

15/05/2014
C29**SCHEDULE TO THE LAND SUBJECT TO INUNDATION OVERLAY**

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

1.015/05/2014
C29**Permit requirement**

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

- New buildings and works (excluding non-habitable outbuildings) if appropriately detailed information is submitted to the satisfaction of the responsible authority showing that:
 - the land has been filled in accordance with the requirements of a planning permit for subdivision of the land or other planning permit issued for the land where the finished ground level is 300mm or more above the 100-year Average Recurrence Interval (ARI) flood level.
 - flood-free access is available for all flood events up to and including the 100-year ARI event.
- New buildings and works (excluding non-habitable outbuildings) if appropriately detailed information is submitted to the satisfaction of the responsible authority showing that:
 - the natural surface level of the land on which the buildings and works are proposed is at least 300mm above the 100-year ARI flood level.
 - flood-free access is available for all flood events up to and including the 100-year ARI event; or
 - for areas where flood depth is unknown, appropriately detailed information is submitted to the satisfaction of the responsible authority showing that the natural surface level of the land on which the buildings and works are proposed is unaffected by flood water.
- An upper storey extension to an existing building within the existing building footprint.
- A replacement building (excluding non-habitable outbuildings) where:
 - the floor level is finished at least 300 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; or,
 - for areas where flood depth is unknown, appropriately detailed information is submitted to the satisfaction of the responsible authority showing that the natural surface level of the land on which the buildings and works are proposed is unaffected by flood water.
- A pergola, veranda, decking, open sided garage or carport, where the finished floor level will be no higher than 150mm above natural surface.
- A non-habitable out-building (including sheds), including replacement of an existing out building, provided:
 - the floor area is 20 m² or less;
 - the floor level is finished a minimum of 150mm above the 100-year ARI flood level.
 - the relevant floodplain management authority has advised in writing, dated no earlier than three months prior, that the impact on flood storage will be negligible

and the flowpath will not be obstructed, if any of the above criteria will not be met;
or,

- for areas where flood depth is unknown, appropriately detailed information is submitted to the satisfaction of the responsible authority showing that the natural surface level of the land on which the buildings and works are proposed is unaffected by flood water.
- 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 flowpath will not be obstructed.
- An in-ground swimming pool and associated fencing where there is no increase in ground level and fencing complies with the relevant floodplain management authority's guidelines for fencing in flood prone areas.
- Open style fencing that complies with the relevant floodplain management authority's guidelines for fencing in flood prone areas.
- Domestic rainwater tanks of 4,500 litres capacity or less if domestic rainwater tanks are raised at least 300mm above the 100-year ARI flood level on tank stands that allow the free passage of floodwater and multiple rainwater tanks and are separated by 1 metre or more.
- 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 with fencing that complies with the relevant floodplain management authority's 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 constructed at general natural surface elevation, open picnic shelter, picnic table, drinking tap, rubbish bin, barbecue and works associated with underground infrastructure.
- An open sided agricultural shed used in conjunction with a rural use in a farming zone with a floor area not more than 130 m².
- A pump shed with a footprint no larger than 10 m².
- A hay shed open on all sides.
- Stockyards where fencing complies with the relevant floodplain management authority's guidelines for fencing in flood prone areas.
- An outdoor advertising sign/structure that is attached to the wall of a building or oriented parallel to the direction of floodwater flow.
- A mast, antenna, lighting or telecommunications tower.
- Flood mitigation works by or on behalf of the responsible authority or the floodplain management authority.