

29/05/2025
C263gben

SCHEDULE 1 TO CLAUSE 44.03 FLOODWAY OVERLAY

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

FLOODING FROM WATERWAYS (depths greater than 500 millimetres)

1.0
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Floodway objectives to be achieved

None specified.

2.0
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Statement of risk

None specified.

3.0
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Permit requirement

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

- An extension to an existing building (not including an outbuilding associated with a dwelling) provided the floor level of the proposed extension is not less than the existing floor level and the gross floor area of the extension does not exceed 20 square metres.
- An upper storey extension to an existing building if there is no increase in the ground floor footprint.
- A replacement dwelling provided the floor level is constructed at least 300 millimetres above the 1 per cent annual exceedance probability flood level and the additional floor area does not exceed 20 square metres.
- A non-habitable building (including an outbuilding associated with a dwelling) with a floor area of less than 10 square metres and which is the only non-habitable building on the lot.
- An agricultural or farm building that is open on all sides, including a hay shed, cattleyard, covered horse stable or other similar yard, is less than 200 square metres, and is set back at least 30 metres from any waterway.
- A tennis court at natural surface level with curtain fencing as defined in a local floodplain development plan incorporated in this scheme.
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot, and associated open style security fencing, where the perimeter edging of the pool or spa is constructed at ground level and any excavated material is moved outside the 1 per cent annual exceedance probability flood extent.
- Public toilets.
- A mast, a light pole or a pump shed.
- A disabled access ramp.
- Driveways and vehicle crossovers associated with a dwelling, if there is no change to ground levels, or if the relevant floodplain management authority has agreed in writing that the flow path is not obstructed.
- Roadworks, footpaths or bicycle pathways and trails carried out by a public authority if there is less than a 50 millimetre change to existing ground levels, or if the relevant floodplain management authority has agreed in writing that the flow path is not obstructed.
- Earthworks associated with the construction of a dam where:
 - No fill is imported to the site; and
 - The dam does not exceed 3 megalitres in capacity; and
 - There is no embankment; and
 - The dam is set back at least 30 metres from any waterway.

4.0
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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:

- A supporting statement that addresses how the proposal meets the performance criteria in the *Marong Local Floodplain Development Plan* (North Central Catchment Management Authority, September 2024).
- The following application types have additional application requirements as outlined in the *Marong Local Floodplain Development Plan* (North Central Catchment Management Authority, September 2024):
 - A subdivision.
 - A building or works.
 - A reduction in the floor level of a non-habitable building, including a commercial and industrial building.
 - A fence other than a post and wire and post and rail fencing.
 - Earthworks.
 - A rainwater tank with a capacity of more than 4,500 litres.

5.0
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C263gben**Decision guidelines**

The following decision guidelines 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 which must be considered, as appropriate, by the responsible authority:

- Whether the application is consistent with the performance criteria of the *Marong Local Floodplain Development Plan* (North Central Catchment Management Authority, September 2024).