

25/08/2011  
C138

## SCHEDULE TO THE FLOODWAY OVERLAY

Shown on the planning scheme map as **FO**

### 1.0

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#### Permit requirement

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

- a single or multiple industrial, retail or office building extension where the combined ground floor area of the extension since 29th July 1999 is not greater than 100 m<sup>2</sup>;
- a single or multiple dwelling extension where the combined ground floor area of the extension since 29th July 1999 is not greater than 20 m<sup>2</sup>;
- an upper storey extension to an existing building within the existing building footprint;
- a pergola, veranda, decking, garage, carport or domestic shed adjacent to an existing dwelling;
- an in-ground swimming pool with open style security fencing adjacent to an existing dwelling;
- a pump shed;
- a wooden or metal paling fence or cyclone mesh fence in a residential, business or industrial zone (not including a brick, masonry, or concrete wall);
- 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 farming zone with a floor area not more than 100 m<sup>2</sup>;
- 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;
- an outdoor advertising sign/structure;
- a mast, antenna, lighting or telecommunications tower;
- an accessway constructed at general natural surface elevations;
- roadworks carried out by a public authority;
- 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; and
- earthworks/flood mitigation works in association with the Goulburn Valley Freight Logistics Centre provided such works are in accordance with a Flood Management Plan approved by the responsible authority and the floodplain management authority.

### 2.0

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#### Decision Guidelines – Greater Shepparton Local Floodplain Development Plans

In addition to the Decision Guidelines in Clause 44.03-5, 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 (2006);
- Precinct of Goulburn River (2006);
- Precinct of Broken River (2006);
- Precinct of Broken Creek (2006);

- Precinct of Honeysuckle Creek and Seven Creeks (2006); and
- Precinct of Mosquito Creek (2006).

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.

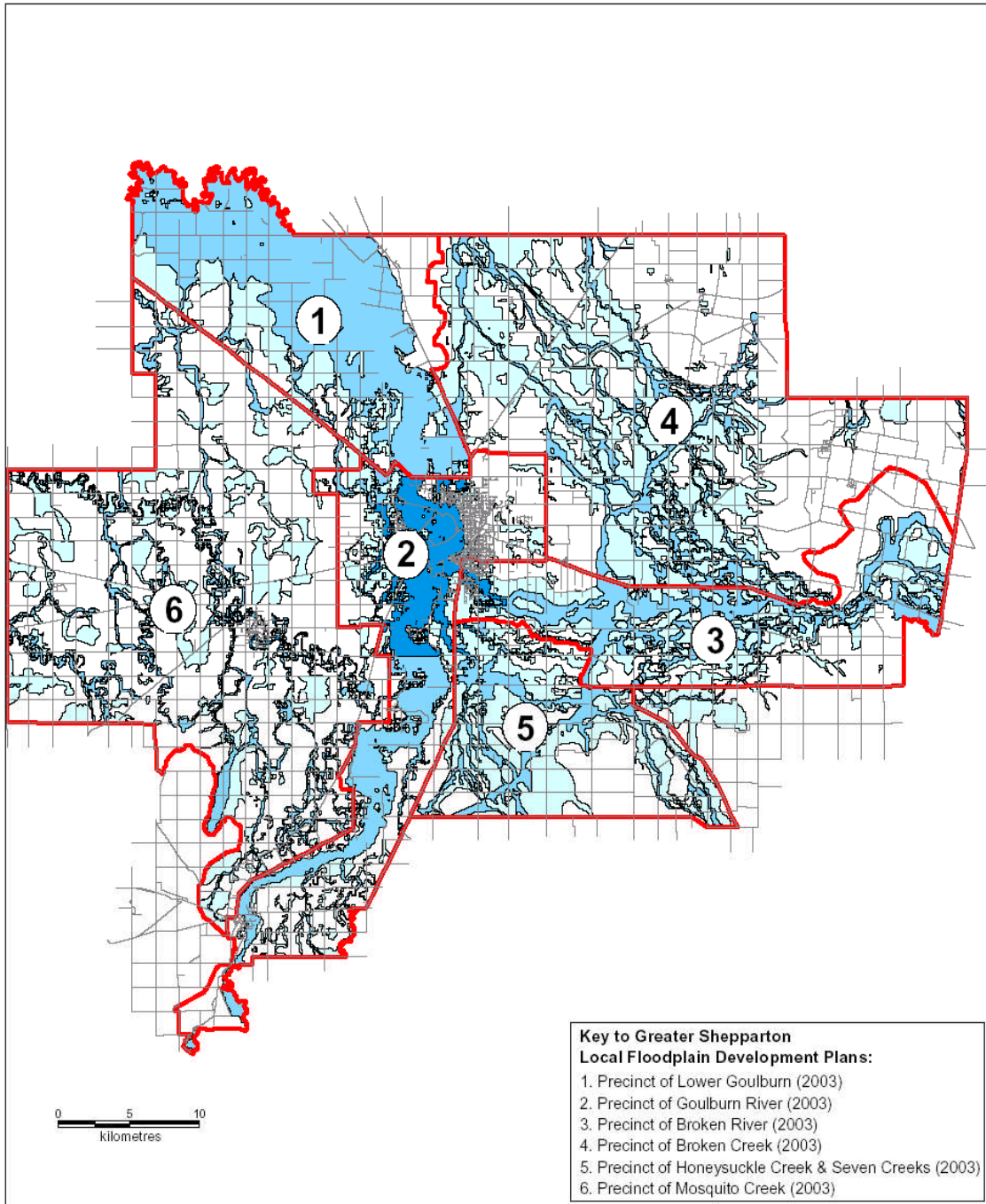
### 3.0

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#### **Referral of applications**

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.






# Greater Shepparton Local Floodplain Development Plans



**Key to Greater Shepparton Local Floodplain Development Plans:**

1. Precinct of Lower Goulburn (2003)
2. Precinct of Goulburn River (2003)
3. Precinct of Broken River (2003)
4. Precinct of Broken Creek (2003)
5. Precinct of Honeysuckle Creek & Seven Creeks (2003)
6. Precinct of Mosquito Creek (2003)

**LEGEND**

-  Roads
-  Precinct Boundary
-  LSIO region
-  FO region
-  UFZ region

The above Greater Shepparton Local Floodplain Development Plans are incorporated documents at Clause 81 of the Greater Shepparton Planning Scheme which contain flood information and specific development requirements.

These maps showing FO, LSIO & UFZ areas are indicative only and not to be used as a substitute over the planning scheme maps.



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DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT

FLOODWAY OVERLAY - SCHEDULE

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