

18/07/2013  
C31**SCHEDULE TO THE LAND SUBJECT TO INUNDATION OVERLAY**Shown on the Planning Scheme Map as **LSIO**.**1.0****Permit requirement**18/07/2013  
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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 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.
- 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.
- 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.
- 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 finished floor level will be 300 millimetres or more above the 100-year Average Recurrence Interval (ARI) 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 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.
- Fencing, including any swimming pool fencing, with at least 60% 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.
- 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 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.
- One domestic rainwater tank of 4,500 litres capacity or less.
- Stockyards or haysheds on land in a non-urban zone.
- Radio masts, light poles, or antennas.
- 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.

- 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.

## **2.0**

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### **Beaufort Local Floodplain Development Plan**

In addition to the Decision Guidelines in Clause 44.04-6, before deciding on an application, the responsible authority must consider the Beaufort Local Floodplain Development Plan, which has been incorporated at Clause 81 of this Scheme.