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graph TD
    START([START]) --> A[Pre-application discussion between applicant, responsible authority and FMA]
    A --> B[Planning permit application lodged with the responsible authority and registered]
    B --> C[Check if there is an adopted local floodplain development plan. If not, check applicant has submitted a flood risk report (If in FMZ or FMOH and FMOVH)]
    C --> D{Is there any material detriment to any person?}
    C --> E{Is there an agreement exempting referral to the FMA?}
    D -- YES --> F[Notify all affected parties]
    D -- NO --> G[Consider all issues including objections and referral authority's comments and/or whether the proposal is consistent with guidelines agreed to with referral authorities]
    E -- YES --> H[Reply to responsible authority]
    E -- NO --> I[Refer application to the FMA]
    I --> J{Is there an adopted local floodplain development plan?}
    J -- YES --> K[Consent / Consent with conditions / Objections (1)]
    J -- NO --> L{Is a flood risk report required?}
    L -- YES --> M{Is it adequate?}
    L -- NO --> N[Advise applicant on requirements to improve the flood risk report (or write to the responsible authority requesting further information)]
    M -- YES --> H
    M -- NO --> N
    K --> H
    K --> G
    L --> H
    L --> G
    N --> O[Advise applicant on requirements to improve the flood risk report (or write to the responsible authority requesting further information)]
    O --> C
    G --> P[Make a decision on the application]
    P --> Q[With objections - Notice of Decision to Grant a Permit or Notice of Refusal]
    P --> R[No objections - Issue Permit or issue Notice of Refusal]
  
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START
Pre-application discussion between applicant, responsible authority and FMA

Planning permit application lodged with the responsible authority and registered

Check if there is an adopted local floodplain development plan. If not, check applicant has submitted a flood risk report (If in FMZ or FMOH and FMOVH)

Is there any material detriment to any person?

YES → Notify all affected parties

NO → Consider all issues including objections and referral authority's comments and/or whether the proposal is consistent with guidelines agreed to with referral authorities

Is there an agreement exempting referral to the FMA?

YES → Reply to responsible authority

NO → Refer application to the FMA

Is there an adopted local floodplain development plan?

YES →

• Consent	Proposal consistent with the local floodplain development plan
• Consent with conditions	Proposal consistent with the local floodplain development plan
• Objections (1)	Proposal is not consistent with the local floodplain development plan

NO →

Is a flood risk report required?

YES →

Is it adequate?

YES → Reply to responsible authority

NO → Advise applicant on requirements to improve the flood risk report (or write to the responsible authority requesting further information)

NO → Advise applicant on requirements to improve the flood risk report (or write to the responsible authority requesting further information)

Reply to responsible authority

Consider all issues including objections and referral authority's comments and/or whether the proposal is consistent with guidelines agreed to with referral authorities

Make a decision on the application

With objections – Notice of Decision to Grant a Permit or Notice of Refusal

No objections – Issue Permit or issue Notice of Refusal

(1) Recommend any suitable changes to the proposal that would make it acceptable if resubmitted

