

--/--/---
Proposed C81hors

SCHEDULE 1 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

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

HORSHAM, WARTOOK, MT WILLIAM CREEK, NATIMUK, WIMMERA RIVER FLOOD STORAGE OR FLOOD FRINGE AREAS

1.0 Land subject to inundation objectives to be achieved

--/--/---
Proposed C81hors

None specified.

2.0 Statement of risk

--/--/---
Proposed C81hors

None specified.

3.0 Permit requirement

--/--/---
Proposed C81hors

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

On land subject to an existing planning permit, restriction or agreement

- If land has been developed in accordance with a planning permit, restriction or section 173 agreement requiring its ground level to be finished at least 300 millimetres above the 100-year ARI (average recurrence interval) flood level; and
- Survey plans confirm that the ground level has been constructed in accordance with the requirements of a planning permit, restriction or subdivision; and
- Any buildings and works do not lower the ground level or result in a finished floor level for a dwelling that is below 300 millimetres above the 100-year ARI flood level.

General buildings and works

- Road works or works to any other accessway (public or private), including construction of driveways, vehicle crossovers, footpaths or bicycle paths if there is no change to existing surface levels or if the relevant floodplain management authority has advised in writing that it supports the proposed works.

Buildings

- A dependent person's unit with the written consent of the relevant floodplain management authority.
- A non-habitable building (including a shed), including replacement of an existing non-habitable building provided:
 - The floor area is less than 20 square metres; and
 - The floor level is at least 150 millimetres above the 1% AEP flood level.
- Any buildings or works on land that has been filled in accordance with the requirements of a planning permit.

Extensions and alterations to buildings

- An extension to an existing dwelling provided the floor level of the proposed extension is not lower than the existing floor level and the gross floor area of the building is less than 20 square metres

Other buildings and works

- An outdoor advertising sign or business sign that is attached to the wall of a building or orientated parallel to the direction of floodwater flow.
- An open sided pergola, carport or verandah with a finished floor level not more than 150 millimetres above ground level.

- An open sided agricultural shed with a floor area not more than 200 square metres, provided the shed is located on land in a rural zone.
- An in-ground swimming pool or spa, and associated mechanical and safety equipment and open-style security fencing where:
 - The excavated spoil does not raise ground level topography by more than 150 millimeters; and
 - The perimeter edging of the pool is finished at no more than 150 millimetres above natural ground level.
- A domestic water tank provided:
 - The rainwater tank has a capacity less than 25,000 litres; and
 - The rainwater tank is on a stand more than 300 millimetres above the 1% AEP flood level which allows the free passage of floodwater.
- A maximum of four rainwater tanks, with a combined capacity not greater than 25,000 litres, and which are sited at least 1 metre apart.
- Repairs and routine maintenance that do not affect the height, length or location of a levee, embankment or road.

Rural (land located within the Farming Zone)

- A shed used for the storage of farm machinery, farm vehicles and workshop associated with a rural use in the Farming Zone with a floor area not more than 200m², and the relevant floodplain management authority has advised in writing that there is no impact to flood damage.
- A pump shed with a footprint no larger than 10m square metres.

4.0

---/---
Proposed C81hors

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: A flood risk report prepared by a suitably qualified person that addresses the following matters:

- A flood risk report prepared by a suitably qualified person that addresses the following matters:
 - Details of the proposed development, site conditions, and site context plan.
 - The flood extent, flood levels and flow directions relevant to the site.
 - The frequency, duration, depth and velocity of flooding and flood warning time applicable to the development site and access way.
 - The susceptibility of the development to flood damage.
 - The potential flood risk to life health and safety.
 - The effect of the development on reducing flood storage and on redirecting or obstructing floodwater, stormwater or drainage water.
 - The effect of the development on environmental values, for example flora, fauna and wetlands.
 - Whether the proposed development could be located on flood-free land or land with a lesser flood hazard.
- A site description, which may use a site plan (drawn to scale), photographs or any other relevant technique, that accurately describes:
 - The boundaries, dimensions, shape, size, orientation and elevation of the site.

- Relevant existing and proposed ground levels of the site, to Australian Height Datum taken by or under the direct supervision of a licensed land surveyor, and the difference in levels between the site and surrounding properties.
 - Location, layout, size and use of existing and proposed buildings and works on the site and on surrounding properties.
 - Floor levels of any existing and proposed buildings, to Australian Height Datum, taken by or under the direct supervision of a licensed surveyor.
 - The use of surrounding properties and buildings.
 - Location of significant environmental values including flora, fauna and wetlands on the site and surrounding properties.
 - Adjoining roads, internal driveways, and access tracks.
 - Any other notable features or characteristics of the site.
- Elevations of all proposed buildings, drawn to scale.
 - Construction details of all buildings, fences, works and driveways.
 - In the case of fences, a report that demonstrates that the fence does not significantly obstruct flood flows.

This information may not be required for:

- A single dwelling on a lot.
- Minor earthworks.

5.0

Proposed C81hors

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

- *Guidelines for Development in Flood-Affected Areas* (Department of Environment, Land, Water and Planning, 2019)