

Benalla Planning Scheme
Planning Applications not required to be referred under this Agreement between
Benalla Rural City Council & Goulburn Broken CMA – October 2012

This Agreement

The Agreement comes into effect from the date of signing by the CEOs of the Benalla Rural City Council (responsible authority) and the Goulburn Broken Catchment Management Authority (floodplain management authority).

Background

Clause 44.03-5 (Floodway Overlay) and Clause 44.04-5 (Land Subject to Inundation Overlay) of the Benalla Planning Scheme (both of which are identically worded) provide that:

An application must be referred to the relevant floodplain management authority under Section 55 of the Act unless in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the floodplain management authority.

This Agreement sets out the kinds of applications made under Clauses 44.03 and 44.04 for buildings and works which do not need to be referred to the floodplain management authority.

Applications not required to be referred where they satisfy the following requirements or conditions:

- A pergola, verandah, deck, garage, or carport provided that such buildings are not more than ten (10) metres from an associated dwelling.
- A domestic shed located no more than ten (10) metres from an associated dwelling, and with a floor area not more than 40 square metres.
- An open-sided shed or structure (including a hay shed, a stock shelter, or the like) provided that there will be no significant increase in ground level over and above natural surface level associated with a use in a rural Zone.
- 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
- The addition of a second storey, or other additional stories, on top of an existing building, provided that there is no increase in building footprint.
- The alteration of an existing building where the original building footprint remains unchanged.

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- A single or multiple extensions of an existing dwelling where:
 - the floor area of the proposed extension does not exceed 20 square metres and is not lower than the existing floor level since 1 May 2003; or
 - the floor area of the proposed extension does not exceed 80 square metres since 1 May 2003, and:
 - the finished floor level is set at least 300 millimetres above the 100-year ARI flood level as shown on the Goulburn Broken CMA Flood Atlas - Plan No 540335¹.
- Extension of an existing industrial, retail, or office building with a floor level matching that in the existing building provided:
 - the total floor area of the extension is 100 square metres or less.
 - all electrical fittings and fixed appliances are at least 150 millimetres above the 100-year ARI flood level.
- A replacement residential, commercial or industrial building (not including an outbuilding) if the floor is set at least 300 millimetres above the 100-year ARI flood level, as shown on the Goulburn Broken CMA Flood Atlas - Plan No 540335¹, and the original building footprint remains the same.
- A sports ground, racecourse, or other open recreation area excluding change rooms, pavilions, shelters, other buildings, and raised viewing areas, provided that the natural surface level is not substantially altered.
- An open picnic shelter, picnic table, drinking tap, rubbish bin, barbecue, or works associated with an apiary, or underground infrastructure.
- Landscaping works or the construction of driveways, vehicle crossovers, footpaths or bicycle paths if there is no significant change to existing surface levels.
- Roadworks or works to any other access ways (including cycle or pedestrian paths) that:
 - are at general natural surface elevations
 - are limited to resurfacing of an existing road or other access way
- An outdoor advertising sign/structure.
- A mast, antenna, lighting, or a telecommunications tower.
- A pump shed.

¹ Flood levels are available on the web:
http://www.gbcma.vic.gov.au/default.asp?ID=floodplain_and_drainage.

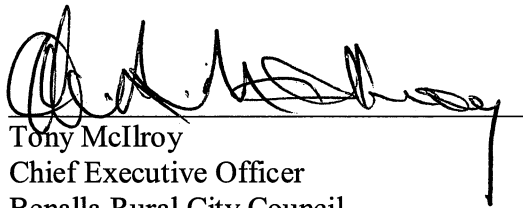
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- An in-ground swimming pool where the perimeter edging of the pool is constructed at natural surface levels and excavated material is removed from the flowpath, and associated security fencing has at least 60% openings.
- A wooden or metal paling fence or cyclone mesh fence in a residential 1 zone (R1Z), business or industrial zone (not including a brick, masonry, or concrete wall).

Signed by:



Chris Norman
Chief Executive Officer
Goulburn Broken Catchment Management Authority



Tony McIlroy
Chief Executive Officer
Benalla Rural City Council

Date:

24/11/13

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