

15/05/2014  
C29**SCHEDULE TO THE FLOODWAY OVERLAY**

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

**1.0**15/05/2014  
C29**Permit Requirement**

A permit is not required to construct or carry out the following buildings or works:

- Any buildings and works, if appropriately detailed information is submitted to the satisfaction of the responsible authority showing that:
  - The natural level of the land on which the entire buildings and works envelopes are proposed is at least 300mm above the 100-year Average Recurrence Interval (ARI) flood level.
  - Flood free access is available to the building during the 100 year ARI event.
- A replacement building where:
  - the floor level is finished at least 300mm above the 100-year ARI flood level, or a higher level set by the responsible authority and;
  - the footprint of the replacement building(s) is the same or less than the original building.
- The internal alteration of an existing building where the original building footprint remains and the floor level(s) are at and will be retained at more than 300mm above the 100-year ARI.
- A pergola, veranda, decking, open sided garage or carport adjacent to an existing dwelling, where the finished floor level is no higher than 150mm above natural surface level.
- An in-ground swimming pool and associated fencing where there is no increase in ground level and fencing complies with the relevant floodplain management authority's guidelines for fencing in flood prone areas.
- A pump shed of less than 10sqm.
- An outdoor recreation facility; excluding any buildings or structures that alter water movement across the floodplain and/or impact flood storage capacity; and works that alter the topography of the land.
- A sporting surface at existing surface level with fencing that complies with the relevant floodplain management authority's guidelines for fencing in flood prone areas.
- A sportsground, racecourse or recreation area (with no permanent grandstand or raised viewing area), pathways and trails constructed at general natural surface elevation, playground, open picnic shelter, picnic table, drinking tap, rubbish bin, barbecue, works associated with underground infrastructure.
- Road works or works to any other access way (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 the impact on flood storage will be negligible and the flowpath will not be obstructed.
- Open style fencing that complies with the relevant floodplain management authority's guidelines for fencing in flood prone areas.
- An outdoor advertising sign/structure that is attached to the wall of a building or oriented parallel to the direction of floodwater flow.

- A mast, antenna, lighting or telecommunications tower.
- An accessway constructed at general natural surface elevations.
- Flood mitigation works by or on behalf of the responsible authority or the floodplain management authority.