

The purpose of identifying land affected by flooding is to assist in the protection of:

- Life, property and community infrastructure from flood hazard.
- The natural flood carrying capacity of rivers, streams and floodways.
- The flood storage function of floodplains and waterways.
- Floodplain areas of environmental significance.

In the Shire of Campaspe land which is affected by flooding is identified by the Urban Floodway Zone, Floodway Overlay and Land Subject to Inundation Overlay.



Land Subject to Inundation Overlay

This overlay identifies land in a flood area that is affected by the 1 in 100 year flood and seeks to ensure that development does not impact upon the free passage of water, minimises flood damage and does not significantly increase flood levels or flow velocity.

Most development to be undertaken within the LSIO will require a planning permit however the schedule to the overlay does allow for some exemptions

For example:-

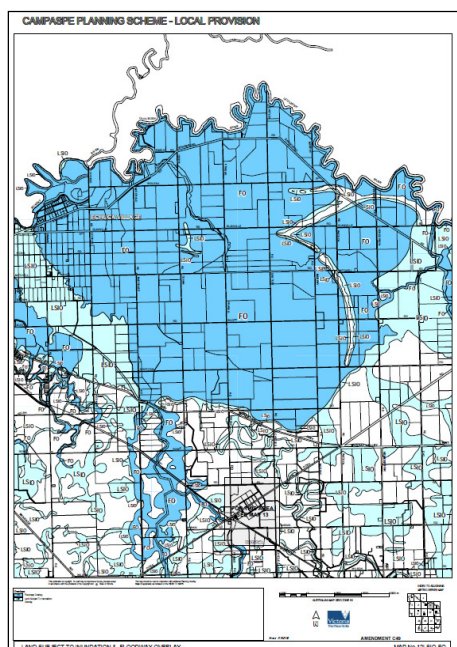
- A pergola, verandah, decking, garage, carport, domestic shed or swimming pool associated with an existing dwelling;
- A replacement single dwelling where the floor level is at least 300 mm above the 100-year ARI flood level;
- A hay shed with open sides;

Floodway Overlay

The second level is the Floodway Overlay (FO). This overlay applies to high hazard areas which have a greater risk and frequency of being affected by a flood.

Most development to be contained within the FO will require a planning permit however the schedule to the overlay does allow for some exemptions. For example:-

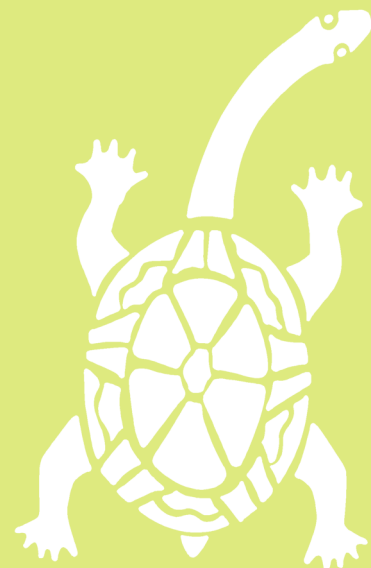
- A pergola, verandah, decking, garage, carport or domestic shed adjacent to an existing dwelling;
- An in-ground swimming pool with open style security fencing adjacent to an existing dwelling;
- An agricultural shed (other than one used for industrial, retail or office purposes) for the storage of farm machinery, farm vehicles and workshop associated with a rural use in a farming zone with a floor area not more than 100 sqm;



Mandatory Application Requirements:

- Application form, completed and signed
- A full current copy of Certificate of Title
- Application Fee
- All information as outlined in the application requirements relevant zones and/or overlays and/or particular provisions
- Plans as appropriate [dimensioned and to scale (A4 or A3)]
- Written justification for the proposal in response to the decision guidelines of the relevant clauses.

Weblinks and other information is available online at www.campaspe.vic.gov.au



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Urban Floodway Zone

The third is the Urban Floodway Zone (UFZ) which identifies the high hazard urban areas which have the greatest flooding risk and flooding depth.

The UFZ restricts use as well as development. A number of uses are prohibited within the zone and all development requires a planning permit and referral to the permissions to be sought of the Catchment Management Authority.

Local Floodplain Development Plan

Local floodplain development plans have been prepared for the Shire in conjunction with the catchment management authorities. The plans seek to establish a performance based approach to assessing development proposals within areas affected by the LSIO, FO and UFZ.

Zones and overlays can be confirmed by undertaking a free planning property report that can be accessed at;

<http://services.land.vic.gov.au/landchannel/content/addressSearch>



Source: www.abc.net.au

Making an Application

LSIO, FO and UFZ each contain decision guidelines and application requirements which must be addressed.

In some instances the approval of the relevant Catchment Management Authority (CMA) can be sought prior to lodging an application. Seeking approval of the CMA prior to lodging the application can assist Council in making a decision within a shorter timeframe.

The catchment management areas within the shire are separated into two separate bodies being;

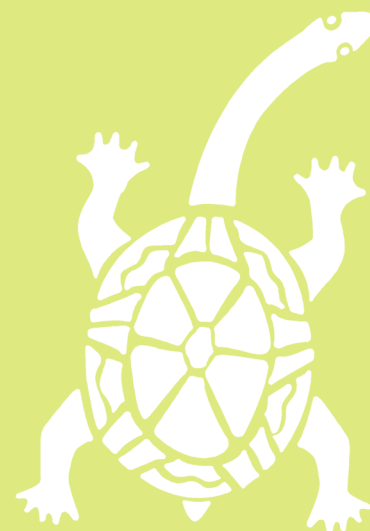
- North Central Catchment Management Authority (floodplain@nccma.vic.gov.au) and;
- Goulburn Broken Catchment Management Authority (reception@gbcma.vic.gov.au).

A member of planning is available to answer any queries, please do not hesitate to contact us.

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