

17/01/2008  
C99

## **SCHEDULE 23 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO23**

### **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:

- Use and development of a minor utility installation;
- Minor works.

### **2.0**

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#### **Conditions and requirements for permits**

A permit must not be granted to subdivide land until the Responsible Authority is satisfied that the development will be integrated with undeveloped land on the site and with developed residential land nearby.

All residential development must be serviced with reticulated water and sewerage.

### **3.0**

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

The development plan must:-

- Describe the relationship of proposed uses on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- Identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Provide appropriate arrangements to protect the floodplain to the satisfaction of the North Central Catchment Management Authority, including:
  - No dwelling or buildings shall be constructed east of 30 metres from the Botheras Court frontage (proposed lots 4, 5, 6, 7 and 8);
  - On areas outside the building envelopes, fill shall be permitted up to a level no higher than 300mm below the designated flood level. This is generally more than 32 metres east of the Botheras Road frontage;
  - Flood levels will be set for each lot with a minimum flood level for each dwelling;
  - All old buildings east of 32 metres from the Botheras Court frontage shall be removed from the site; and
  - The rear fence of each residential lot shall be provided with two open panels to allow floodwater to enter and leave each lot.
- Provide appropriate arrangements for the preservation or regeneration of existing vegetation in the form of an offset plan for vegetation removal to the satisfaction of the Department of Sustainability and Environment.
- Provide appropriate arrangements for stormwater management to avoid contributing to groundwater recharge.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Provide for the orderly staging of development and supply of services.