

10/10/2019  
C153egip

## **SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

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

### **PATTIES FOODS DEVELOPMENT PLAN AREA**

#### **1.0**

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#### **Objectives**

None specified.

#### **2.0**

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#### **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**

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#### **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**

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#### **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.