

12/11/2015
C30

SCHEDULE 4 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO4.

AREAS OF POOR DRAINAGE OR POTENTIALLY SUBJECT TO INUNDATION

1.0

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Statement of environmental significance

Flooding is a major issue for Gannawarra Shire. The municipality is located on the alluvial plains of four major waterways, the Murray, Loddon and Avoca Rivers and Pyramid Creek. Each of these waterways has a natural tendency to flood over a wide area.

Significant areas of the municipality are subject to poor drainage.

This overlay will assist in the implementation of floodplain management studies and support strategic policies in the Municipal Strategic Statement.

2.0

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Environmental objective to be achieved

To identify land in urban and non-urban areas which is potentially liable to inundation by overland flow or sheet flooding and is likely to suffer from poor drainage which could inhibit development.

To ensure that any development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and with local drainage conditions and will not cause any significant rise in flood levels or flow velocity.

3.0

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Permit requirement

A permit is not required for:

- Earthworks less than 500 millimetres in height.
- The construction of a dwelling, provided the floor level is 450mm (minimum) above the general surrounding natural surface level.
- The construction of garages, carports, out-buildings, sheds and fencing appurtenant to existing dwellings.
- A single non-habitable building with a floor area less than 200 square metres.
- A single extension to a non-habitable building provided that the total floor area of the building is less than 200 square metres.
- A single extension to an existing habitable dwelling provided that the floor level of the extension is either 450mm (minimum) above the general surrounding natural surface level or is no lower than the floor level of the existing dwelling.
- An upper storey extension to an existing building within the existing building footprint.
- A protective levee bank around the immediate surrounds of the habitable dwelling, except if the levee is located on Crown land.
- Replacement of an existing electricity line transmission tower.
- Minor irrigation channels less than 500 mm in height.
- Earthworks greater than 500mm in height created during the construction of a dam of less than 3000m³ capacity.
- Repairs and routine maintenance to existing buildings and works excluding levees.
- Repairs and routine maintenance that do not affect the overall height, length or location of an existing levee bank.
- Works undertaken by a public authority to:
 - Regulate the flow in a waterway.

- Regulate flooding.
- Construct or redirect a waterway.
- A Minor utility installation.
- The development of land for passive recreation.

4.0

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Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- Any comments of the floodplain management authority.