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SCHEDULE 1 TO CLAUSE 44.03 FLOODWAY OVERLAY

Shown on the planning scheme map as **FO1**.

FLOODING FROM WATERWAYS

1.0

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Floodway objectives to be achieved

None specified.

2.0

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Statement of risk

None specified.

3.0

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Permit requirement

A permit is not required to construct or carry out the following buildings and/or works:

Extensions and alterations to existing buildings

- An extension to an existing building (not including an outbuilding associated with an existing dwelling), provided the floor level of the proposed extension is not lower than the existing floor level and the floor area of the extension does not exceed 20 square metres.
- An upper storey extension to an existing building if there is no increase in the ground level footprint.

New and replacement buildings

- A replacement dwelling provided the floor level is at least 300 millimetres above the 1 per cent AEP (Annual Exceedance Probability) flood level and the additional floor area does not exceed 20 square metres.
- A non-habitable building (including an outbuilding associated with a dwelling) with a floor area of less than 10 square metres.
- An open sided agricultural building such as a hay shed, cattle yard, covered horse stable or other yards.

Other buildings and works

- Roadworks or bicycle pathways and trails carried out by a public authority, if there is a change of less than 50 millimetres to existing surface levels, or if the relevant floodplain management authority has agreed in writing that the flow path is not obstructed.
- Landscaping, driveways, and vehicle crossovers associated with a dwelling, if there is no change to existing surface levels, or if the relevant floodplain management authority has agreed in writing that the flow path is not obstructed.
- An in-ground swimming pool or spa and associated open style security fencing, where the perimeter edging of the pool or spa is constructed at natural surface levels and excavated material is moved outside the 1 per cent AEP flood extent.
- A pergola, verandah, deck, garage or carport that is open on all sides and (if not at ground level), has unenclosed foundations.
- A carport constructed over an existing car space.
- A tennis court at existing surface level with retractable fencing.
- A sportsground, racecourse or recreation area (with no permanent grandstand or raised viewing area), playground, park furniture including seating, tables, shelters, rubbish bins, playground equipment, barbecues, shade sails, drinking fountains and public toilets.

- Buildings and works associated with cat cages and runs, bird cages, dog houses, and other domestic animal enclosures associated with the use of the land as a dwelling if it is less than 10 square metres in floor area at ground level.
- A pump shed.

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Application requirements

The following application requirements apply to an application for a permit under Clause 44.03, in addition to those specified in Clause 44.03 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The responsible authority may require evidence of the existing building envelope of a dwelling that is to be replaced.

5.0

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Decision guidelines

None specified.