

19/08/2010  
C48**SCHEDULE TO THE LAND SUBJECT TO INUNDATION OVERLAY**Shown on the planning scheme map as **LSIO**.**1.0 Permit requirement**19/08/2010  
C48  
Proposed C85

A permit is not required to construct or carry out the following:

**Buildings**

- A ~~single~~ replacement dwelling, provided that the floor level is at least 300mm above the ~~100 year ARI~~ flood level and the footprint of the replacement dwelling is the same or less than the original building.
- An extension to an existing building where the ground floor level is the same or higher than the existing ground floor level and the gross floor area of the extension does not exceed 40m<sup>2</sup>.
- An upper storey extension to an existing building within the existing building footprint;
- A building with a ground floor level at least 300mm above the flood level and the gross floor area does not exceed 40m<sup>2</sup>.
- A non habitable building with a gross floor area that does not exceed 40m<sup>2</sup>.
- A building without any walls or enclosed foundations, including a pergola, a deck and a verandah, carport, or in ground swimming pool associated with an existing dwelling.
- An in-ground swimming pool or spa where the perimeter edging of the pool is constructed at natural ground levels and the excavated material is removed from the Land Subject to Inundation Overlay.
- ~~A deck or verandah associated with an existing dwelling that does not impede the flows of floodwaters and has a floor area no greater than 20sqm.~~
- ~~A non habitable building (other than industrial and commercial not including a dwelling) with a floor area less than 40m<sup>2</sup>.~~
- ~~An extension to a non habitable building (other than industrial and commercial) provided that the total ground floor area of the building is less than 20sqm.~~
- ~~A picnic shelter or barbeque.~~
- ~~A pump shed.~~
- ~~A mast, antenna, power pole, light pole, or telecommunication tower.~~
- ~~An outdoor advertising sign/structure, provided that it does not alter flood flow or floodplain storage capacity.~~

**Fencing**

- ~~Open type fencing (excluding paling and colourbond fencing, brick and concrete walls) and maintenance to existing fencing.~~
- Maintenance of an existing fence.
- A replacement fence in the same location and of the same material as the existing fence.

**Works**

- ~~Earthworks that do not raise ground level topography by more than 150 millimeters and does not include the removal, destruction or lopping of trees and the removal of vegetation or topsoil.~~
- ~~Earthworks in accordance with a whole farm plan approved by the responsible authority and floodplain management authority.~~

- Repairs and routine maintenance that do not affect the height, length, width or location of a levee, embankment or road.
- ~~Open type fencing (excluding paling fencing, brick and concrete walls) and maintenance to existing fencing~~
- ~~Works associated with vine or horticultural trellises or watering systems.~~
- ~~Open sports ground with no grandstands or raised viewing areas, golf courses, playgrounds, picnic shelters and barbeques.~~

### **Roadworks and access**

- All roadworks for the purposes of the Princes Highway West duplication project and associated works.
- Road works or works to any other accessway (public or private) that do not change the finished level of the road surface or are limited to resurfacing of an existing road.

### **Application requirements**

An application must be accompanied by the following information:

- A plan, drawn to scale and fully dimensioned showing:
  - The boundaries and dimensions of the site.
  - The layout, size and use of existing and proposed buildings and works, including floor plan layout and vehicle parking areas.
  - Setbacks between existing and proposed buildings and site boundaries.
  - Relevant ground levels, to metres Australian Height Datum, taken by a licensed surveyor.
  - Floor and surface levels of any existing and proposed buildings and works to metres Australian Height Datum, taken by a licensed surveyor.
  - Cross sectional details of any basement entry ramps and other basement entries to metres Australian Height Datum, showing floor levels of entry and exit areas and drainage details.

If subdivision is proposed, the location, shape and size of the proposed lots to be created.