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Proposed C106gelg

SCHEDULE 1 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as **LSIO1**.

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 for the following buildings or works:

- Any buildings and/or works if appropriately detailed information is submitted to the satisfaction of the responsible authority showing that:
 - The land has been filled in accordance with the requirements of a planning permit for subdivision of the land, or other planning permit issued for the land where the finished ground level is at least 600 millimetres above the 100 year Average Recurrence Interval (ARI) flood level; or
 - The natural level of the land on which the buildings and works are proposed is at least 600 millimetres above the 100 year ARI flood level; and
 - Flood-free vehicular access is available for all flood events up to and including the 100 year ARI event.
- A replacement building where:
 - The floor level is finished at least 600 millimetres above the 100 year ARI flood level, or a higher level set by the responsible authority.
 - The footprint of the replacement building(s) is the same or less than the original building.
- The alteration of an existing building where the original building footprint remains and the floor level(s) are at and will be retained at least 600 millimetres above the 100 year ARI flood level.
- A pergola or carport that is open on all sides.
- A veranda or decking area with a floor raised on stumps or piers.
- The addition of a second story, or other additional stories, on top of an existing building where there is no increase in building footprint.
- An open sports ground excluding change rooms, pavilions, shelters, other buildings, and raised viewing areas, provided that the natural surface level is not altered.
- An outdoor recreation facility, excluding any buildings or structures that alter water movement across or storage capacity of the floodplain, and works that alter the topography of the land.
- Road works or works to any other access way (public or private) that:
 - Do not change the finished level of the road surface; or
 - Are limited to resurfacing of an existing road.
- Cycle or pedestrian tracks where there is no increase in the natural ground level.
- Works ancillary to an existing building (including landscaping) that do not alter the surface profile by more than 150 millimetres.

GLENELG PLANNING SCHEME

- 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.
- Routine and maintenance works that do not affect the height, length or location of a levee or embankment.
- A domestic rainwater tank of 4,500 litres capacity or less.
- An agricultural shed or hay shed that is open on all sides with a floor level at natural surface.
- A non habitable outbuilding, including sheds, including replacement of an existing outbuilding provided:
 - The footprint is no larger than 20 square metres.
 - The total footprint of existing outbuildings does not exceed 20 square metres.
- A lighting pole.

4.0

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Application requirements

None specified.

5.0

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Decision guidelines

None specified.