

19/01/2006
VC37

SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO4

FLOOD FRINGE DEVELOPMENT

1.0

19/01/2006
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Design objectives

To ensure that dwellings and other development affected by land subject to inundation in identified locations comply with specific criteria to ensure the impact of flooding is minimised

2.0

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Buildings and works

A dwelling must not be constructed on any of the following lots unless the specified requirement is met, unless other appropriate arrangements are made to the satisfaction of the responsible authority:

- Lots created by the subdivision of Lots 13,14 and 15 on LP 145705 Weldon Power Court must be filled to have a surface level of not less than 127.70 A .H.D.
- Lots created by the subdivision of CA 9 & 10, Sec 4, Parish of Horsham, Barnes Boulevard, within the Low Density Residential Zone, must be filled to a depth of at least 0.1 metres above the flood level, for a distance of not more than 30 metres from Barnes Boulevard. Any dwelling or other buildings constructed on the lot must be located on the aforementioned filled area.
- Lots created by the subdivision of part Lot 3A, Sec 3, Parish of Horsham, Pryors Road must be filled to the designated flood level for a distance of not more than 40 metres from an internal access road. Any dwelling or other buildings constructed on the lot must be located on the aforementioned filled area.

3.0

19/01/2006
VC37

Decision guidelines

Before deciding on an application, the responsible authority will consider:

- The relevant flood levels;
- The need to fill land to prevent inundation, and
- The ability to locate the building on high land within the site which is potentially not likely to be affected flood waters.