

18/07/2013  
C31**SCHEDULE TO THE FLOODWAY OVERLAY**Shown on the Planning Scheme Map as **FO**.**1.0**18/07/2013  
C31**Permit requirement**

A permit is not required to construct the following buildings and works:

- 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) flood level.
  - flood free access is available to the land during floods up to and including the 100-year ARI event.
- 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 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 advertising sign fixed to an existing building or to a pole or pylon, where the advertisement area is positioned above the 100 year ARI flood level.
- A mast, antenna, lighting, or a telecommunications tower.

**2.0**18/07/2013  
C31**Beaufort Local Floodplain Development Plan**

In addition to the Decision Guidelines in Clause 44.03-6, before deciding on an application, the responsible authority must give effect to the Beaufort Local Floodplain Development Plan, which has been incorporated at Clause 81 of this Scheme.