

10/11/2016  
C191

## **SCHEDULE 20 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO20**.

### **470-474 Browns Road, Rye**

#### **1.0**

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#### **Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority.

#### **2.0**

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#### **Requirements for development plan**

The development plan must show:

- The layout of a subdivision that must show all of the following:
  - A total of three lots, each with a single building envelope.
  - One lot having frontage to Browns Road and two lots having frontage to Glenvue Road.
  - All vehicular points and driveways.
  - The number, setbacks and dimensions of all lots and building envelopes.
- The building envelopes must:
  - Be setback at least 25 metres from Browns Road and at least 10 metres from Glenvue Road.
  - Be sited to minimise the removal of native vegetation.
  - Have a maximum building height of 8 metres or less with no more than 2 storeys above natural ground level.
- Existing vehicular access points to be removed and the area reinstated.