

04/06/2009
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SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**

PATTIES FOODS DEVELOPMENT PLAN AREA

1.0 Requirement before a permit is granted

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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.

2.0 Conditions and requirements for permits

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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.

3.0 Requirements for development plan

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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.