

12/03/2015  
GC20

## **SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO9**

### **STORMWATER MANAGEMENT AREA**

#### **1.0**

11/01/2007  
C22

#### **Design objectives**

To minimise the risk associated with stormwater flooding.

#### **2.0**

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#### **Buildings and works**

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

- A pergola.
- A veranda.
- An open sided carport.
- The addition of a second story, or other additional stories, on top of the existing building where there is no increase in building footprint.
- Swimming pool.
- Earthworks in the General Residential Zone.
- An open sports ground excluding change rooms, pavilions, shelters, other buildings, and raised viewing areas, provided that the natural surface level is not altered.
- An outdoor recreation facility, excluding any buildings or structures that alter water movement across or storage capacity of the floodplain, and works that alter the topography of the land.
- Road works or works to any other access way (public or private) that they:
  - do not change the finished level of the road surface; or
  - are limited to resurfacing of an existing road.
- Cycle or pedestrian tracks where there is no increase in the natural ground level.

#### **3.0**

11/01/2007  
C22

#### **Referral of applications**

An application must be referred to the relevant floodplain management authority under section 55 of the Act unless in the opinion of the responsible authority, the proposal satisfies the requirements or conditions previously agreed in writing between the responsible authority and the floodplain management authority.

#### **4.0**

11/01/2007  
C22

#### **Decision Guidelines**

Before deciding on an application, the responsible authority must consider, as appropriate:

- The recommendations of relevant flood study.
- Any comments from the floodplain management authority.
- The existing use and development of the land.
- Whether the proposed use or development could be located on flood free land or land with a lesser flood hazard outside the area affected by flooding.
- The susceptibility of the proposal to flooding and flood damage.
- The potential flood risk to life, health and safety associated with the development.
  - Flood risk factors to consider include:
    - The frequency, duration, extent, depth and velocity of flooding of the site and accessway.

## HORSHAM PLANNING SCHEME

- Flood warning time available.
- The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.
  
- The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.
- The effect on the development of environmental values such as natural habitat, stream stability, erosion, water quality and sites of scientific significance.