

24/05/2018
C197

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

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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

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None specified.

3.0 Requirements for development plan

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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