

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**14/02/2019
C031pt1**Land subject to inundation objectives to be achieved**

None specified

2.014/02/2019
C031pt1**Statement of risk**

None specified

3.014/02/2019
C031pt1**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.

4.014/02/2019
C031pt1**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.

5.0

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Decision guidelines

None specified.

14/02/2019
C031pt1**SCHEDULE 1 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY**Shown on the planning scheme map as **LSIO1**.**GLENORCHY, UPPER WIMMERA, MT WILLIAM CREEK, AND CONGONGELLA OVERLAND FLOW AREAS****1.0**14/02/2019
C031pt1**Land subject to inundation objectives to be achieved**

None specified

2.014/02/2019
C031pt1**Statement of risk**

None specified

3.014/02/2019
C031pt1**Permit requirement**

A permit is not required to construct a building or construct or carry out works as follows:

On 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 extension to an existing dwelling provided the floor level of the proposed extension is not lower than the existing floor level and the gross floor area of the building is less than 20 square metres.
- An upper storey extension to an existing building provided the extension is within the existing building footprint.

New and replacement buildings

- A single dwelling in a residential zone where the floor level is at least 300 millimetres above the designated 1% AEP flood level.
- A non-habitable building (including a shed), including replacement of an existing non-habitable building provided:
 - The floor area is less 20 square metres; and
 - The floor level is at least 150 millimetres above the 1% AEP flood level.

Other buildings and works

- An outdoor advertising sign or business sign that is attached to the wall of a building or orientated parallel to the direction of floodwater flow.
- An open sided pergola, carport or verandah with a finished floor level not more than 150 millimetres above ground level.
- An open sided agricultural shed with a floor area not more than 200 square metres, provided the shed is located on land in a rural zone.
- An in-ground 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 domestic rainwater tank provided:
 - The rainwater tank has a capacity less than 25,000 litres; and
 - The rainwater tank is on a stand more than 300 millimetres above the 1% AEP flood level which allows the free passage of floodwater.
- A maximum of four rainwater tanks, with a combined capacity not greater than 25,000 litres, and which are sited at least 1 metre apart.
- 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.
- Roadworks that do not raise the ground level topography by more than 150 millimetres.
- Footpaths, bicycle pathways and trails that do not raise the ground level by more than 150 millimetres.
- Earthworks that do not raise the ground level topography by more than 150 millimetres.
- Earthworks associated with sports ground, racecourse or recreation area with no permanent grandstands or raised viewing areas.
- Works associated with cropping or pasture improvement which do not alter the ground level by more than 150 millimetres.

4.0

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Application requirements

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 - The boundaries, dimensions, shape, size, orientation 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.
 - Floor levels of any existing and proposed buildings, to Australian Height Datum.
 - The use of surrounding properties and buildings.
 - Location of significant environmental values including 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 buildings, fences, works and driveways.

5.0

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Decision Guidelines

None specified