SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO4**.

FLOOD FRINGE DEVELOPMENT

1.0

**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

**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

**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.