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Proposed C81hors

SCHEDULE 1 TO CLAUSE 44.03 FLOODWAY OVERLAY

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

HORSHAM, WARTOOK, MT WILLIAM CREEK, NATIMUK, WIMMERA RIVER FLOOD RISK AREAS

1.0 Floodway objectives to be achieved

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None specified.

2.0 Statement of risk

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None specified.

3.0 Permit requirement

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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 300 millimetres above the 100-year ARI (average recurrence level) 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.

General buildings and works

- Road works or works to any other accessway (public or private), including construction of driveways, vehicle crossovers, footpaths or bicycle paths if there is no change to existing surface levels or if the relevant floodplain management authority has advised in writing that it supports the proposed works.

Extensions and alterations to buildings

- An upper storey extension to an existing building provided the extension is within the existing building footprint.
- An open sided pergola, deck, ramp, carport or verandah with a finished floor level not more than 150 millimetres above ground level.
- A pergola, deck, ramp, carport or verandah with unenclosed foundations with a finished floor level not less than 300 millimetres above the 100-year ARI flood level.

Other buildings and works

- An outdoor recreation facility excluding any buildings or structures (including fencing) that alter water movement across the floodplain and/or impact flood storage capacity, and works that alter the topography of the land.
- An open sided pergola, deck, ramp, carport or verandah with a finished floor level not more than 150 millimetres above ground level.
- 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 per cent 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.
- Repairs and routine maintenance that do not affect the height, length or location of a levee, embankment or road.

Rural (land located within the Farming Zone)

- A shed used for the storage of farm machinery, farm vehicles and workshop associated with a rural use in the Farming Zone with a floor area not more than 200 square metres, and the relevant floodplain management authority has advised in writing that there is no impact to flood damage.
- A pump shed with a footprint no larger than 10 square metres.

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Application requirements

The following application requirements apply to an application for a permit under Clause 44.03, in addition to those specified in Clause 44.03 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- 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

The following decision guidelines apply to an application for a permit under Clause 44.04, in addition to those specified in Clause 44.04 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- *Guidelines for Development in Flood-Affected Areas* (Department of Environment, Land, Water and Planning, 2019)