

23/10/2008
C40**SCHEDULE TO THE FLOODWAY OVERLAY**

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

1.0 Permit Requirement23/10/2008
C40

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

- an extension to a industrial, retail or office building, provided that the ground floor area of the building is not more than 100 m²;
- a single or multiple dwelling extension where the combined ground floor area of the extension since 26th March 1999 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 or domestic shed associated with an existing dwelling;
- an in-ground swimming pool with open style security fencing associated 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 rural zone with a floor area not more than 100 m²;
- 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 or telecommunications tower;
- an accessway constructed at general natural surface elevations; and
- roadworks carried out by a public authority;

2.0 Decision Guidelines – Mitchell Local Floodplain Development Plan23/10/2008
C40

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 plan, which has been incorporated at Clause 81 of this scheme, as indicated on the attached map:

Mitchell Local Floodplain Development Plan, Goulburn River Precinct, September 2003.

3.0 Referral of applications23/10/2008
C40

An application is not required to be referred to the 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.