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Proposed C81hors

## **SCHEDULE 1 TO CLAUSE 44.05 SPECIAL BUILDING OVERLAY**

Shown on the planning scheme map as **SBO1**

### **HORSHAM FLOOD RISK AREA**

#### **1.0 Flooding management 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 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.

##### **General buildings and works**

- A dependent person's unit with the written consent of the relevant floodplain management authority.
- All fencing in an established urban area.
- 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.
- An open building or structure with no walls.
- Carrying out of works if the relevant floodplain management authority has agreed in writing that the flowpath is not obstructed.

#### **4.0 Application requirements**

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The following application requirements apply to an application for a permit under Clause 44.05, in addition to those specified in Clause 44.05 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A flood risk report prepared by a suitably qualified person that addresses the following matters:
  - Details of the proposed development, site conditions, and site context plan.
  - The flood extent, flood levels and flow directions relevant to the site.
  - The frequency, duration, depth and velocity of flooding and flood warning time applicable to the development site and access way.
  - The susceptibility of the development to flood damage.
  - The potential flood risk to life health and safety.

## HORSHAM PLANNING SCHEME

- The effect of the development on reducing flood storage and on redirecting or obstructing floodwater, stormwater or drainage water.
- The effect of the development on environmental values, for example flora, fauna and wetlands.
- Whether the proposed development could be located on flood-free land or land with a lesser flood hazard.
- 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 taken by or under the direct supervision of a licensed land surveyor, and the difference in levels between the site and surrounding properties.
  - Where application requirements are specified insert “The following application requirements apply to an application for a permit under Clause 44.05, in addition to those specified in Clause 44.05 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:
  - Location, layout, size and use of existing and proposed buildings and works on the site and on surrounding properties.
  - Floor levels of any existing and proposed buildings, to Australian Height Datum, taken by or under the direct supervision of a licensed surveyor.
  - 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.
- Elevations of all proposed buildings, drawn to scale.
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- In the case of fences, a report that demonstrates that the fence does not significantly obstruct flood flows.

This information may not be required for:

- A single dwelling on a lot.
- Minor Earth Works

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### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 44.05, in addition to those specified in Clause 44.05, 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)