

11/07/2019
C156basc

SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

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

GLEN ALVIE/ACACIA ROADS, GRANTVILLE

1.0

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Objectives

None specified.

2.0

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Requirement before a permit is granted

The Responsible Authority may consider an application to use an existing building, subdivide land, construct a building associated with an existing building or construct or carry out works in the Glen Alvie/Acacia Roads area prior to the approval of a development pan, provided it does not prejudice the preparation and approval of a development plan.

3.0

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Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- Habitat and open space corridors along the site's major drainage line must be revegetated with indigenous species.
- Road access must be sited and constructed to minimise its effect on the natural environment.
- Roads should not be located on steeply sloping land.

4.0

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Requirements for development plan

Any development plan prepared under the provisions of this overlay must be prepared to the satisfaction of the responsible authority.

Any approved development plan may be amended to the satisfaction of the responsible authority.

A development plan must be a combination of a report and a diagram and must include or address the following where relevant;

General

- A site description, detailing the site conditions including the topography.
- The location of proposed access routes and pedestrian/cycle paths.

Environment

- Identification of steeply sloping land.
- Identification of environmental issues, opportunities and constraints (including native vegetation).
- Identification of remnant vegetation.
- Identification of existing and proposed drainage lines.

Open Space

- An open space link between Glen Alvie Road and Acacia Road.