

19/01/2006
VC37

SCHEDULE 4 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO4**

MINARET COLLEGE, LEWIS STREET, SPRINGVALE

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 for any of the following:

- Minor external alteration of a building by non-structural work, rendering, sand blasting or like changes.
- The demolition, removal or construction of an outbuilding (including a pergola, shed or similar structure) or service installation.
- The construction of playground equipment, pedestrian pathways, seating, picnic tables, drinking taps, barbeques, rubbish bins, security lighting, irrigation, drainage or bollards.
- Buildings and works affecting the land which are the subject of a planning permit application made to the responsible authority and lodged prior to December 2002.

2.0

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Conditions and requirements for permits

None specified.

3.0

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Requirements for development plan

The development plan must comprise the following:

- Existing conditions.
- The size and dimensions of the land.
- Proposed future boundaries if applicable.
- Contours and levels of the site.
- Setbacks from all boundaries and buildings to be removed or retained.
- The location, layout and height of all buildings.
- Anticipated floor area needs.
- Anticipated student enrolments and staff numbers.
- The treatment of any residential interfaces.
- Proposed circulation and access for both vehicles and pedestrians including the location and layout of all car parking areas.
- The location of all open space including areas available to the public.
- The location of existing vegetation and proposed landscaping.