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Proposed C90

## **SCHEDULE TO CLAUSE 44.03 FLOODWAY OVERLAY**

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

### **1.0 Permit requirement**

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A permit is not required for the following:

#### **Replacement buildings**

- If the footprint of the replacement building(s) is the same or less than the original building(s), and
- If the floor level of the building is finished at least 300 mm above the 100 year ARI flood level, and
- If the replacement building is constructed on stumps (or piers) and bearers, and
- Cladding to the subfloor structure of the extension has openings or is of an open style (such as spaced timber boards) to allow automatic entry and exit of flood water for all floods up to the 1 per cent AEP event.

#### **External alterations to existing buildings**

- If the original building footprint remains the same

#### **Ground level extensions to existing buildings**

- If the floor level of the extension is at least 300mm above the applicable 100 year ARI flood level, and
- The extension of the building is constructed on stumps (or piers) and bearers, and
- Cladding to the subfloor structure of the extension has openings or is of an open style (such as spaced timber boards) to allow automatic entry and exit of flood water for all floods up to the 1 per cent AEP event.
- If the floor level of the extension is not lower than the existing floor level and the combined ground floor area of extensions since 31 December 2018 is no greater than 20sqm.

#### **Upper level extensions to existing buildings**

- If there is no increase in the ground floor building footprint other than the floor area exempted above and except for any additions or alterations to the footings to support the extensions to the upper level.

#### **Repairs and routine maintenance of existing fences**

- If the fence design and material remains the same.

#### **New or replacement fence**

- A post and wire fence with:
  - Post spacing no less than three metres apart
  - Single wires spaced no more than one horizontal strand per 200mm.
- A post and rail fence with:
  - Post spacing no less than three metres apart
  - Rails no more than 150mm wide
  - Rails spaced no less than 200mm apart
  - Bottom rail no less than 150mm off the ground.
- Tubular steel/pool fencing.

### **Other buildings and works**

- A building which is open on all sides including a pergola, carport, domestic shed, animal enclosure outbuildings, stockyard or agricultural sheds with unenclosed foundations.
- A ramp, verandah or decking and similar structures with a floor raised on stumps or piers and with unenclosed foundations
- Road works or works including footpath/shared paths, bicycle path, car parks, access ways or driveways (public or private) that do not change the natural ground level
- A mast, antenna, satellite dish, power pole, light pole, or telecommunication tower
- An outdoor advertising sign/structure provided it does not alter flood flows or floodplain storage capacity
- Repairs and routine maintenance that do not affect the height, length, width or location of a levee or embankment
- A rainwater tank with a capacity of not more than 5000 litres
- A shed of 20sqm or less gross floor area
- An in-ground domestic swimming pool or spa, and associated mechanical and safety equipment, providing that:
  - The excavated spoil is removed from within the 100 year ARI floodplain; and
  - The perimeter edging of the pool is finished at natural ground level; and
  - Security pool fencing is of an open style.
- A sportsground, racecourse or recreation area, pathways and trails constructed at general natural surface elevation, playground, open picnic shelter, picnic table, drinking tap, rubbish bin, barbecue and or similar works associated with a park, recreation area and or public places.

### **Referral of applications**

An application does not have to be referred to the relevant flood plain management authority under section 55 of the Act providing it is:

- Accompanied by the relevant floodplain management authority's written approval. The written approval must:
  - Be granted not more than three months prior to lodging with the Responsible Authority
  - Quote the reference number, revision number and date of the approved plans
  - State the applicable flood level and required floor levels
  - Include any conditions to be included in any planning permit.