

02/06/2016  
C82**SCHEDULE TO THE LAND SUBJECT TO INUNDATION OVERLAY**

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

*The map on page 4 of this schedule identifies the administrative areas of the two floodplain management authorities in Bass Coast Shire.*

**1.0 Permit requirement**02/06/2016  
C82**Rural Areas (all areas within the Farming Zone, Rural Activity Zone, Rural Living Zone and Rural Conservation Zone)**

A permit is not required to construct or carry out works associated with the use of land for agriculture, including:

- Works associated with vine or horticultural trellises or watering systems.
- Works associated with dams with less than 3000 cubic metres capacity, where no fill is imported to the site and where no embankment is proposed above natural ground level.
- Windmills and solar units.
- Outbuildings less than 100 square metres gross floor area, including a pump shed.
- Agricultural and farm buildings with a minimum of one wall fully and permanently open, such as hay sheds, cattleyards, covered horse stables or yards.
- Buildings or works in accordance with a whole farm plan prepared to the satisfaction of the responsible authority.

**All areas**

A permit is not required to construct a building or construct or carry out works for any of the following:

- An extension to an existing dwelling, provided the proposed floor level is at or above the highest point of the existing floor level and the gross floor area of the extension does not exceed 20 square metres.
- A non-habitable building (other than a building associated with the use of land for industry or for a public or commercial activity), provided that the floor levels are above the applicable levels set by the relevant floodplain management authority.
- An extension to a non-habitable building (other than a building associated with the use of land for industry or for a public or commercial activity), provided that the floor levels are above the applicable levels set by the relevant floodplain management authority.
- Outbuildings and works normal to an existing dwelling, other than a deck or verandah, including landscaping, a pergola, driveway, carport, in-ground swimming pool and associated fencing, barbeques and water tank.
- A deck or verandah associated with an existing dwelling, provided the proposed floor level is at or above the highest point of the existing floor level and the gross floor area of the deck or verandah does not exceed 20 square metres.
- A footpath, bicycle path or boardwalk, provided that they are constructed at ground level.
- An elevated boardwalk, provided that the new surface levels are above the applicable levels set by the relevant floodplain management authority.
- An upper storey extension to an existing building within the existing building footprint.

- An open building with no walls.
- A replacement fence of the same material as the existing fence, in the same location.
- A tennis court or other sports ground at natural ground level.
- A radio mast, telecommunications tower, antenna, power pole or light pole.
- A non-domestic disabled access ramp.
- An outdoor advertising sign/structure, provided that it does not alter flows or floodplain storage capacity.
- Earthworks associated with the construction of a dam, provided no fill is imported to the site and no embankment is proposed above ground level.
- Works carried out by a Water Corporation to maintain and replace infrastructure related to sewer and water supply.
- Earthworks associated with the receipt, importation, stockpiling or placement of less than 100 cubic metres of fill.

*Note: Contact the relevant floodplain management authority to determine the appropriate floor level height. Map 1 on page 4 shows the boundaries of the two floodplain management authorities in Bass Coast Shire.*

## **2.0 Application requirement**

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Unless agreed in writing by the relevant floodplain management authority, an application to construct a building or construct or carry out works must be accompanied by four sets of plans, drawn to scale, which show:

- A location plan showing the boundaries and dimensions of the site, surrounding uses and the layout of existing and proposed buildings and works.
- Elevation plans showing natural ground level, ground level and the floor levels of any proposed buildings in relation to Australian Height Datum, taken by or under direction and supervision of a licensed surveyor.
- A detailed site plan with 0.5m contour intervals showing the layout of existing and proposed buildings and works, watercourses and access roads, taken by or under the direction of a licensed land surveyor;
- The 1 in 100 year flood level from the relevant floodplain management authority. The flood level information must not be greater than six months old.

### **Coastal Development**

For land below 5m AHD, the responsible authority or relevant floodplain management authority may require that a coastal hazard vulnerability assessment or similar statement be prepared to accompany the following planning permit application types:

- Subdivision.
- Accommodation (including Dwelling, Residential building, Residential village, Retirement village, Camping and caravan park, Corrective institution, Dependent persons unit, Group accommodation, Host farm).
- Earthworks involving the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill.

This requirement does not apply where the information has been previously published in a regional Local Coastal Hazard Assessment.

