SCHEDULE 23 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO23.

1.0 Objectives
None specified.

2.0 Requirement before a permit is granted
A permit may be granted to construct or carry out minor works before a development plan has been prepared to the satisfaction of the responsible authority.

3.0 Conditions and requirements for permits
The following conditions and/or requirements apply to 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.

4.0 Requirements for development plan
A development plan must include the following requirements:

- A description of the relationship of proposed uses on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- The identification of any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- The provision of 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 300 millimetres 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.
- The provision of 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 Environment, Land, Water and Planning.
- The provision of appropriate arrangements for stormwater management to avoid contributing to groundwater recharge.
- The provision of appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- The provision of the orderly staging of development and supply of services.