

11/02/2016
C179**SCHEDULE TO THE LAND SUBJECT TO INUNDATION OVERLAY**

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

1.011/02/2016
C179**Permit requirement**

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

- a single dwelling on an allotment within General Residential Zones, Neighbourhood Residential Zones, Residential Growth Zones where the floor level is at least 300 mm above the 100-year ARI flood level, or a higher level set by the responsible authority;
- a replacement dwelling where the floor level is at least 300 mm above the 100-year ARI flood level, or a higher level set by the responsible authority;
- a single or multiple dwelling extension where:
 - the combined ground floor area of the extension since 29th July 1999 is not greater than 20 m²; or
 - the owner can demonstrate to the satisfaction of the responsible authority that the floor height of the proposed dwelling extension/s is at least 300 millimetres above the 100-year ARI flood at the date of enquiry.
- an upper storey extension to an existing building within the existing building footprint;
- a pergola, verandah, decking, garage, carport, domestic shed, spa or swimming pool adjacent to an existing dwelling; including the extension to any of the aforementioned;
- 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 130 m²;
- a new industrial, retail, or office building within any industrial or business zone of Mooroopna, Shepparton and Tatura where the floor level is at least 300 millimetres above the 100-year ARI flood level, or a higher level set by the responsible authority;
- 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;
- 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 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

25/08/2011
C138

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.

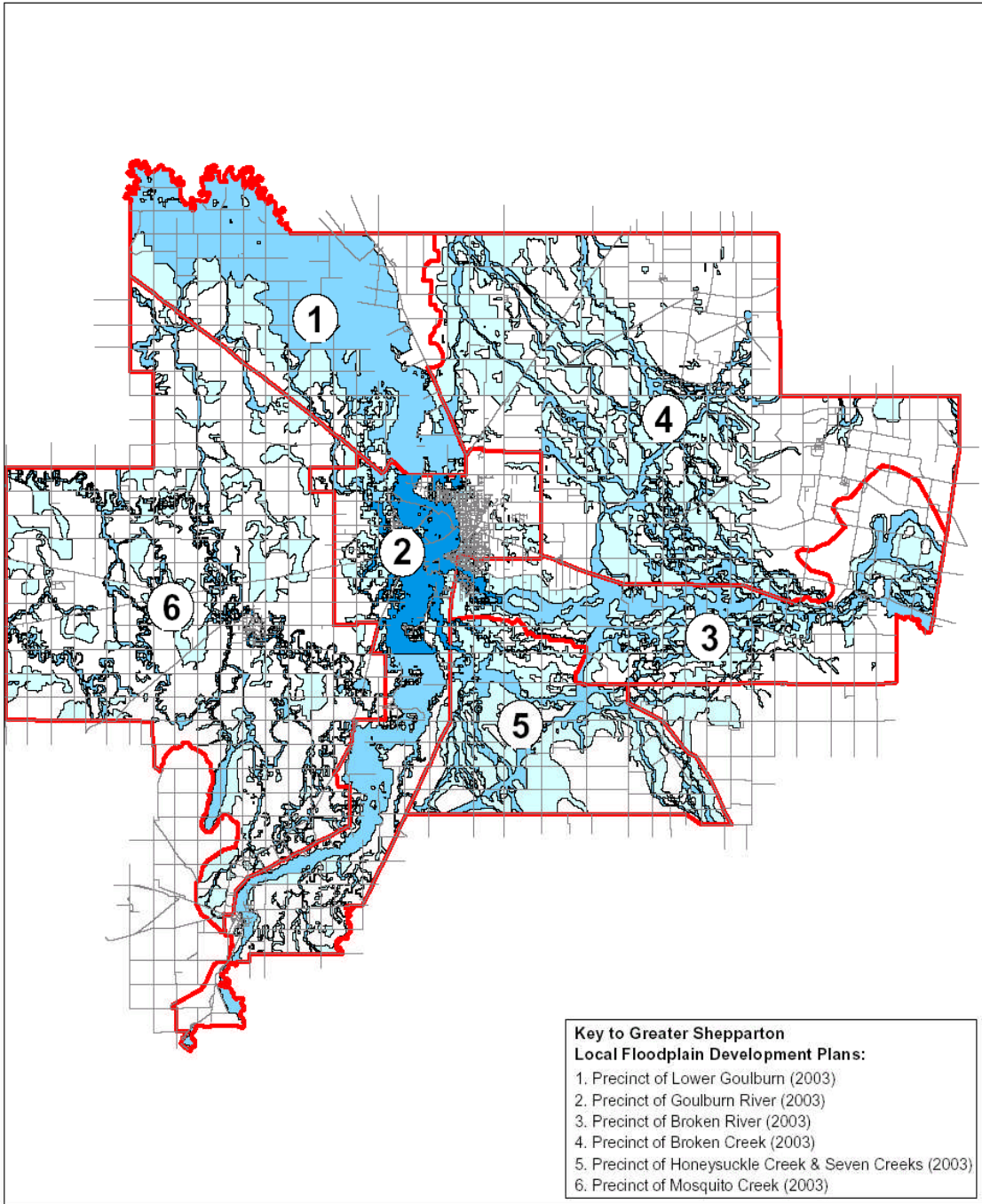
3.0

16/02/2006
C63

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



LEGEND

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

PREPARED BY: PLANNING DATA AND MAPPING TEAM
DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT

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.



LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE

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