

Checklist – Building and works or subdivision in a Land Subject to Inundation Overlay (LSIO)



Yarriambiack
SHIRE COUNCIL

An application for building and works or subdivision within a Land Subject to Inundation Overlay (LSIO) should be accompanied by the following information:

<p>A current copy of title and details of any registered restrictive covenant or Section 173 Agreement</p>	<p>A copy of title and associated restrictions can be accessed https://www.landata.online/. The title must be no older than 90 days old.</p>	<p><input type="checkbox"/></p>
<p>A development plan</p>	<p>The plan should be drawn to a scale of 1:100 or 1:200 and show:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A site plan showing the location of any existing buildings to be retained and proposed buildings. The plans must include the setback of all structures from side boundaries. <input type="checkbox"/> A floor plan <input type="checkbox"/> Elevations correctly labelled showing building heights and wall heights from natural ground level, finished floor and ceiling levels. It is recommended that levels are provided. <input type="checkbox"/> Details of any fencing. <input type="checkbox"/> A schedule of materials and finishes. <input type="checkbox"/> Location of buildings on adjoining properties <input type="checkbox"/> Location of existing and proposed vegetation including trees, garden beds and any other landscaping; <p>Location of driveways, car parking and loading areas.</p>	<p><input type="checkbox"/></p>
<p>Application requirements within a Land Subject to Inundation Overlay (LSIO)</p>	<p>An application for building and works or subdivision within an LSIO must include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> flood level information. This can be obtained from the Wimmera Catchment Management Authority: https://wcma.vic.gov.au/ 	<p><input type="checkbox"/></p>
<p>A written submission</p>	<p>An application should be accompanied by a written submission responding to the decision guidelines outlined in Clause 44.04-8. You may use the template provided in the appendix below.</p>	<p><input type="checkbox"/></p>
<p>A completed Application for Planning Permit form and payment of the relevant fee</p>	<p>The forms, templates and relevant fees can be found at: https://www.yarriambiack.vic.gov.au/Plan-and-Build/Planning/Planning-Forms</p> <p>An application can also be lodged and paid online: https://yarriambiack.greenlightopm.com/</p>	<p><input type="checkbox"/></p>

Other permits/regulations you may need to consider:

- Building Permit – obtained either from Yarriambiack Shire Council's Municipal Building Surveyor or a Private Building Surveyor of your choice.

Disclaimer: Please note this checklist is for standard information required for lodgement. Additional information may be required by Council when assessing your application.

APPENDIX: CLAUSE 44.04-8 ASSESSMENT

Clause 44.04-8: Decision guidelines	
Guidelines	Comments
<i>Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.</i>	
<i>Alternative design or flood proofing responses</i>	
<i>The susceptibility of the development to flooding and flood damage.</i>	
<p><i>The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include:</i></p> <ul style="list-style-type: none"> <i>• The frequency, duration, extent, depth and velocity of flooding of the site and accessway.</i> <i>• The flood warning time available.</i> <i>• The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.</i> 	
<i>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.</i>	
<i>The effect of the development on river health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality and sites of scientific significance.</i>	