

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

SCHEDULE 1 TO CLAUSE 44.03 FLOODWAY OVERLAY

Shown on the planning scheme map as ~~FO~~ **FO1**

BEAUFORT TOWNSHIP FLOODING - HIGH FLOOD RISK

1.0 Floodway objectives to be achieved

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2.0 Statement of risk

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3.0 Permit requirement

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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 that:
 - 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 (ARI)~~ 1 per cent Annual Exceedance Probability flood level.
 - Flood free access is available to the land during floods up to and including the ~~100-year ARI event~~ 1 per cent Annual Exceedance Probability flood level.
- A pergola 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.
- 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 alteration of an existing building where the original building footprint remains and the floor level(s) are at and will be retained at more than 300 millimetres above flood level.
- Extension of an existing dwelling on floodway land provided:
 - The floor of the extension is constructed on stumps or piers.
 - The finished floor level will be 300 millimetres or more above the ~~100-year ARI~~ 1 per cent Annual Exceedance Probability flood level.
 - The total area of the extension does not exceed 50 square metres.
- 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.
- Road works or works to any other access way (public or private) that:
 - Do not increase the finished level of the road surface; or
 - Are limited to resurfacing of an existing road.
- Cycle or pedestrian tracks where there is no increase in the natural ground level.

- 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~~ 1 per cent Annual Exceedance Probability flood level.
- A mast, antenna, lighting, or a telecommunications tower.

4.0 Application requirements

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5.0 Decision guidelines

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~~646pym~~ Proposed C52pym 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:

~~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.