

SCHEDULE TO THE LAND SUBJECT TO INUNDATION OVERLAY

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

Note: The map on page 5 of this schedule identifies the administrative areas of the two floodplain management authorities in South Gippsland Shire.

Inappropriate development in areas susceptible to inundation can endanger life and result in costly property damage. Buildings and household materials can be washed away and damage other properties and worsen localised flooding due to the obstruction to water flows. Inundation can flood waste water systems, causing water contamination which can cause health problems. Developments in floodplains must be appropriately managed to minimise the risk and cost to both private landowner and the broader community.

The Land Subject to Inundation Overlay (LSIO) has been applied to riverine areas to recognise existing inundation risk and in coastal areas in expectation that sea level rise will continue into the future. The impacts of rising sea levels cannot be predicted with absolute certainty however the precautionary principle should be used when considering the intensification of development in coastal areas. The application of the LSIO over existing urban zoned lots in coastal townships does not prohibit development but seeks to facilitate continued development with appropriate and practical safeguards.

1.0 Permit requirement

A permit is not required for any of the following:

- A new dwelling in a residential zone (including the Township Zone) in the townships of Port Welshpool, Sandy Point, Venus Bay and Tarwin Lower, provided the finished floor level of the habitable building is 3.4 metres or more above Australian Height Datum (AHD).
- A ground floor extension to an existing habitable building (including a dwelling) provided the proposed floor level is at or above the highest point of the existing floor level and the gross floor area of the extension does not exceed 20 square metres.
- An upper storey extension to an existing building within the existing building footprint.
- A single Replacement dwelling¹ provided that the floor level is above the applicable floor levels set by the relevant floodplain management authority.
- A non-habitable building (other than a building associated with the use of land for industry or for a public or commercial use) with a floor area less than 20 square metres.
- A non-habitable building, or extension to a non-habitable building (other than a building associated with the use of land for industry or for a public or commercial use) provided the finished floor levels are above the applicable floor levels set by the relevant floodplain management authority.
- A pergola, open sided carport or in-ground swimming pool / spa (including plant equipment and safety features normal to a pool / spa) associated with a dwelling.
- An open sided deck or verandah associated with an existing dwelling and has a floor area no greater than 20 square meters.
- A rainwater tank associated with an existing dwelling, or the agricultural use of land, provided that the footprint of all rainwater tanks does not exceed 20 square metres.
- A replacement fence of the same materials as an existing fence, in the same location.
- Open type fencing (excluding paling and Colorbond style fencing, brick and concrete walls) and maintenance to existing fencing.
- An agricultural farm building, or structure, with permanent open sides.

- A mast, antenna, power pole or light pole.
- A non-domestic disabled access ramp.
- An outdoor advertising sign/structure, provided that it does not impede floodwater flows.
- 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 carried out by a public authority that have received written consent from the relevant floodplain management authority.
- Earthworks in accordance with a *whole farm plan* approved by the responsible authority and relevant floodplain management authority.
- Works associated with dams with less than 3000 cubic metres capacity, where no fill is imported to the site and where no embankment is proposed above natural ground level.
- Works associated with vine or horticultural trellises or watering systems.
- Windmills and solar units in association with the use of land for Agriculture.
- Routine and maintenance works that do not affect the height, length or location of a levee, embankment.
- 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 bicycle pathways and trails undertaken by or on behalf of South Gippsland Shire Council that do not alter the existing surface level by more than 150mm.
- Buildings and works undertaken by or on behalf of Parks Victoria in accordance with a park management plan approved by the floodplain management authority, or where the buildings and works have otherwise received written consent from the relevant floodplain management authority.
- Buildings and works carried out by a Water Corporation to maintain and replace infrastructure related to sewer and water supply.

Permit requirement explanatory note:

Replacement dwelling¹. For the purpose of this schedule a Replacement dwelling is a new dwelling constructed on the same area of land containing an existing dwelling which is to be demolished and replaced by a new dwelling, or a new dwelling to replace on the same area of land a dwelling damaged or destroyed after 1 January 2016.

2.0 Application requirement

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Unless agreed in writing by the relevant floodplain management authority 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:

- A location plan showing the boundaries and dimensions of the site, surrounding uses and the layout of existing and proposed buildings and works.
- Elevation plans showing natural ground level, finished ground level and the floor levels of any proposed buildings in relation to Australian Height Datum, taken by or under direction of a licensed surveyor.
- A detailed site plan with 0.5m contour intervals showing the layout of existing and proposed buildings and works, watercourses and access roads, taken by or under the direction of a licensed land surveyor.

- Relevant ground levels, to Australian Height Datum, taken by or under the direction or supervision of a licensed land surveyor.
- For inland waterways, the 100 year Average Recurrence Interval flood level (1 in 100 year flood level) from the relevant floodplain management authority. The flood level information must not be greater than six months old.
- Any additional information requested in writing from the floodplain management authority.

Coastal Development

For land below 5m AHD, the Responsible Authority or floodplain management authority may require that a coastal hazard vulnerability assessment or similar statement be prepared to accompany the following planning permit application types:

- Subdivision
- Accommodation (including Dwelling, Residential building, Residential village, Retirement village, Camping and caravan park, Corrective institution, Dependent persons unit, Group accommodation and Host farm).

This requirement does not apply where the information has been previously published in a regional Local Coastal Hazard Assessment.

