

14/02/2019
C031pt1

SCHEDULE 1 TO CLAUSE 44.03 FLOODWAY OVERLAY

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

GLENORCHY, UPPER WIMMERA, MT WILLIAM CREEK, AND CONCONGELLA FLOODWAY

1.0

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Land subject to inundation 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 a building or construct or carry out works for:

Land subject to an existing planning permit, restriction or agreement

- If land has been developed in accordance with a planning permit, restriction or section 173 agreement requiring its ground level to be finished at least 300 millimetres above the 100-year ARI (average recurrence interval) flood level; and
- Survey plans confirm that the ground level has been constructed in accordance with the requirements of a planning permit, restriction or subdivision; and
- Any buildings and works do not lower the ground level or result in a finished floor level for a dwelling that is below 300 millimetres above the 100-year ARI flood level.

Extensions and alterations to existing buildings

- An upper storey extension to an existing building provided the extension is within the existing building footprint and the total number of bedrooms are not increased.

Other buildings and works

- An in-ground domestic swimming pool or spa, and associated mechanical and safety equipment and open-style security fencing where:
 - the excavated spoil does not raise the ground level topography by more than 150 millimetres; and
 - the perimeter edging of the pool is finished at no more than 150 millimetres above natural ground level.
- A trough associated with agriculture.

Works

- Repairs and routine maintenance that do not affect the height, length or location of a levee, embankment or road.
- Earthworks that do not alter the ground level topography by more than 150 millimetres.
- Footpaths, bicycle pathways and trails that do not raise the ground level topography by more than 150 millimetres.

4.0

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Application requirements

An application must be accompanied by the following information, as appropriate:

- A site description, which may use a site plan (drawn to scale), photographs or any other relevant technique, that accurately describes:

- The boundaries, dimensions, shape, size, orientation, slope and elevation of the site.
 - Relevant existing and proposed ground levels of the site, to Australian Height Datum, and the difference in levels between the site and surrounding properties.
 - Location, layout, size and use of existing and proposed buildings and works on the site and on surrounding properties.
 - Floor levels of any any existing or proposed buildings, to Australian Height Datum.
 - The use of surrounding properties and buildings.
 - Location of significant environmental values flora, fauna and wetlands on the site and surrounding properties.
 - Adjoining roads, internal driveways and access tracks.
 - Any other notable features or characteristics of the site.
- Plans, including elevations, of all proposed buildings, drawn to scale.
 - Construction details of all proposed buildings, fences, works and driveways.

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Decision guidelines

None specified.