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Proposed C135sglp

SCHEDULE 2 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as **LSIO2**.

LAND ISOLATED IN A FLOOD EVENT

1.0 Land subject to inundation objectives to be achieved

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To ensure that risk to life is not increased by locating development on land that cannot be safely accessed or evacuated during a 1 per cent Annual Exceedance Probability (AEP) flood event.

To reduce the vulnerability of communities to the impacts of flooding.

To avoid development that provide land uses that increase the number of people, particularly vulnerable people, and increase the amount of property at risk to flooding.

2.0 Statement of risk

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Areas with potential loss of access and isolation up to a 1 per cent AEP flood event.

3.0 Permit requirement

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A permit is not required to:

- Construct a single Dwelling on a lot in the Township, Low Density Residential or General Residential Zone.
- Construct a non-habitable outbuilding. A non-habitable building is a building that has no habitable rooms.
- Construct a building associated with the use of the land for Agriculture. This does not apply to Accommodation.
- Construct a building undertaken by or on behalf of the public land manager or utility service provider where the building has otherwise received written consent from the relevant floodplain management authority.
- Extend a building.
- Carry out works.

Exemptions to Specific LSIO Permit Requirements (refer to Clause 44.04-2)

A permit is not required for:

- A fence.
- Roadworks, if the water flow path is redirected or obstructed.
- Bicycle pathways and trails.
- Public toilets.
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
- Rainwater tank with a capacity of not more than 10,000 litres.
- A pergola or verandah, including an open-sided pergola or verandah to a dwelling or a small second dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.
- A deck, including a deck to a dwelling or a small second dwelling with a finished floor level not more than 800mm above ground level.
- A disabled access ramp.

4.0

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Application requirements

The following application requirements apply to an application for a permit under Clause 44.04, in addition to those specified in Clause 44.04, and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority and relevant floodplain management authority (unless otherwise agreed in writing):

- A report outlining the proposal's response to the objectives and decision guidelines of Clause 44.04 and this schedule.
- A location context plan of the subject site and its surrounds that shows:
 - Boundaries and dimensions of the site.
 - Surrounding uses and services.
 - Layout of existing and proposed buildings and works.
 - Watercourses.
 - Access roads, including proposed internal access roads, showing access to settlements that are not flood affected.
 - 1 per cent Annual Exceedance Probability (AEP) (100 year Average Recurrence Interval flood level or 1 in 100 year flood level) from the relevant floodplain management authority. The flood level information must not be more than six months old.
- Elevation plans showing natural ground level, finished ground level and the floor levels of any proposed buildings in relation to Australian Height Datum (AHD).
- A detailed site plan with 0.5m contour intervals showing the layout of existing and proposed buildings and works, including cut and fill and any on-site wastewater management system (including system type), watercourses and access roads, including proposed internal access roads.
- For all plans: Drawn to scale with relevant ground levels to AHD, taken by or under the direction or supervision of a licensed land surveyor.

5.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 44.04, in addition to those specified in Clause 44.04 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The objectives of the schedule.
- Whether the development will be accessible during a 1 per cent AEP flood event.
- The depth of water affecting the access to the development during a 1 per cent AEP flood event.
- The duration of time the development will be isolated in a 1 per cent AEP flood event.
- The scale of the development.
- Whether the development is likely to expose additional people to the flood hazard.
- The potential risk to life, health and safety associated with the development due to loss of access during a 1 per cent AEP flood event.