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

Land subject to inundation objectives to be achieved

None specified

2.0

Statement of risk

None specified

3.0

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

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.

**Decision guidelines**

None specified.