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Proposed C52pyrn

SCHEDULE 2 TO CLAUSE 44.03 FLOODWAY OVERLAY

Shown on the planning scheme map as **FO2**

PYRENEES SHIRE FLOODING - HIGH FLOOD RISK

1.0 Floodway objectives to be achieved

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None specified.

2.0 Statement of risk

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Flooding can cause damage to public and private property, agricultural losses, personal hardship, and the loss of life. The Pyrenees Planning Scheme seeks to protect community wellbeing and development from the effects of flooding and control the effects of development on flood processes and behaviour.

3.0 Permit requirement

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A permit is not required to construct a building or carry out works for:

- A ground level extension or alteration to an existing building if all of the following requirements are met:
 - The building is not an outbuilding associated with a dwelling.
 - The proposed floor level is not lower than the existing floor level.
 - The gross floor area does not exceed 20 square metres.
 - The setback from a waterway is at least 30 metres, unless the floodplain management authority has agreed in writing to reduce the setback.
- An extension to an outbuilding associated with a dwelling provided the gross floor area does not exceed 20 square metres.
- A replacement fence in the same location which is open style or of the same materials as the existing fence.
- A fence associated with a dwelling, commercial or industrial building that is set back at least 30 metres from a waterway, and is not made of solid brick, stone, or concrete walling.
- A pergola, verandah, decking or carport associated with an existing dwelling that is set back at least 30 metres from a waterway.
- A mast, antenna, telecommunications tower or light pole.
- A disabled access-ramp.
- Landscaping, driveways, and vehicle crossovers associated with a dwelling, if there is no change to existing ground level, or if the relevant floodplain management authority has agreed in writing that the flow path is not obstructed.
- Roadworks or bicycle pathways and trails carried out by a public authority if there is no change to existing ground levels, or if the relevant floodplain management authority has agreed in writing that the flow path is not obstructed

4.0 Application requirements

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None specified.

5.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 44.03, in addition to those specified elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Before deciding on an application the responsible authority must give effect to the Beaufort Local Floodplain Development Plan, which has been incorporated at Clause 72.04 of this scheme.