

18/06/2024 --/--/----
G46pym Proposed C52pym

SCHEDULE 1 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as ~~LSIO~~LSIO1.

BEAUFORT TOWNSHIP FLOODING - LOW TO MODERATE FLOOD RISK

1.0 Land subject to inundation objectives to be achieved

18/06/2024 --/--/----
G46pym Proposed C52pym None specified.

2.0 Statement of risk

18/06/2024 --/--/----
G46pym Proposed C52pym None specified.

3.0 Permit requirement

18/06/2024 --/--/----
G46pym Proposed C52pym A permit is not required to construct ~~the following buildings and works~~a building or construct or carry works for:

- ~~Any buildings and works if appropriately detailed information is submitted to the satisfaction of the responsible authority showing the natural level of the land on which the buildings and works are proposed is at least 300 millimetres above the 100-year Average Recurrence Interval flood level.~~
Any buildings and works if appropriately detailed information is submitted to the satisfaction of the responsible authority showing the natural level of the land on which the buildings and works are proposed is at least 300 millimetres above the 1 per cent Annual Exceedance Probability flood level.
- ~~A pergola and associated works where the ground level will not be increased more than 150 millimetres over and above natural surface level.~~
A pergola and associated works where the ground level will not be increased more than 150 millimetres over and above natural surface level.
- ~~A verandah with a floor raised on stumps or piers provided the cladding applied to the outside edge provides for the free passage of floodwater beneath the structure such as spaced timber boards.~~
A verandah with a floor raised on stumps or piers provided the cladding applied to the outside edge provides for the free passage of floodwater beneath the structure such as spaced timber boards.
- ~~An open sided carport.~~
An open sided carport.
- ~~The addition of a second story, or other additional stories, on top of the existing building where there is no increase in building footprint.~~
The addition of a second story, or other additional stories, on top of the existing building where there is no increase in building footprint.
- ~~Extension of an existing habitable building provided:~~
Extension of an existing habitable building provided:
 - ~~The floor of the extension is constructed on stumps or piers and provision is made in any cladding of the sub-floor structure for the free passage of floodwater.~~
The floor of the extension is constructed on stumps or piers and provision is made in any cladding of the sub-floor structure for the free passage of floodwater.
 - ~~The finished floor level will be 300 millimetres or more above the 100-year Average Recurrence Interval (ARI) flood level.~~
The finished floor level will be 300 millimetres or more above the 1 per cent Annual Exceedance Probability flood level.

- ~~A non-habitable out-building (including replacement of an existing out-building) or garage which has a floor area less than 20 square metres that is constructed to at least 150 millimetres above the 100-year ARI flood level, and where the relevant floodplain management authority has agreed in writing that the flowpath is not obstructed.~~

A non-habitable out-building (including replacement of an existing out-building) or garage which has a floor area less than 20 square metres that is constructed to at least 150 millimetres above the 1 per cent Annual Exceedance Probability flood level, and where the relevant floodplain management authority has agreed in writing that the flowpath is not obstructed.
- ~~A replacement building (not including an out-building) if the floor is set at least 300 millimetres above the 100-year ARI flood level and the original building footprint remains the same. The responsible authority may require evidence of the existing building envelope.~~

A replacement building (not including an out-building) if the floor is set at least 300 millimetres above the 1 per cent Annual Exceedance Probability flood level and the original building footprint remains the same. The responsible authority may require evidence of the existing building envelope.
- ~~Fencing, including any swimming pool fencing, with at least 60 percent openings and with the plinth (if any) at least 150 millimetres above the flood level.~~

Fencing, including any swimming pool fencing, with at least 60 per cent openings and with the plinth (if any) at least 150 millimetres above the flood level.
- ~~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.~~

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.
- ~~A sporting surface at existing surface level with fencing designed to minimise obstruction to flows.~~

A sporting surface at existing surface level with fencing designed to minimise obstruction to flows.
- ~~An open sports ground excluding change rooms, pavilions, shelters, other buildings, and raised viewing areas, provided that the natural surface level is not altered.~~

An open sports ground excluding change rooms, pavilions, shelters, other buildings, and raised viewing areas, provided that the natural surface level is not altered.
- ~~An outdoor recreation facility, excluding any buildings or structures that alter water movement across or storage capacity of the floodplain, and works that alter the topography of the land.~~

An outdoor recreation facility, excluding any buildings or structures that alter water movement across or storage capacity of the floodplain, and works that alter the topography of the land.
- ~~Landscaping works or the construction of driveways, vehicle crossovers, footpaths or bicycle paths if there is no significant change to existing surface levels, or if the relevant floodplain management authority has agreed in writing that the flowpath will not be obstructed.~~

Landscaping works or the construction of driveways, vehicle crossovers, footpaths or bicycle paths if there is no significant change to existing surface levels, or if the relevant floodplain management authority has agreed in writing that the flowpath will not be obstructed.
- ~~One domestic rainwater tank of 4,500 litres capacity or less.~~

One domestic rainwater tank of 4,500 litres capacity or less.
- ~~Stockyards or haysheds on land in a non-urban zone.~~

Stockyards or haysheds on land in a non-urban zone.
- ~~Radio masts, light poles, or antennas.~~

Radio masts, light poles, or antennas.
- ~~An outdoor sign fixed to an existing building or to a pole or pylon, where the display area is positioned above the 100-year ARI flood level.~~

An outdoor sign fixed to an existing building or to a pole or pylon, where the display area is positioned above the 1 per cent Annual Exceedance Probability flood level.

- ~~Road works or works to any other access way (public or private) that:~~

Road works or works to any other access way (public or private) that:

- ~~Do not increase the finished level of the road surface; or~~
Do not increase the finished level of the road surface; or
- ~~Are limited to resurfacing of an existing road.~~
Are limited to resurfacing of an existing road.

- ~~Cycle or pedestrian tracks where there is no increase in the natural ground level.~~
Cycle or pedestrian tracks where there is no increase in the natural ground level.

4.0 Application requirements

~~18/06/2021 - / - / - -~~
G46pym Proposed C52pym None specified.

5.0 Decision guidelines

~~18/06/2021 - / - / - -~~
G46pym Proposed C52pym The following decision guidelines apply to an application for a permit under Clause 44.04, in addition to those specified in Clause 44.04 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

~~In addition to the decision guidelines in Clause 44.03 and those specified in Clause 44.01 and elsewhere in the scheme, 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.~~

- 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.