

SCHEDULE 1 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

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

1.0
25/07/2019
C121sgip

Land subject to inundation objectives to be achieved

None specified.

2.0
25/07/2019
C121sgip

Statement of risk

None specified.

3.0
08/09/2022
C125sgip

Permit requirement

A permit is not required for any of the following:

Buildings

- A new dwelling in a residential 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 above the applicable floor levels set by the relevant floodplain management authority~~ or more above Australian Height Datum (AHD).
- ~~A new dwelling in a residential zone in the township of Port Welshpool, provided the finished floor level of the habitable building is 3.0 metres or more above 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 dwelling 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.

An agricultural farm building, or structure, ~~with permanently~~ open on all sides.

SOUTH GIPPSLAND PLANNING SCHEME

- 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 that 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.

Fences

- 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.~~

Other Building & Works

- An open sided deck or verandah associated with an existing dwelling that has a floor area no greater than 20 square meters.

A mast, ~~antenna~~, power pole or light pole.

A non-domestic disabled access ramp.

An outdoor 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 management 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.
- On non-urban zoned land, earthworks involving the receipt, importation, stockpiling or placement of not more than 100 cubic metres of fill.
- Buildings and works undertaken by Gippsland Ports associated with jetties, boardwalks, landings, beach refurbishment, swing moorings, navigational aids, beacons and signs.
- ~~Buildings and w~~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.~~

Note: Replacement dwelling. 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.

4.0

17/10/2024

Application requirements

c129sgip The following application requirements apply to an application for a permit under Clause 44.041, in addition to those specified in Clause 44.041, and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

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-site~~ plan showing the boundaries and dimensions of the site, surrounding uses and the layout of existing and proposed buildings and works, proposed internal access roads and including on-site wastewater management system (including system type) if required.

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~~ three months old.
- Any additional information requested in writing from the floodplain management authority.

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 along with a copy of the approved plans; and
 - states the applicable flood level and any required floor levels.
 - Specify any other requirements including, but not limited to, siting of the development and fill levels.
- Is in accordance with an adopted local floodplain development plan or other agreement between the floodplain management authority and the responsible authority.
-

~~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 three months.~~

5.0

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:

25/07/2019

C121sgip

- ~~None specified.~~ Flood risk factors including climate change including sea level rise.

30/07/2018

SCHEDULE 2 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

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

ISOLATED LAND**1.0 Land subject to inundation objectives to be achieved**

30/07/2018

To ensure that risk to life is not increased by locating development on land that cannot be safely accessed or evacuated during a 1% AEP flood event.

2.0 Statement of risk

30/07/2018

Areas with potential loss of access and isolation in a 1% AEP flood event.

3.0 Permit requirement

30/07/2018

A permit is not required to construct a building or to construct except where it is associated with:

- Accommodation (apart from a single Dwelling if it is the only dwelling on a lot)
- Childcare centre
- Primary school
- Secondary school
- Medical centre
- Hospital
- Emergency Services Facility
- Transport terminal

4.0 Application requirements

30/07/2018

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. 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 plans, drawn to scale, which show:

- A site plan showing the boundaries and dimensions of the site, surrounding uses and the layout of existing and proposed buildings and works and proposed internal access roads.
- 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 1% AEP flood level from the relevant floodplain management authority. The flood level information must be no greater than 3 months old.
- Any additional information requested in writing from the floodplain management authority.

5.0 Decision guidelines

30/07/2018 None specified.

30/07/2018

SCHEDULE 1 TO CLAUSE 44.03 FLOODWAY OVERLAY

Shown on the planning scheme map as **FO1** or **RFO1**.

HIGHER RISK FLOODING AREAS**1.0 Floodway objectives to be achieved**

30/07/2018

To minimise the potential flood risk to life, health and safety associated with development.

2.0 Statement of risk

30/07/2018

None specified.

3.0 Permit requirement

30/07/2018

Same as LSI01 schedule

4.0 Application requirements

30/07/2018

Same as LSI01 schedule

5.0 Decision guidelines

30/07/2018

The following decision guidelines apply to an application for a permit under Clause 44.03, in addition to those specified in Clause 44.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.
- Alternative design or flood proofing responses.
- The susceptibility of the development to flooding and flood damage.
- The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include:
 - The frequency, duration, extent, depth and velocity of flooding of the site and accessway.
 - The flood warning time available.
 - Tidal patterns.
 - Coastal inundation and erosion.
 - Climate change impacts including sea level rise.
 - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.
- The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.
- The effect of the development on river, marine and coastal health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality, estuaries and sites of scientific significance.