

SCHEDULE TO THE LAND SUBJECT TO INUNDATION OVERLAY

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

1.0**Permit requirement**

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

- A new dwelling within the General Residential Zone of Mansfield Shire where the floor level is at least 300mm above the 100-year ARI flood level as determined by the floodplain management authority;
- A replacement dwelling where the floor level is at least 300mm above the 100-year ARI flood level as determined by the floodplain management authority;
- A replacement dwelling with a floor area of 20m² or less.
- A single or multiple dwelling extension where:
 - The combined ground floor area of the extension since 1 May 2003 is not greater than 20m²; or
 - The owner can demonstrate to the satisfaction of the floodplain management authority that the floor height of the proposed dwelling extension(s) is/ are at least 300mm above the 100-year ARI flood at the date of enquiry.
- An upper storey extension to an existing building within the existing building footprint;
- A pergola, veranda, decking, garage, carport, domestic shed or swimming pool adjoining an existing dwelling;
- A new industrial, retail or office building within any industrial or business zone of Mansfield Shire where the floor level is at least 300mm above the 100-year ARI flood level, as determined by the floodplain management authority;
- An extension to an existing industrial, retail or office building provided that the total ground floor area of the building is less than 130m²;
- An agricultural shed (other than one used for industrial, retail or office purposes) for the storage of farm machinery, farm vehicles and workshop associated with a rural use in a farming zone with a floor area not more than 130m² and the orientation of the shed should be parallel to the direction of flood water flow;
- Open type fencing (not including solid fences such as wooden or metal paling fences, colourbond fences, cyclone mesh fences or brick, stone or concrete wall);
- An outdoor advertising sign/ structure;
- A pump shed;
- A hay shed with open sides;
- A sportsground, racecourse or recreation area (with no permanent grandstand or raised viewing area), pathways and trails constructed at general natural surface elevation, playground, open picnic shelter, picnic table, drinking tap, rubbish bin, barbecue, works associated with an apiary or underground infrastructure;
- A mast, antenna, lighting or telecommunications tower;
- Earthworks associated with the construction of a dam, provided no fill is imported to the site and no embankment is above ground level;
- An accessway constructed at general natural surface elevations;

MANSFIELD PLANNING SCHEME

- To roadworks and associated works if this is limited to resurfacing the existing road or the relevant floodplain management authority has agreed in writing that the topography of the land is not altered; and
- Roadworks carried out by a public authority.