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C--**SCHEDULE X TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPOX****16-18 SPRING STREET AND PART 853 WHITEHORSE ROAD, BOX HILL****1.0 Requirement before a permit is granted**--/20--
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A permit may be granted, for the following, 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--/20--
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None specified.

3.0 Requirements for development plan--/20--
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~~The~~ A development plan ~~must should include the following~~ show or provide for the following, to the satisfaction of the responsible authority: ~~requirements~~:

- 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.
 - Shadow diagrams for the winter solstice (22 June) for the impact on public spaces and plaza.
 - A mix of uses above the podium, such as associated health and educational services, community facilities and services, offices, higher density residential including student housings and private recreation facilities that complement those available in public spaces.
- Design Guidelines for the site, which reflect the following requirements:
 - The building heights should not exceed 2915 storeys in height and provide an appropriate graduation in height.
 - 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 to 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 to address water management, solar access and energy conservation.
- An indicative development schedule including the number, type .size and density of dwellings and the floor area of any proposed non-residential uses.
- A traffic-transport management 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.
- 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.

Display of development plan

Before deciding whether to approve a development plan or a substantial amendment to an approved development plan, the responsible authority must first display the plan for public comment for a period of at least 14 days and must consider any comments received in response to display of the plan.

The responsible authority may approve a minor amendment to the Development Plan without the further requirement for a display period.