

25/07/2019  
C106well**SCHEDULE 1 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY**

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

**1.0**25/07/2019  
C106well**Land subject to inundation objectives to be achieved**

None specified.

**2.0**25/07/2019  
C106well**Statement of risk**

None specified.

**3.0**25/07/2019  
C106well**Permit requirement**

A permit is not required to carry out the following:

**Buildings**

- A non-habitable building (other than industrial or commercial) with a floor area less than 20m<sup>2</sup>;
- An extension to a non-habitable building (other than industrial or commercial), provided that the total ground floor area of the extension is less than 20m<sup>2</sup>;
- An extension to an existing habitable building of less than 20m<sup>2</sup>, provided that the proposed floor level is at least 300 mm above the 100 year ARI flood level;
- A single replacement dwelling, provided that the floor level is at least 300 mm above the 100 year ARI flood level;
- A pergola, carport or in-ground swimming pool associated with an existing dwelling;
- A deck or verandah associated with an existing dwelling that does not impede the flow of floodwaters and has a floor area no greater than 20m<sup>2</sup>;
- A rainwater tank associated with an existing dwelling, provided that the footprint of all rainwater tanks associated with the dwelling does not exceed 20m<sup>2</sup>;
- An upper storey extension to an existing building within the existing building footprint;
- Open type fencing (excluding paling and colourbond fencing, brick and concrete walls) and maintenance to existing fencing;
- Open sports ground with no grandstands or raised viewing areas, playgrounds, picnic shelters and barbeques;
- A pump shed;
- An agricultural shed with open sides;
- A mast, antenna, power pole, light pole, or telecommunication tower; and
- An outdoor sign/structure, provided that it does not alter flood flows or floodplain storage capacity.

**Works**

- Works ancillary to an existing building, including landscaping and pathways that do not alter the existing surface profile by more than 150 mm;
- Works associated with roads, roadsides or any other access way (public or private) that do not alter the existing surface level by more than 150mm;

- Works associated with roads, roadsides or any other access ways (public or private) carried out by a public authority that have received written consent from the floodplain management authority;
- Earthworks in accordance with a *whole farm plan* approved by the responsible authority and floodplain management authority;
- Works associated with vine or horticultural trellises or watering systems; and
- Routine and maintenance works that do not affect the height, length or location of a levee, embankment or road.

#### **Buildings and Works**

- Buildings and works undertaken by Gippsland Ports associated with jetties, boardwalks, landings, beach refurbishment, swing moorings, navigational aids, beacons and signs.
- Buildings and works associated with the construction of the South Gippsland Highway upgrade (Stage 3 – Cox’s Bridge) between May Street, Sale and the Thomson River Bridge (constructed as part of the South Gippsland Highway upgrade: Stage 1 – Swing Bridge Realignment), provided that the buildings and works are to the satisfaction of the floodplain management authority.

#### **4.0**

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#### **Application requirements**

None specified.

#### **5.0**

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#### **Decision guidelines**

None specified.