

27/04/2006  
C14**SCHEDULE TO THE FLOODWAY OVERLAY**

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

**1.0**27/04/2006  
C14**Permit requirement**

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 m<sup>2</sup>;
- a single or multiple dwelling extension where the combined ground floor area of the extension since 14<sup>th</sup> October 1999 is not greater than 20m<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 rural zone with a floor area not more than 100m<sup>2</sup>;
- a sportsground, racecourse or recreation area (with no permanent grandstand or raised viewing area), playground, picnic shelter, barbecue or works associated with an apiary;
- an outdoor advertising sign/structure;
- a mast, antenna or telecommunications tower;
- roadworks carried out by a public authority; and
- an accessway constructed at general natural surface elevations.

**2.0**27/04/2006  
C14**Decision Guidelines – Strathbogie 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 plan, which has been incorporated at Clause 81 of this scheme, as indicated on the attached map:

- Precinct of Castle Creek and Seven Creeks (2003); and
- Precinct of Goulburn River (2003).

**3.0**27/04/2006  
C14**Referral of applications**

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.