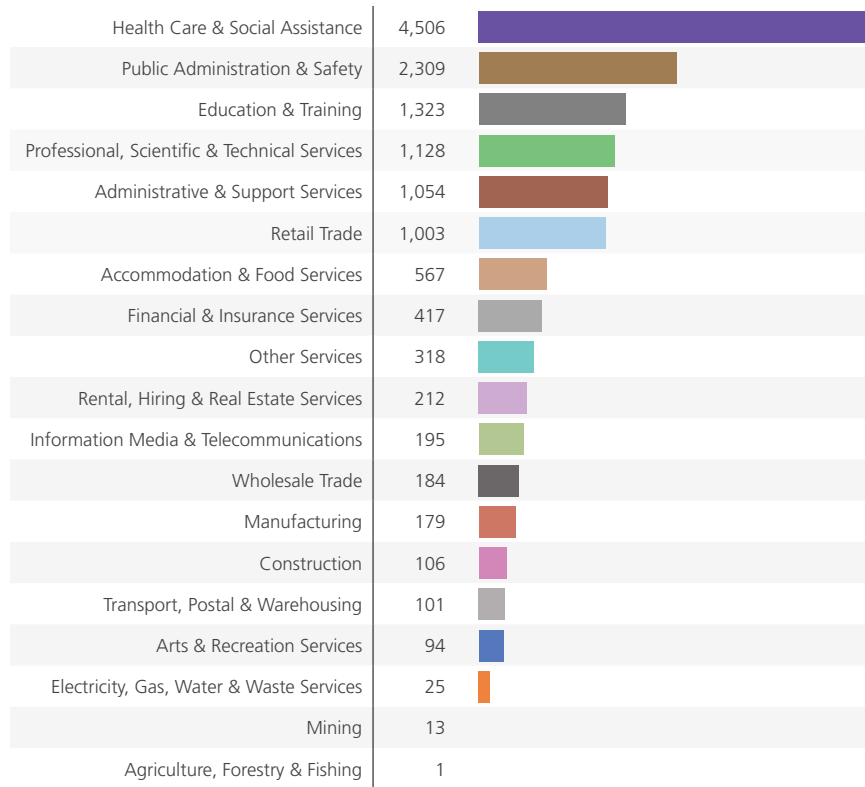


Culture

Box Hill hosts a number of popular events, festivals, exhibitions and classes throughout the year, held in the Box Hill Town Hall, Box Hill Community Arts Centre, Box Hill Gardens and in the Box Hill Mall.

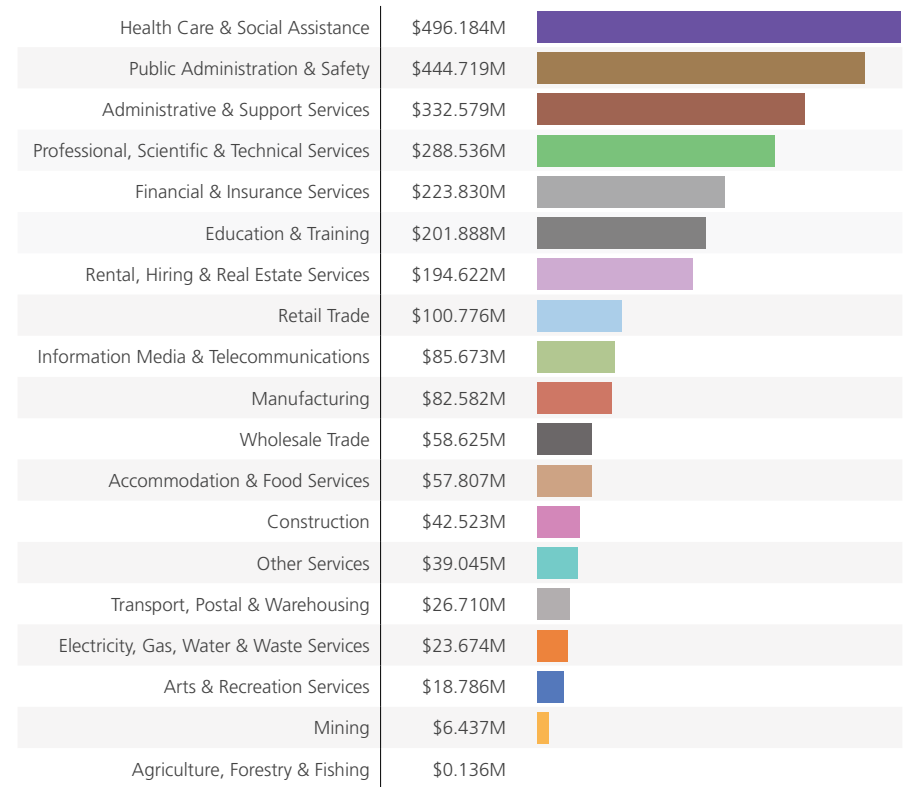
Box Hill is renowned for its annual celebration of the Moon Festival and extremely popular Chinese New Year Festival, which attracts around 70,000 people to the centre of Box Hill.

