SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO8.

16-18 SPRING STREET, BOX HILL

1.0

Requirement before a permit is granted

A permit may be granted before a development plan has been approved for the following:

- Subdivision
- Minor buildings and works
- Removal or creation of easements or restrictions.

Before granting a permit, the responsible authority must be satisfied that the permit will not prejudice the preparation of a Development Plan and the future use and development of the land in an integrated manner.

2.0

Conditions and requirements for permits

None specified.

3.0

Requirements for development plan

The development plan must include the following:

- A site analysis that identifies existing conditions plan, showing surrounding land uses and development, adjoining roads and pedestrian links, public transport routes and social infrastructure.

- Concept plans for the layout and development of the site, which show:
  - The siting and orientation of built form.
  - The proposed uses of each building.
  - Three dimensional building envelopes for new buildings, including indicative building heights, the separation distances between buildings and the setback from street frontages and adjoining properties.
  - Shadow diagrams for the equinox (22 September / 22 March) based on the building envelopes and arrangements.

- Design Guidelines for the site, which reflect the following requirements:
  - The building heights should not exceed 29 storeys in height and provide an appropriate graduation in height.
  - A street wall of 4 storeys should be established with upper levels setback a minimum of 3 metres from Spring Street.
  - A setback of at least 6 metres from the northern boundary should be provided to incorporate vehicle access to the site off Spring Street.
  - The development should include a mixed use podium of 4 storeys, incorporating commercial and retail and other active uses at ground floor level and three levels of education facilities.
  - All levels above the podium should provide for residential development.
  - Car parking should be obscured from the public realm.
  - Building services, including roof top services/elements should be screened or relocated away from the public realm.
- Sustainable design principles should be applied to address water management, solar access and energy conservation.

- An indicative development schedule including the number, type and density of dwellings and the floor area of any proposed non-residential uses.

- A transport plan and car parking plan, which provides:
  - The existing capacity of the surrounding road network.
  - An indication of roads, pedestrian, cyclist and vehicle access locations, including parking areas both internal and external to the site.
  - An assessment of the impact of traffic and car parking generated by the use and development upon the surround road network.
  - Car parking rates for all uses, including visitor car parking.
  - The layout of accessways, car parking and loading areas.
  - Separated areas for pedestrian movement throughout the site and linkages to the pedestrian network.
  - The provision of convenient bicycle storage facilities.
  - For the creation of a new road along the northern boundary of 853 Whitehorse Road, connecting Spring Street (as extended) to Nelson Road.

- A landscape and public realm concept plan for the site.

- A community infrastructure assessment to determine the impact of development on the demand for such facilities