

14/04/2016
C48**SCHEDULE TO THE FLOODWAY OVERLAY**Shown on the planning scheme map as **FO** or **RFO****1.0**14/04/2016
C48**Permit requirement**

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

Buildings

- Single or multiple dwelling extensions, where the combined floor area of extensions constructed since 25 February 1999 is not greater than 20 square metres provided that the total number of bedrooms is not increased.
- An upper storey extension to an existing dwelling provided that the total number of bedrooms is not increased.
- A pergola, verandah, deck or carport associated with an existing dwelling provided that:
 - The works occupy an area of less than 20 square metres;
 - The works are fully open in nature and do not include cladding or base boards that may impede the flow of floodwaters;
 - The works are located more than 30m from any waterway.
- An in-ground swimming pool associated with an existing dwelling provided that:
 - The swimming pool and any associated works are located at least 30m from any waterway;
 - Only open type standard pool fences are used, that do not impede the flow of flood water;
 - Surplus earthworks are moved outside any land covered by Floodway Overlay or Land Subject to Inundation Overlay and do not obstruct or impact natural flow paths, drainage lines or flood flows.
- Single or multiple extensions to a non-habitable building (other than for retail, office or industrial purposes) where the combined floor area of extensions constructed since 25 February 1999 is not greater than 20 square metres.
- A mast, antenna, power pole, light pole, or telecommunication facility, if the associated buildings and works meet the requirements of Clause 52.19.
- An outdoor advertising sign/structure provided it does not alter flood flows or floodplain storage capacity.

Works

- Minor earthworks that do not obstruct or impact natural flow paths, drainage lines or flood flows and do not raise the natural surface by more than 100 mm, provided that the earthworks are greater than 100m from neighbouring dwellings. Typically, minor earthworks may include the maintenance of on farm access ways, existing unsealed roads and general agricultural activities such as ploughing. Minor earthworks do not include laser levelling for irrigation purposes.