Employment by Industry - Box Hill Activity Centre
All Industries - All Zones



Total 13,736 (Full time jobs)

Output by Industry - Box Hill Activity Centre
All Industries - All Zones



Total \$2,725.133M

Source: Latest REMPLAN data incorporating Australian Bureau of Statistics (ABS) June 2013 Gross State Product, 2009 / 2010 National Input Output Tables and 2011 Census Place of Work Employment Data.

For more information on Box Hill Metropolitan Activity Centre visit
www.economicprofile.com.au/boxhill





Invest in Box Hill



Box Hill has a highly supportive planning environment and investment pipeline. Box Hill has had an Urban Design Framework since 2002, and a Structure Plan since 2007. The strategic planning environment supports and promotes appropriate intensification within the core area.

Whitehorse City Council further supports and guides appropriate development and land use activities within Box Hill and the whole municipality through the Whitehorse Investment and Development Facilitation Service (WIDFS). This service is designed as a 'one stop shop' for large-scale investment projects to help prospective investors and developers navigate their way through planning regulations and processes.

The benefits of the WIDFS include:

- Discussion with Council can begin prior to the purchase of vacant land or existing premises
- Establishment of a pre-application advisory committee to discuss the proposal
- Coordinated advice from Council officers across the relevant departments through an appointed Project Case Manager
- Limited time delays
- Advice concerning requirements of other government agencies and utilities
- Application monitoring with progress advice and assistance.

Investment projects

Within the five year period starting in the 2010-11 financial year, Council has invested over \$50 million in public works projects to improve Box Hill, including:

- Urban realm improvements including new high quality footpaths, drainage works, street furniture, video surveillance and lighting
- Redevelopment of the Aqualink Box Hill recreation facility
- Box Hill Gardens – multipurpose courts and amenities; 1 kilometre circuit track; water harvesting, using Water Sensitive Urban Design.

For more information on the WIDFS, please contact the Business and Economic Development Unit on **9262 6453** or **business@whitehorse.vic.gov.au** or visit **www.boxhill.com.au**

Significant Recent Investment

1. Box Hill Hospital \$447M redevelopment – construction near completion
2. Epworth Eastern hospital \$60M in 2004 and further expansion mooted.
3. Box Hill Institute of TAFE – 2 expansion projects in last 5 years.
4. Box Hill Gardens – multi-purpose court, circuit track, water harvesting (award winning masterplan and projects)
5. Grocon 20 storey (20,000m²) office building for ATO – currently under construction
6. DOJ building - completed
7. New regional police station (incl. home to transit and PSOs) – completed
8. Urban improvement works \$6M + (Whitehorse Road, Station Street, Carrington Rd, central laneways)
9. Aqualink Box Hill \$30M+ (aquatic centre and major sporting facility)

Major Residential Investment (constructed or approved)

10. 545 Station Street (Box Hill Tower) 34 storey – 419 apartments + retail
11. 1 Archibald St – 10 storey – 103 apartments
12. 5-7 Bruce St – 9 storey – 64 apartments
13. 19 Irving Av – 7 storey – 40 apartments
14. 1 Elland Av – 9 storey – 49 serviced apartments
15. 2-4 Elland -10 storey - 116 dwellings
16. 6-8 Wellington Rd. – 9 storey – 82 apartments
17. 19-21 Poplar St – 8 storey – 87 apartments
18. 17 Poplar - 8 storey – 63 apartments
19. 5 Poplar – 6 storey – 35 apartments
20. 5 Rodgerson – 7 storey
21. 710 Station Street – around 10 storey
22. 712-714 Station Street – around 9 storey
23. 6 John Street, Box Hill - 4 storey, around 65 apartments



Acknowledgement of Country

In the spirit of reconciliation, Whitehorse City Council acknowledges the Wurundjeri people as the traditional owners of the land now known as Whitehorse and pays respect to its elders past and present.



Contacting Council

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Contact the Box Hill Activity Centre Manager for development and investment enquiries on 9262 6269.

www.boxhill.com.au



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