

24/01/2019
C82**SCHEDULE 1 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY**

Shown on the planning scheme map as **LSIO1**.

FLOODING FROM WATERWAYS**1.0**24/01/2019
C82**Land subject to inundation objectives to be achieved**

None specified.

2.024/01/2019
C82**Statement of risk**

None specified.

3.024/01/2019
C82**Permit requirement**

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

Extensions and alterations to existing buildings

- An extension to an existing building (not including an outbuilding associated with an existing dwelling), provided the floor level of the proposed extension is not lower than the existing floor level and the floor area of the extension does not exceed 40 square metres.
- An upper storey extension to an existing building if there is no increase in the ground floor footprint.
- An extension to an outbuilding associated with an existing dwelling where floor levels are at least 150 millimetres above the 1 per cent AEP (Annual Exceedance Probability) flood level.

New and replacement buildings

- A replacement dwelling provided the floor level is at least 300 millimetres above the 1 per cent AEP (Annual Exceedance Probability) flood level and the additional floor area does not exceed 40 square metres.
- A non-habitable building (including an outbuilding associated with a dwelling) with a floor area of less than 10 square metres.
- An outbuilding associated with a dwelling provided the floor level is at least 150 millimetres above the 1 per cent AEP flood level, the floor area is less than 120 square metres and the building is set back a minimum of 30 metres from the top of bank of any designated waterway.
- An open sided agricultural building such as a hay shed, cattle yard, covered horse stable or other yards.
- An agricultural shed (other than one used for industrial, retail or office purposes) used for the storage of farm machinery, storage of farm vehicles or a workshop associated with a rural use in a rural zone provided the floor area is less than 200 square metres and the building is set back a minimum of 30 metres from the top of bank of any designated waterway.
- A movable building associated with a caravan park provided the floor level is at least 300 millimetres above the 1 per cent AEP flood level.

Other buildings and works

- A replacement fence or gate in the same location and of the same type and materials as the existing fence or gate.
- Roadworks or bicycle pathways and trails carried out by a public authority, if there is a change of less than 50 millimetres to existing surface levels, or if the relevant floodplain management authority has agreed in writing that the flow path is not obstructed.

- Landscaping, driveways, and vehicle crossovers associated with a dwelling, if there is a change of less than 50 millimetres to existing surface levels, or if the relevant floodplain management authority has agreed in writing that the flow path is not obstructed.
- An in-ground swimming pool or spa and associated open style security fencing, where the perimeter edging of the pool or spa is constructed at natural surface levels and excavated material is moved outside of the area affected by the overlay.
- A rainwater tank, a pergola, verandah, carport or deck.
- A tennis court at existing surface level with retractable fencing.
- A sportsground, racecourse or recreation area (with no permanent grandstand or raised viewing area), playground, park furniture including seating, tables, shelters, rubbish bins, playground equipment, barbecues, shade sails, drinking fountains and public toilets.
- Buildings and works associated with cat cages and runs, bird cages, dog houses, and other domestic animal enclosures associated with the use of the land as a dwelling if it is less than 10 square metres in floor area at ground level.
- A pump shed.
- Earthworks associated with the construction of a dam, where no fill is imported to the site, the dam is not constructed on a waterway, the dam does not exceed 3 megalitres in capacity and there is no embankment above natural surface level.
- Buildings and works on land affected by an existing planning permit, restriction or section 173 agreement:
 - if the land is being developed in accordance with the permit, restriction or section 173 agreement requiring a finished ground surface level at least 300 millimetres above the 1 per cent AEP flood level; and
 - if survey plans confirm that the ground surface level is in accordance with the requirements of the permit, restriction or section 173 agreement; and
 - if the buildings and works do not lower the ground surface level or result in a finished floor level for a dwelling that is below 300 millimetres above the 1 per cent AEP flood level.

4.0

24/01/2019
C82

Application requirements

The following application requirements apply to an application for a permit under Clause 44.04, in addition to those specified in Clause 44.04 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The responsible authority may require evidence of the existing building envelope of a dwelling that is to be replaced.

5.0

24/01/2019
C82

Decision guidelines

None specified.