

24/09/2020
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SCHEDULE 3 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as **LSIO3**.

1.0

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Land subject to inundation objectives to be achieved

None specified.

2.0

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Statement of risk

None specified.

3.0

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Permit requirement

A permit is not required to construct a building or construct or carry out works for:

- New buildings and works if appropriately detailed information is submitted to the satisfaction of the responsible authority showing that the floor level is finished at 600 millimetres above the applicable 100 year ARI flood level, or a higher level set by the responsible authority.
- A non-habitable building (other than industrial or commercial) with a floor area less than 20 square metres.
- An extension to a non-habitable building (other than industrial or commercial), provided that the total ground floor area of the extension is less than 20 square metres.
- An extension to an existing habitable building, provided the proposed floor level is at or above the highest point of the existing floor level, the gross floor area of the extension does not exceed 20 square metres and no changes are required to the existing effluent disposal system.
- A pergola or carport associated with an existing dwelling.
- A deck or verandah associated with an existing dwelling that does not impede the flow of floodwaters and has a floor area no greater than 20 square metres.
- A rainwater tank associated with an existing dwelling provided that the footprint of all rainwater tanks associated with the dwelling do not exceed 20 square metres.
- An upper storey extension to an existing building within the existing building footprint.
- An agricultural shed with open sides.
- Road works or works to any other access way (public or private), including construction of driveways, vehicle crossovers, footpaths and bicycle paths, if there is no change to existing surface levels or if the relevant floodplain management authority has advised in writing that the impact on flood storage will be negligible and the flow path will not be obstructed.
- An in-ground swimming pool associated with an existing dwelling where any overburden (spoil) is removed from the floodplain. Any associated pool fencing must comply with the Glenelg Hopkins CMA Guidelines for Fencing within the floodplain.
- A sporting surface finished at existing natural ground level.
- Any fencing (including pool fencing) that complies with the Glenelg Hopkins CMA Guidelines for Fencing in flood prone areas.
- A mast, antenna, power pole, light pole or telecommunications tower.
- A non-domestic disabled access ramp.
- An outdoor sign/structure, provided that it does not alter flows or floodplain storage capacity.
- Works ancillary to an existing building (including landscaping) that do not alter the surface profile by more than 150 millimetres.

- Earthworks associated with the construction of a dam, provided no fill is imported to the site and no embankment is above existing natural surface level.
- Works associated with vine or horticultural trellises or watering systems.
- Routine and maintenance works that do not affect the height, length or location of a levee, embankment or road.

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Application requirements

Referral of applications

Referral of an application to the relevant floodplain management authority pursuant to Section 55 of the *Planning and Environment Act 1987* is not mandatory if the application is accompanied by the relevant floodplain management authority's written approval.

Applicants may acquire a flood advice letter from the floodplain management authority and attach it to their application. Such a letter must reflect the best available flood information for the site of the development.

Prior to determination of an application, council's statutory planning unit must verify, through correspondence with the floodplain management authority, that a flood advice letter reflects the best available flood information.

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Decision guidelines

None specified.