

11/12/2014  
C54**SCHEDULE 2 TO THE FLOODWAY OVERLAY**Shown on the planning scheme map as **FO2****1.0 Permit requirement**11/12/2014  
C54

A permit is not required to construct a building or to construct or carry out works:

- A replacement building where:
  - the floor level is finished at least 600 mm 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.
- A pergola, veranda, decking, open sided garage or carport, where the finished floor level will be no higher than 150mm above natural surface.
- An in-ground swimming pool associated with an existing dwelling where any associated overburden (spoil) is removed from floodplain. Any associated pool fencing must comply with the Glenelg Hopkins CMA Guidelines for Fencing within the floodplain;
- A deck or veranda associated with an existing dwelling that does not impede the flow of floodwaters and has a floor area no greater than 20m<sup>2</sup>;
- An upper storey extension to an existing building within the existing building footprint;
- 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 flow path will not be obstructed.
- Landscaping works provided the natural surface level is not altered by more than 150mm.
- A rainwater tank associated with an existing dwelling, provided that the footprint of all rainwater tanks associated with the dwelling does not exceed 20m<sup>2</sup>.
- 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 finished at existing natural surface level
- Any fencing that complies with the Glenelg Hopkins CMA Guidelines for Fencing in flood prone areas.
- A sportsground, racecourse or recreation area (with no permanent grandstand or raised viewing area), pathways, trails or playground with finished levels constructed at natural ground level, open picnic shelter, picnic table, drinking tap, rubbish bin, barbecue and works associated with underground infrastructure.
- An agricultural shed or hay shed that is open on all sides
- A pump shed with a floor area no larger than 20 m<sup>2</sup>.
- An outdoor advertising sign/structure that is attached to the wall of a building.
- An outdoor sign that is affixed so that its edge faces into the direction of flood water flow.
- An outdoor sign that is 1 metre square or less in area.

- A mast, antenna, lighting or telecommunications tower
- Works associated with roads, roadsides or any other access ways (public or private) carried out by a public authority that have received written consent from the floodplain management authority;
- Earthworks in accordance with a whole farm plan approved by the responsible authority and floodplain management authority;
- Works associated with vine or horticultural trellises or watering systems; and
- Routine and maintenance works that do not affect the height, length or location of a levee, embankment or road.

## **2.0**

### **Decision Guidelines**

11/12/2014  
C54

In addition to the Decision Guidelines in Clause 44.03-6, before deciding on an application, the responsible authority must consider the Port Fairy Local Floodplain Development Plan 2013, which has been incorporated at Clause 81 of this scheme.