02/12/2022
C259case

SCHEDULE TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

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

1.0 Land subject to inundation objectives to be achieved

02/12/2022
C259case

None specified.

2.0 Statement of risk

02/12/2022
C259case

None specified.

3.0 Permit requirement

02/12/2022
C259case

A permit is not required to construct or carry out:

- A dwelling on a lot of 1,500 square metres or less in a General Residential Zone, Residential Growth Zone, Urban Growth Zone (where a precinct structure plan applies to the land) or Township Zone shown on a plan of subdivision registered after 8 February 2007.
- If in the Koo Wee Rup Flood Mitigation District:
  - a new dwelling and ancillary outbuildings, provided the floor levels are at least 600 millimetres and on a fill pad at least 150 millimetres above the flood level;
  - an extension to an existing dwelling, provided the proposed floor level is at or above the existing floor level;
  - where the depth of flooding at the site of the proposed development is no greater than 500 millimetres.
- Roadworks within the declared road boundary of the Princes Freeway, limited to routine repair and maintenance works, including resurfacing of the existing road, or any works agreed to in writing by the relevant Floodplain Management Authority.
- An extension to an existing 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.
- Works ancillary to an existing dwelling, including landscaping, a pergola, driveway, verandah, barbeques and water tank.
- An open building with no walls.
- An open-style fence.
- A tennis court at natural surface level with curtain fencing.
- A below-ground swimming pool.
- A non-habitable building or extension to a non-habitable building, with concrete floors, where floor levels are at least 300 millimetres above the flood level.
- A non-habitable building or extension to a non-habitable building, with dirt floors, where floor levels are at least 150 millimetres above the flood level.
- A footpath, bicycle path or elevated boardwalk, at 300 millimetres above the applicable flood level.
- A radio mast.
- Signs on posts or attached to buildings.
- Upper storey extensions or alterations to existing buildings.
- Replacement fences of the same materials as the existing fence.
- Aviaries and other enclosures for domestic animals.

- Agricultural and farm buildings with permanent openings, such as hay sheds, cattleyards, covered horse stables or yards.
- Earthworks associated with the construction of a dam, where no fill is imported to the site and where no embankment is above ground level.
- A picnic shelter.

4.0 Application requirements

02/12/2022
C259case

An application to construct a building or construct or carry out works must be accompanied by four sets of plans, drawn to scale, which show:

- The boundaries and dimensions of the site.
- Relevant ground levels, to Australian Height Datum, taken by or under the direction or supervision of a licensed land surveyor.
- The layout of existing and proposed buildings and works.
- Floor levels of any existing and proposed buildings, to Australian Height Datum, taken by a licensed surveyor.

5.0 Referral of Applications

An application to construct a building or construct or carry out works, or an application to amend a permit, does not have to be referred to the floodplain management authority if the application satisfies one of the following:

- Is accompanied by the relevant floodplain management authority's written approval, which must:
  - be granted not more than three months prior to lodging the application with the responsible authority;
  - quote the reference number of the approved plans; and
  - state the applicable flood level and any required floor levels.
- Is in accordance with an adopted local floodplain development plan.
- Complies with a building envelope, filling levels and floor levels specified by Melbourne Water in the previous six months.

6.0 Decision guidelines

02/12/2022
C259case

None specified.