

20/03/2014
C34**SCHEDULE 1 TO THE FLOODWAY OVERLAY**

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

1.020/03/2014
C34**Permit Requirement**

A permit is not required for the following buildings or works:

- New buildings and works, if appropriately detailed information is submitted to the satisfaction of the responsible authority demonstrating that flood free vehicular access is available for all flood events up to and including the 100 year ARI event and showing that:
 - the land has been filled in accordance with the requirements of a planning permit for subdivision of the land or other planning permit issued for the land where the finished ground level topography is 300mm or more above the 100 year Average Recurrence Interval (ARI) flood level; or
 - the natural ground level topography surface level of the land on which the buildings and works are proposed is at least 300mm above the 100-year ARI flood level.
- A replacement building where:
 - the floor level is finished at least 300 mm above the 100-year ARI flood level, or a higher level set by the responsible authority and;
 - the footprint of the replacement building(s) is the same or less than the original building.
- The alteration of an existing building where the original building footprint remains and the floor level(s) are at and will be retained at least 300mm above the 100 year ARI flood level.
- A pergola or carport that is open on all sides.
- A deck where the finished floor level will be no higher than 150mm above natural surface.
- Road works or works to any other access way (public or private), including construction of driveways, vehicle crossovers, footpaths or bicycle paths that do not raise ground level topography by more than 150mm, or if the relevant floodplain management authority has advised in writing that the impact on flood storage will be negligible and the flowpath will not be obstructed.
- Landscaping works that do not raise the natural ground level topography by more than 150mm.
- Fencing that complies with the Glenelg Hopkins CMA *Guidelines for Fencing in Flood Prone Areas*.
- Building and works associated with a sportsground, racecourse or recreation area with no permanent grandstand or raised viewing area if the building or works do not alter water movement across the floodplain or the storage capacity of the floodplain.
- Pathways or trails with finished levels no higher than 150mm above natural ground level topography.
- A non habitable outbuilding including sheds and replacement of an existing outbuilding provided:
 - the footprint of the non habitable outbuilding is no larger than 20 square metres, and
 - the total footprint of existing outbuildings does not exceed 20 square metres.

2.0

Decision Guideline

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In addition to the Decision Guidelines in Clause 44.03-6, before deciding on an application, the responsible authority must consider the *Mount Emu Creek Skipton Floodplain Development Plan 2013*, which has been incorporated at Clause 81 of this scheme.