

23/01/2014
C102**SCHEDULE TO THE LAND SUBJECT TO INUNDATION OVERLAY**

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

1.023/01/2014
C102**Permit requirement**

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

- One single dwelling within General Residential Zone of Echuca where the floor level is at least 300 millimetres above the designated 100-year ARI flood level as shown on the Rural Water Commission Plan No. 135897;
- A new industrial, retail, or office building within any industrial or business zone of Echuca where the floor level is at least 300 millimetres above the designated 100-year ARI flood level as shown on the Rural Water Commission Plan No. 135897;
- One single dwelling within General Residential Zone of central Kyabram (area within LSIO generally bounded by Hutson, Fischer, Saunders, Allan and Richards Streets), where the floor level is at least set to the nominal flood protection level of 103.75 metres AHD;
- A new industrial, retail, or office building within any industrial or business zone of central Kyabram (area within LSIO generally bounded by Hutson, Fischer, Saunders, Allan and Richards Streets), where the floor level is at least set to the nominal flood protection level of 103.75 metres AHD;
- A replacement single dwelling where the floor level is at least 300 mm above the 100-year ARI flood level;
- A single or multiple dwelling extension where the combined ground floor area of the extension since 1st October 1998 is not greater than 20 m²;
- An upper storey extension to an existing building within the existing building footprint;
- A pergola, veranda, decking, garage, carport, domestic shed or swimming pool associated with an existing dwelling;
- An extension to an existing industrial, retail or office building provided that the total ground floor area of the building is less than 130 m²;
- An agricultural shed (other than one used for industrial, retail or office purposes) for the storage of farm machinery, farm vehicles and workshop associated with a rural use in a rural zone with a floor area not more than 130 m²;
- A fence in a residential, business or industrial zone;
- Open type fencing (not including solid fences such as wooden or metal paling fences, cyclone mesh fences or brick, stone or concrete wall);
- An outdoor advertising sign/structure;
- A pump shed;
- A hay shed with open sides;
- A sportsground, racecourse or recreation area (with no permanent grandstand or raised viewing area), pathways and trails constructed at general natural surface elevation, playground, open picnic shelter, picnic table, drinking tap, rubbish bin, barbecue, works associated with an apiary or underground infrastructure;
- A sportsground, racecourse or recreation area (with no permanent grandstand or raised viewing area), playground, picnic shelter, barbecue or works associated with an apiary;
- A mast, antenna or telecommunications tower;
- An accessway constructed at general natural surface elevations;

- Roadworks carried out by a public authority; and
- Earthworks/dam in accordance with the *Earthworks Controls in the Shire of Campaspe, City of Greater Shepparton and Moira Shire – August 2010* at Clause 81 and approved by the responsible authority and the floodplain management authority.

2.0 Decision Guidelines – Campaspe Local Floodplain Development Plans

09/02/2012
C89

In addition to the decision guidelines in Clause 44.04-5, before deciding on an application, the responsible authority must consider the following relevant local floodplain development plans, which has been incorporated at Clause 81 of this scheme, as indicated on the attached map:

Precinct of Lower Goulburn (2010);	Precinct of Campaspe River Lower (2010);
Precinct of Echuca (2010);	Precinct of Corop Lakes (2010) and;
Precinct of Murray River (2010);	Precinct of Campaspe River Upper (2010);
Precinct of Bendigo Creek - Picaninny & Mount Hope Creeks (2010)	

The responsible authority must also consider the ‘Earthworks Controls in the Shire of Campaspe, City of Greater Shepparton and Moira Shire – August 2010’ incorporated at Clause 81.

3.0 Referral of applications

25/08/2011
C77

An application is not required to be referred to the relevant floodplain management authority pursuant to Section 55 of the Planning and Environment Act 1987 if the application is in accordance with a local floodplain development plan which has been incorporated at Clause 81 of this scheme.

