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SCHEDULE TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as LSIO.

1.0

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Land subject to inundation objectives to be achieved

None specified.

2.0

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Statement of risk

None specified.

3.0

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Permit requirement

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

Buildings

- A replacement dwelling, provided that the floor level is at least 300mm above the flood level and the footprint of the replacement dwelling is the same or less than the original building.
- An extension to an existing building where the ground floor level is the same or higher than the existing ground floor level and the gross floor area of the extension does not exceed 40m².
- An upper storey extension to an existing building within the existing building footprint;
- A building with a ground floor level at least 300mm above the flood level and the gross floor area does not exceed 40m².
- A non habitable building with a gross floor area that does not exceed 40m².
- A building without any walls or enclosed foundations, including a pergola, a deck and a verandah.
- An agricultural shed with open sides.
- An in-ground swimming pool or spa where the perimeter edging of the pool is constructed at natural ground levels and the excavated material is removed from the Land Subject to Inundation Overlay.

Fencing

- Maintenance of an existing fence.
- A replacement fence in the same location and of the same style and material as the existing fence.

Works

- Earthworks that do not raise ground level topography by more than 150 millimetres and does not include the removal, destruction or lopping of trees and the removal of vegetation or topsoil.
- Repairs and routine maintenance that do not affect the height, length or location of a levee, embankment or road.
- Works associated with a watering system.
- Open sports ground with no grandstands or raised viewing areas, golf courses, playgrounds, picnic shelters and barbeques.

Roadworks

- All roadworks for the purposes of the Princes Highway West duplication project and associated works.

- Road works or works to any other accessway (public or private) that do not change the finished level of the road surface or are limited to resurfacing of an existing road.

4.0

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Application requirements

None specified.

5.0

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Decision guidelines

None specified.