SCHEDULE 1 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as LSIO.

1.0

Land subject to inundation objectives to be achieved

None specified.

2.0

Statement of risk

None specified.

3.0

Permit requirement

A permit is not required to carry out the following:

**Buildings**

- 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 300 mm above the 100 year ARI flood level;
- A single replacement dwelling, provided that the floor level is at least 300 mm above the 100 year ARI flood level;
- A pergola, carport or in-ground swimming pool associated with an existing dwelling;
- A deck or verandah 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 does not exceed 20m²;
- An upper storey extension to an existing building within the existing building footprint;
- Open type fencing (excluding paling and colourbond fencing, brick and concrete walls) and maintenance to existing fencing;
- Open sports ground with no grandstands or raised viewing areas, playgrounds, picnic shelters and barbecues;
- A pump shed;
- An agricultural shed with open sides;
- A mast, antenna, power pole, light pole, or telecommunication tower; and
- An outdoor sign/structure, provided that it does not alter flood flows or floodplain storage capacity.

**Works**

- Works ancillary to an existing building, including landscaping and pathways that do not alter the existing 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 by more than 150mm;
- 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; and
- Routine and maintenance works that do not affect the height, length or location of a levee, embankment or road.

Buildings and Works

- Buildings and works undertaken by Gippsland Ports associated with jetties, boardwalks, landings, beach refurbishment, swing moorings, navigational aids, beacons and signs.
- Buildings and works associated with the construction of the South Gippsland Highway upgrade (Stage 3 – Cox’s Bridge) between May Street, Sale and the Thomson River Bridge (constructed as part of the South Gippsland Highway upgrade: Stage 1 – Swing Bridge Realignment), provided that the buildings and works are to the satisfaction of the floodplain management authority.

4.0 25/07/2019  C106well

Application requirements

None specified.

5.0 25/07/2019  C106well

Decision guidelines

None specified.