

11/12/2014
C54**SCHEDULE 2 TO THE LAND SUBJECT TO INUNDATION OVERLAY**Shown on the planning scheme map as **LSIO2****1.0 Permit requirement**11/12/2014
C54

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

- New buildings and works if appropriately detailed information is submitted to the satisfaction of the responsible authority showing that:
 - the floor level is finished at least 600 mm above the 100-year ARI flood level, or a higher level set by the responsible authority and
 - access to the dwelling site from a main road that has a 100 year ARI flood depth not more than 0.5 metres.
- A non-habitable building (other than industrial or commercial) with a floor area less than 20m².
- An extension to a non-habitable building (other than industrial or commercial), provided that the total ground floor area of the extension is less than 20m².
- An extension to an existing habitable building of less than 20m², provided that the proposed floor level is at least 600mm above the 100 year ARI flood level.
- A pergola, carport or in-ground swimming pool associated with an existing dwelling.
- A deck or veranda associated with an existing dwelling that does not impede the flow of floodwaters and has a floor area no greater than 20m².
- A rainwater tank associated with an existing dwelling, provided that the footprint of all rainwater tanks associated with the dwelling do not exceed 20m².
- An upper storey extension to an existing building within the existing building footprint.
- A pump shed.
- An agricultural shed with open sides.
- 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.
- 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 flow path will not be obstructed.
- An in-ground swimming pool associated with an existing dwelling where any associated overburden (spoil) is removed from floodplain. Any associated pool fencing must comply with the Glenelg Hopkins CMA Guidelines for Fencing within the floodplain.
- A sporting surface finished at existing natural surface level.
- Any fencing that complies with the Glenelg Hopkins CMA Guidelines for Fencing in flood prone areas.
- A mast, antenna, power pole, light pole, or telecommunication tower.
- An outdoor advertising sign/structure provided it does not alter flood flows or floodplain storage capacity.

- Works ancillary to an existing building (including landscaping) that do not alter the surface profile by more than 150 mm.
- Works associated with roads, roadsides or any other access way (public or private) that do not alter the existing surface level.
- 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.
- Earthworks in accordance with a whole farm plan approved by the responsible authority and floodplain management authority.
- Works associated with vine or horticultural trellises or watering systems.
- Routine and maintenance works that do not affect the height, length or location of a levee, embankment or road.

2.0

Decision Guidelines

11/12/2014
C54

In addition to the Decision Guidelines in Clause 44.04-6, before deciding on an application, the responsible authority must consider the Port Fairy Local Floodplain Development Plan 2013, which has been incorporated at Clause 81 of this scheme.