

Historic
18/03/2022
C91moor

SCHEDULE 1 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as LSI01 .

WERRIBEE RIVER, LERDERDERG RIVER AND LITTLE RIVER CATCHMENTS

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

- Damage to assets due to flooding.
- Increased flood damage due to reduced storage of floodwaters as a result of development.
- Risk to life and property due to flooding.
- Waterway and floodplain protection.

3.0

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Permit requirement

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

- A dependent person's unit with the written consent of the relevant floodplain management authority.
- A fence that is 50 per cent permeable.
- An open building or structure with no walls.
- A domestic in-ground swimming pool or spa and associated mechanical and safety equipment.
- Upper storey extensions or alterations to existing dwellings.
- An out-building (including replacement of an existing building) if the out-building is less than 20 square metres in floor area and constructed to at least 300mm above the flood level or the relevant floodplain management authority has agreed in writing that the flowpath is not obstructed.
- A non-domestic disabled access ramp.
- Public toilets with the written consent of the relevant floodplain management authority.
- Construction of a pergola or verandah.
- Construction of a deck with unenclosed foundations.
- Construction of a tennis court.
- Replacement fencing constructed of identical type and material as the existing fence.
- A mast, antenna, satellite dish, power pole, light pole, or telecommunication tower.
- An outdoor advertising sign/structure, provided that it does not alter flood flows or floodplain storage capacity.
- Carrying out of works if the relevant floodplain management authority has agreed in writing that the flowpath is not obstructed.

4.0

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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:

- The boundaries and dimensions of the site.

MOORABOOL PLANNING SCHEME

- Relevant ground levels, to Australian Height Datum, taken by a licensed surveyor.
- The layout of existing and proposed buildings and works.
- Floor levels of any existing and proposed buildings, to Australian Height Datum, taken by a licensed surveyor

5.0
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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)
- *Healthy Waterways Strategy* (Melbourne Water, 2018)
- *Flood Management Strategy - Port Phillip and Westernport* (Melbourne Water, 2015)