Appendix C

Example schedule to the LSIO

SCHEDULE 2 CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as LSIO2.

YELLOW RIVER WATERWAYS

1.0 Land subject to inundation objectives to be achieved

To identify land in areas that may be inundated by the combined effects of the 1 per cent Annual Exceedance Probability (AEP) (1 in 100 year) flood extent incorporating a 20% increase in rainfall intensity due to climate change by the year 2100.

To minimise the impact of new development on flood extent, depth and the flow velocity to the detriment of surrounding properties.

To ensure new development appropriately responds to identified flood hazard and local drainage characteristics.

To ensure development achieves safe access and egress.

To ensure development is consistent with the *Gumnut Shire Local Floodplain Development Plan, Yellow River Precinct* (Gumnut Shire, 2012).

2.0 Statement of risk

The Gumnut Shire includes the lower reaches of the Yellow River. Riverine flooding is caused when runoff from major storms exceeds the channel capacity of a river or creek and overflows onto the surrounding floodplain. While riverine flooding is generally associated with a longer rate of rise and in some instances warning times, flood events may have a longer duration and therefore a longer period of exposure to flood hazard. Flooding may have the potential to result in significant risk to:

- Human life and safety
- Property
- Public infrastructure and assets
- Public health through contaminated floodwaters
- The environment
- Economic and social cohesion of communities

To minimise the impact of such events, it is important buildings are sensitively and appropriately designed to minimise flood damage and protect life, property, assets and the environment. The mapping which forms the basis of the Land Subject to Inundation Overlay identifies areas that would be subject to inundation by the combined effects of the 1 per cent Annual Exceedance Probability (AEP) (1 in 100 year) flood extent incorporating an 20 per cent increase in rainfall intensity due to climate change by the year 2100. This information is contained in the background documents listed in the Schedule to Clause 72.08 which is the source of mapping for this overlay.

3.0 Permit requirement

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

Buildings

- A non-habitable building with a floor area less than 100 square metres.
- An extension to a non-habitable building provided that the total area of the building is less than 100 square metres.
- An extension to an existing dwelling provided that the floor area of the extension is less than 40 square metres and is less than 50% of the existing floor area.
- Pergolas, carports, in-ground swimming pools and hay sheds with open sides.

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Works

- Earthworks that do not raise ground level topography by more than 200 millimetres.
- A protective wall or levee bank around the immediate surrounds of a dwelling provided that the buildings or works are in accordance with the Gumnut Shire Local Floodplain Development Plan – Yellow River Precinct (2012).
- Repairs and routine maintenance which do not affect the height, length or location of a levee, embankment or road.
- Open type fencing (excluding paling fencing, brick and concrete walls) and a replacement fence of the same type and materials as the existing fence.
- Works associated with apiaries and vine or horticultural trellises.
- Sports grounds with no grandstands or raised view areas.
- Golf courses, playgrounds, picnic shelters and barbeques.

4.0 Application requirements

None specified.

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:

- Whether the buildings, works or subdivision are consistent with the requirements of the *Gumnut Shire Local Floodplain Development Plan, Yellow River Precinct (Gumnut Shire, 2012).*