

23/10/2008
C40**SCHEDULE TO THE LAND SUBJECT TO INUNDATION OVERLAY**

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

1.023/10/2008
C40**Permit requirement**

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

- a new dwelling within Residential 1 Zone (R1Z) within Seymour where the floor level is at least 300 millimetres above the declared 100-year ARI flood level as shown on Goulburn Broken CMA Plan No. 540220, or a higher level set by the responsible authority;
- a new industrial, retail, or office building within any industrial or business zone within Seymour where the floor level is at least 300 millimetres above the declared 100-year ARI flood level as shown on Goulburn Broken CMA Plan No. 540220, 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 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, 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;
- 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;
- 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 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 or telecommunications tower;
- roadworks carried out by a public authority;
- an accessway constructed at general natural surface elevations; and
- roadworks carried out by a public authority.

2.023/10/2008
C40**Decision Guidelines – Mitchell Local Floodplain Development Plan**

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

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

3.0

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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.