

SCHEDULE 2 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as **LSIO2**.

FLOODING FROM WATERWAYS (DEPTHS GREATER THAN 350 MILLIMETRES)**1.0****Permit requirement**

A permit is not required to construct a building or construct or carry out works as follows:

On land subject to an existing planning permit, restriction or agreement:

- if land has been developed in accordance with a planning permit, restriction or section 173 agreement requiring its ground level to be finished at least 300 millimetres above the 100-year ARI (average recurrence interval) flood level; and
- survey plans confirm that the ground level has been constructed in accordance with the requirements of a planning permit, restriction or subdivision; and
- any 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 100-year ARI flood level.

Extensions and alterations to existing buildings

- An extension to an existing dwelling (not including an outbuilding associated with a dwelling), provided the floor level of the proposed extension is not less than the existing floor level and the gross floor area of the extension does not exceed 20 square metres.
- An upper storey extension to an existing building if there is no increase in the ground level footprint.

New and replacement buildings

- A replacement single dwelling if it constructed to at least 300 millimetres above the 1 per cent AEP (Annual Exceedance Probability) flood level and the original building footprint is not increased by 20 square metres in area. The responsible authority may require evidence of the existing building envelope.
- A non-habitable building (including an outbuilding associated with a dwelling) with a floor area of less than 10 square metres.
- An agricultural or farm building with permanent openings, such as a hay shed, cattleyard, covered horse stable or other yards.

Other buildings and works

- An open style fence if constructed in accordance with the definition of open style fence in the *Bendigo Local Floodplain Development Plan*, February 2018.
- A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level of not more than 800 millimetres above ground level and a maximum building height of 3 metres above ground level.
- A deck, including a deck to a dwelling with a finished floor level not more than 800 millimetres above ground level.
- A carport constructed over an existing car space.
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot, and associated open style security fencing, where the perimeter edging of the pool is constructed at ground level and excavated material is moved outside the 1 per cent AEP flood extent.
- A curtain style fence for a tennis court if constructed in accordance with the requirements of the *Bendigo Local Floodplain Development Plan*, February 2018.

GREATER BENDIGO PLANNING SCHEME

- A mast, antenna, or light poles.
- A pump shed.

Works

- Landscaping, driveways, and vehicle crossovers associated with a dwelling, if there is no change to existing ground levels, or if the relevant floodplain management authority has agreed in writing that the flow path is not obstructed.
- Roadworks, footpaths or bicycle paths carried out by a public authority if there is less than 50 millimetres change to existing ground levels, or if the relevant floodplain management authority has agreed in writing that the flow path is not obstructed.