The report must be prepared by a suitably qualified coastal processes engineer and/or coastal processes specialist and prepared in accordance with any approved coastal hazard

guidelines to the satisfaction of the responsible authority. The assessment is to be prepared in accordance with the Victorian Coastal Hazard Guide, must not be more than six months old and must contain the following information at a minimum:

- A location plan drawn to scale, showing the boundaries and dimensions of the site, surrounding uses, the layout of existing and proposed buildings and works and the distance to coast or estuary.
- Elevation plans showing natural ground level, ground level and the floor levels of any proposed buildings in relation to both Australian Height Datum and the highest recorded coastal inundation event as nominated by the relevant floodplain management authority, taken by or under the direction and supervision of a licensed land surveyor.
- A detailed site plan with 0.5m contours showing the layout of existing and proposed buildings and works, watercourses, access roads, vegetation and all infrastructure that may be affected by flooding, sea level rise or coastal inundation, taken by or under the direction and supervision of a licensed land surveyor,
- An assessment by a suitably qualified person to the satisfaction of the responsible authority of the combined effects of any area affected by the 1 in 100 year average recurrence interval (ARI) flood event together with sea level rise of 0.8m by 2100, storm tides, storm surges, coastal processes and topography. The assessment should give consideration to sediment budget, geotechnical risk and instability, shoreline erosion and recession, wave set up and run up, overtopping, flood extent from adjacent estuary or catchment, and sand drift. The assessment should detail expected flood levels (AHD) and the depth of inundation above existing surface levels (in cm) across the property for the following planning periods: present day, 2040, 2070 and 2100.
- Any statements from the assessment should be supported by scientific or numeric analysis.
- A set of coastal hazard maps for the sediment compartment for the planning periods: present day, 2040, 2070 and 2100 showing the geographic extent of the coastal hazards in relation to the site.
- An outline prepared by a suitably qualified person to the satisfaction of the responsible authority stating actions or measures required, if any, to the siting and design of the buildings or works, or in association with the use and occupation of all aspects of the proposal in order to reduce the risk to individuals, property, infrastructure and the environment over the predicted life of the buildings or works. These actions may include the consideration of adaptation options such as planned retreat, setbacks, accommodation of changes through floor heights, site and land forming and drainage works.

### 3.0

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### Referral of Applications

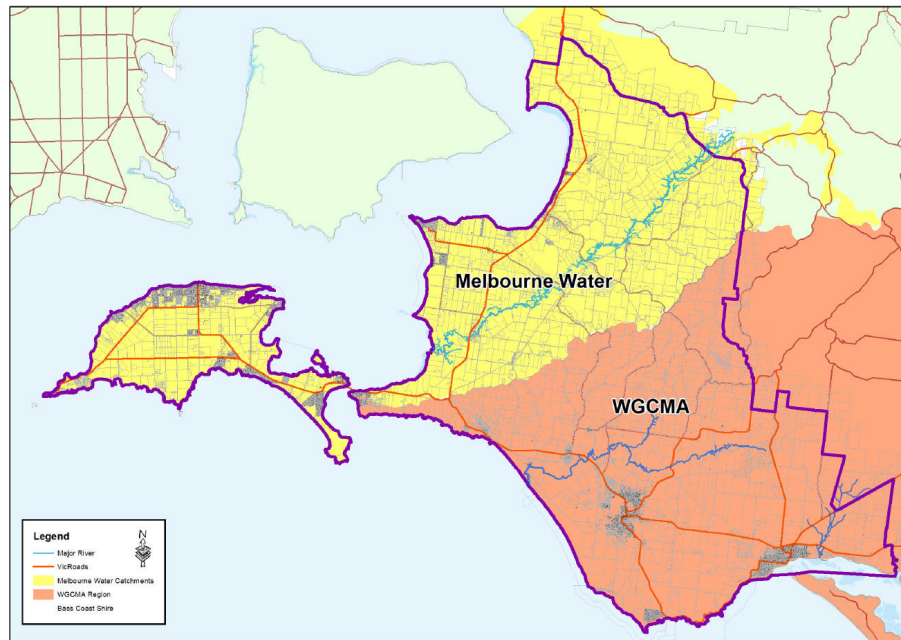
An application to construct a building or construct or carry out works, or an application to amend a permit, does not require referral to the relevant floodplain management authority if the application:

- Is accompanied by the relevant floodplain management authority's written approval, which must be granted not more than three months prior to lodging with the responsible authority; and which must quote the reference number of the plan and other details approved by the relevant floodplain management authority; and which must state the applicable flood level and any required floor levels.
- Is in accordance with an adopted local floodplain development plan.
- Complies with a building envelope, filling levels and floor levels specified by the relevant floodplain management authority in the previous six months.

**4.0**

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**Map 1: Boundary of Floodplain Management Authority Areas – Bass Coast Shire**



**5.0**

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**References**

Coastal Climate Change Advisory Committee (2010) Final Report Volume 1, Victoria.

Victorian Government Department of Sustainability and Environment (2012) Victorian Coastal Hazard Guide, East Melbourne.