SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO5.

PATTIES FOODS DEVELOPMENT PLAN AREA

1.0

Objectives

None specified.

2.0

Requirement before a permit is granted

Prior to the approval of the development plan, a permit may only be granted for the subdivision of land to realign boundaries, create a road reserve or a subdivision that does not create an additional lot.

3.0

Conditions and requirements for permits

Any planning permit must include the following condition:

- Before the development starts, the land between 139 Princes Highway and 171 Princes Highway, Lucknow must be consolidated, to the satisfaction of the responsible authority.

4.0

Requirements for development plan

The development plan must:

- Include a Site Analysis which shows the topography of the land, and the location of any existing vegetation, drainage lines, existing buildings, nearby and surrounding sensitive uses and any other relevant features.

- Show the proposed development, including layouts of buildings, elevations and proposed building materials and finishes in manner which is responsive to the features identified in the Site Analysis.

- Provide for a minimum 100 metre setback measured from actual production areas and sources of emissions to any dwelling.

- Show an internal road and pedestrian network.

- Detail the proposed drainage of the site, including the use of water sensitive urban design features and techniques, as appropriate.

- Include a Landscape Concept Plan showing proposed landscaping treatment for the site, including the location and type of existing vegetation to be retained and the proposed additional planting.

- Show any proposed signage.

- Outline the staging of the development.