The report must be prepared by a suitably qualified coastal processes engineer and / or coastal processes specialist and prepared in accordance with any approved coastal hazard guidelines to the satisfaction of the responsible authority and floodplain management authority. The assessment is to be prepared in accordance with the Victorian Coastal Hazard Guide (or superseding document) and must not be more than six months old and contain at least the following information:

- A location plan drawn to scale, showing the boundaries and dimensions of the site, surrounding uses, the layout of existing and proposed buildings and works and the distance to coast or estuary;
- Elevation plans taken by or under the direction and supervision of a licensed land surveyor showing natural ground level, finished ground level and the floor levels of any proposed buildings in relation to both Australian Height Datum and the level as nominated by the relevant floodplain management authority at 2100;
- A detailed site plan with 0.5m contours showing the layout of existing and proposed buildings and works, watercourses, access roads, vegetation and all infrastructure that may be affected by flooding, sea level rise or coastal inundation, taken by or under the direction and supervision of a licensed land surveyor;

Note: Before commencing preparation of the coastal hazards vulnerability assessment, consultation should occur with the floodplain management authority and the responsible authority to determine what information, additional to that specified above, must be provided to fulfil the requirements of the Victorian Coastal Hazard Guide.

3.0 Referral of Applications

An application to construct a building or construct or carry out works, or an application to amend a permit, does not require referral to the relevant 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 with the responsible authority;
 - quote the reference number and date of the approved plans; and
 - states the applicable flood level and any required floor levels.
- Is in accordance with an adopted local floodplain development plan or other agreement between the floodplain management authority and the responsible authority.

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- Complies with a building envelope, filling levels and floor levels specified by the relevant floodplain management authority for the subject land in the previous six months.

4.0 References

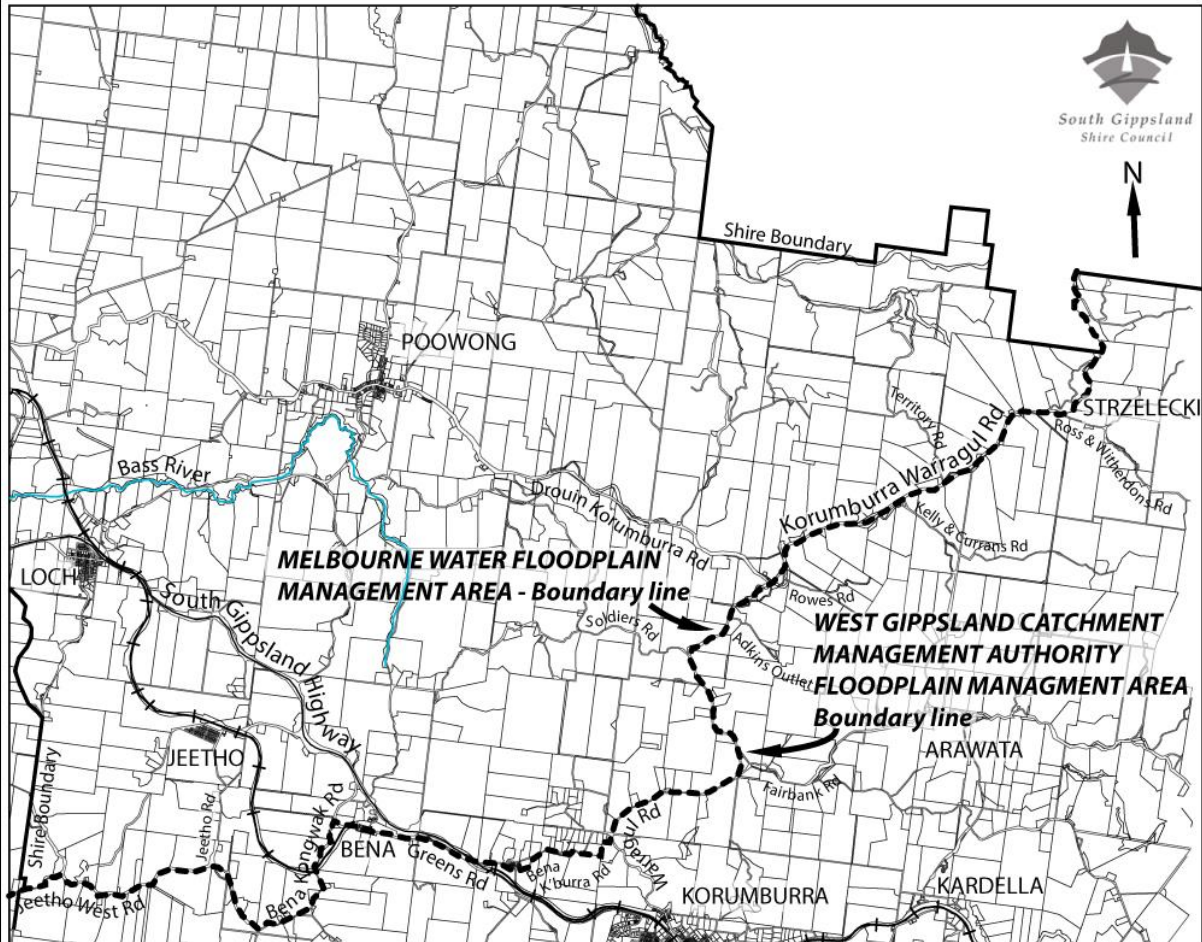
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Corner Inlet Dynamic Storm Tide Modelling Assessment – Water Technology June 2014

5.0 Map 1

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BOUNDARY LINE OF FLOODPLAIN MANAGEMENT AUTHORITY AREAS - SOUTH GIPPSLAND SHIRE



Key

----- Boundary line identifying the administrative areas of Melbourne Water (MW) and the West Gippsland Catchment Management Authority (WGCMA) within South Gippsland Shire.

Notes:

1. Precise details of the location of the boundary line (aligned to the cadastre) can be gained from MW and the WGCMA.
2. Enquiries regarding flood heights north of the boundary line should be directed to MW. Enquiries south and east of the line (the balance of South Gippsland Shire) should be directed to the WGCMA.
3. South Gippsland Shire Council does not provide flood height information.