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Proposed C339ggee

SCHEDULE 1 TO CLAUSE 44.03 FLOODWAY OVERLAY

Shown on the planning scheme map as FO1.

1.0 Floodway objectives to be achieved

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To identify areas of high risk from flooding.

To ensure development is commensurate with flood risk.

2.0 Statement of risk

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Flooding carries significant costs for the community and the state. It can severely disrupt communities and in extreme cases, cause extensive damage to public and private property, agricultural losses, personal hardship and loss of life. The Greater Geelong Planning Scheme seeks to protect the community and development from the effects of flooding and control the effects of development on flood processes and behaviour.

3.0 Permit requirement

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A permit is not required to carry out the following:

- An extension to an existing dwelling, provided the gross floor area of the extension does not exceed 20 square metres.
- An upper storey extension to an existing building within the existing building footprint.
- A footpath, bicycle path, boardwalk, tennis court or sports ground provided that they are constructed at ground level.
- An in-ground domestic swimming pool or spa and associated mechanical and fencing equipment where the excavated spoil is removed from the 1% AEP floodplain and the perimeter edging of the pool is finished at natural ground level.
- Repairs and routine maintenance of existing fences if the fence design and materials remain the same.
- A radio mast, telecommunications tower, antenna, power pole or light pole.
- An outdoor advertising sign/structure that is fixed to a building or oriented parallel with the direction of floodwater flow.
- Works carried out by any water authority to maintain and replace infrastructure related to sewer and water supply, provided the ground level is not altered.
- A non-habitable building associated with a dwelling with a floor area less than 20m², provided the total footprint of non-habitable buildings on the lot does not exceed 40m².
- Construct open type fencing that complies with the Floodplain Management Authority's Guidelines for Fencing in Flood Prone Areas.
- Construct a verandah or decking area with a floor raised on stumps or piers and with unenclosed foundations.
- Install a domestic rainwater tank provided the rainwater tank is on a stand more than 300 millimetres above the 1% AEP flood level which allows the free passage of floodwater.
- 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.
- Carry out earthworks or landscaping that do not raise the natural ground level.

- Conduct repairs and routine maintenance that do not affect the originally designed height, length or location of a levee or embankment.
- Construct any buildings and/or works (other than earthworks) on land that has been filled above the 1% AEP flood level in accordance with the requirements of a planning permit for subdivision, restriction or Section 173 agreement, or other planning permit issued for the land.

4.0 Application requirements

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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:

- An application must be accompanied by four sets of plans drawn to scale which show:
 - The boundaries and dimensions of the site (to scale).
 - Relevant ground levels, to Australian Height Datum, taken by or under the direction and to the satisfaction of a licensed surveyor.
 - The layout of all existing and proposed buildings and works, including design finished surface levels.
 - Finished floor levels of any existing and proposed buildings to Australian Height Datum, taken by or under the direction and to the satisfaction of a licensed surveyor.

5.0 Decision guidelines

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The following decision guidelines apply to an application for a permit under Clause 44.03, in addition to those specified in Clause 44.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal minimises the risk to life, health and wellbeing associated with flooding.
- Whether any development permitted on the floodplain:
 - increases the risk to the community, infrastructure and buildings (and its occupants) from flooding.
 - maintains to the maximum possible extent the free passage and temporary storage of floodwaters.
 - will cause any significant rise in flood level or flow velocity to the detriment of other members of the community, infrastructure, or buildings.
- Whether the filling of the floodplain can be avoided unless it can be demonstrated that:
 - the level for level floodplain storage and conveyance compensation can be achieved consistent with the Floodplain Management Authority Guidelines for Floodplain Cut and Fill; and
 - there will be no adverse impacts on neighbouring property as verified by hydraulic modelling approved by the Floodplain Management Authority.
- Whether subdivision of land creates lots where there is an adequate building envelope on each lot, with safe vehicular access to all building envelopes.