

26/04/2018
C221

SCHEDULE 3 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

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

HEATHCOTE AND RURAL AREAS

1.0

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Permit requirement

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

- Construct an outbuilding with a floor area of less than 200 square metres provided the total floor area of all outbuildings does not exceed 200 square metres.
- Construct an extension to an outbuilding provided that the gross floor area of the outbuilding is no greater than 200 square metres.
- Construct an extension to an existing habitable dwelling provided that the floor area of the extension is less than 40 square metres and is constructed at least 300 millimetres above the 1 per cent flood level.
- Carry out earthworks no greater than 300 millimetres in height created during the construction of a dam of less than 3,000 cubic metres capacity.
- 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 surface level or result in a finished floor level for a dwelling that is below 300 millimetres above the 100-year ARI flood level.