

19/01/2006  
VC37**SCHEDULE TO THE LAND SUBJECT TO INUNDATION OVERLAY**Shown on the planning scheme map as **LSIO****1.0**27/04/2006  
C14**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) of Euroa where the floor level is at least 300 millimetres above the designated 100-year ARI flood level as shown on Goulburn Broken CMA Plan No. 540219, 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 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, domestic shed or swimming pool adjacent to 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 130m<sup>2</sup>;
- 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;
- a sportsground, racecourse or recreation area (with no permanent grandstand or raised viewing area), playground, picnic shelter, barbecue or works associated with an apiary;
- 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 – Strathbogrie Local Floodplain Development Plans**

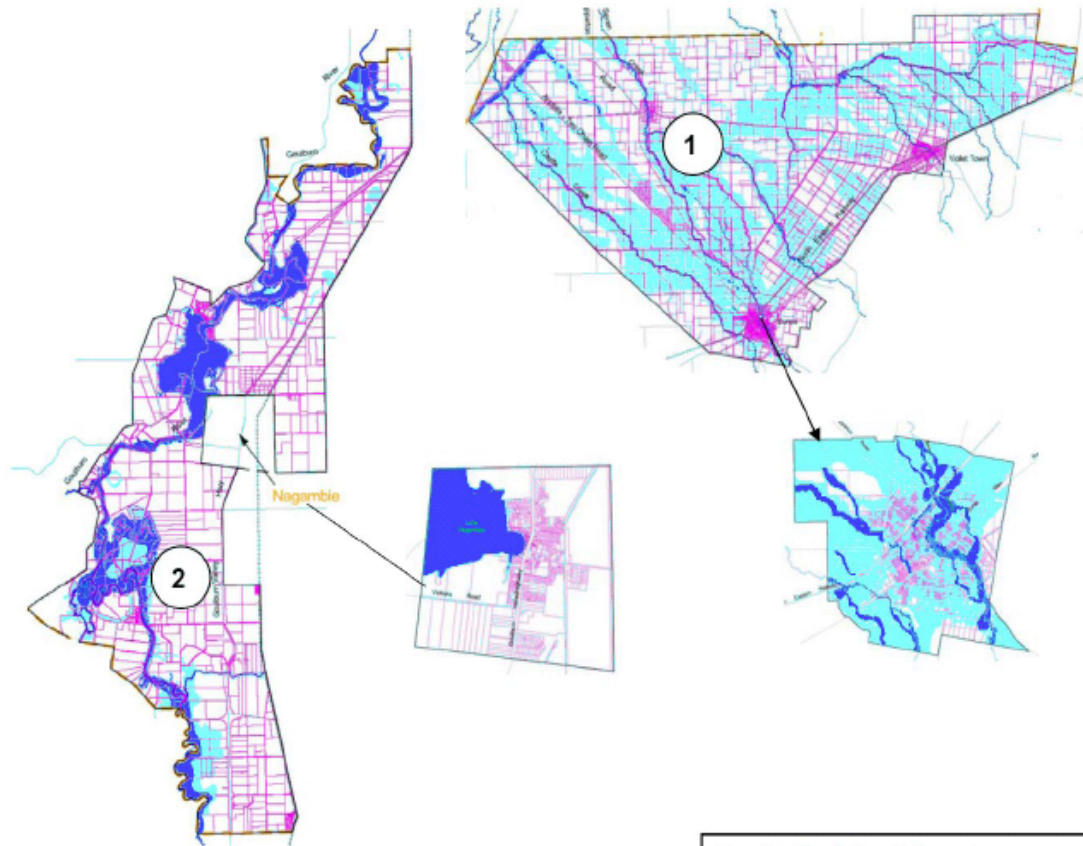
In addition to the Decision Guidelines in Clause 44.04-5, before deciding on an application, the responsible authority must consider the following relevant local floodplain development plan, which has been incorporated at Clause 81 of this scheme, as indicated on the attached plan.

- 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.

## Strathbogrie Local Floodplain Development Plans



**Key to Strathbogrie Local Floodplain Development Plans:**  
 1. Precinct of Castle Creek and Seven Creeks (2003)  
 2. Precinct of Goulburn River (2003)



**LEGEND**

-  Roads
-  Precinct Boundary
-  UFZ Region
-  LSIO Region
-  FO Region

The above Strathbogrie Local Floodplain Development Plans are incorporated documents at Clause 81 of the Strathbogrie Planning Scheme which contain flood information and specific development requirements. This map showing FO, LSIO & UFZ areas are indicative only and not to be used as a substitute over the planning scheme maps.