SCHEDULE TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as LSIO.

MUNICIPALITY WIDE LAND SUBJECT TO INUNDATION OVERLAY

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 construct or carry out any of the following buildings or works:

- An extension to an existing dwelling provided the floor level of the extension is not lower than the existing floor level and the gross floor area of the extension does not exceed 20 square metres.
- Ancillary works to an existing dwelling including landscaping, a pergola, driveway, verandah, barbeques, water tank.
- An open building with no walls.
- An open-style fence.
- A tennis court at natural surface level with curtain fencing.
- A below-ground swimming pool.
- A non-habitable building or extension to a non-habitable building with concrete floors, where floor levels are at least 300 mm above the flood level.
- A non-habitable building or extension to a non-habitable building with dirt floors, where floor levels are at least 150 mm above the flood level.
- Footpath, bicycle path or elevated boardwalk, at 300 mm above the applicable flood level.
- Radio mast.
- Advertising signs on posts or attached to buildings.
- Upper storey extensions or alterations to existing buildings.
- Replacement fences of the same materials as the existing fence.
- Aviaries and other enclosures for domestic animals.
- Agricultural and farm buildings with permanent openings such as hay sheds, cattleyards, covered horse stables or yards.
- Earthworks associated with the construction of a dam, where no fill is imported to the site and where no embankment is above ground level.
- For land in a rural zone, earthworks that do not obstruct or impact on natural flow paths, drainage lines or flood flows and that raise the natural surface level of the land by less than 150 mm.
- Picnic shelters.

4.0

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 boundaries and dimensions of the site.
- Relevant ground levels, to Australian Height Datum, taken by a licensed surveyor.
- The layout of existing and proposed buildings and works.
- Floor levels of any existing and proposed buildings, to Australian Height Datum, taken by a licensed surveyor.

5.0

Decision guidelines

None specified.