

27/11/2014
C266(Part 1)**SCHEDULE 2 TO THE SPECIAL BUILDING OVERLAY**

Shown on the planning scheme map as **SBO2**.

1.0 Permit requirement27/11/2014
C266(Part 1)

A planning permit is not required to construct the following buildings or to construct or carry out the following works on land specified in the table to this Schedule, where the following requirements are met:

Buildings:

All buildings, including dwellings and outbuildings, where no part of the floor level of the building is lower than the finished floor level specified as a restriction on the Plan of Subdivision, and / or in the table which forms part of this schedule.

Works:

Any works on the boundary of a lot where it abuts a road reserve, including but not limited to the construction of a vehicle crossing or driveway.

Any other works typically located in residential lot frontages abutting a road reserve including (but not limited to) fencing, walking and vehicle paths, landscaping, letter boxes, in-ground water tanks, and service supplies including stormwater drainage pipes, power, gas and water supply.

Application requirements

An application to construct a building or construct or carry out works must be accompanied by four sets of plans drawn to scale which show:

- The boundaries and dimensions of the site.
- Relevant ground levels, to Australian Height Datum, taken by or under the direction and to the satisfaction of a licensed surveyor.
- The layout of all existing and proposed buildings and works.
- Finished floor levels of any existing and proposed buildings to Australian Height Datum, taken by or under the direction and to the satisfaction of a licensed surveyor.

Referral of applications

An application to construct a building or construct or carry out works or an application to amend a permit is not required to be referred to the floodplain management authority if the application:

- Is accompanied by the relevant floodplain management authority's written approval. The written approval must:
 - Be granted not more than three months prior to lodging with the responsible authority.
 - Quote the reference number, version number and date of the approved plans.
 - State the applicable flood level and any required floor levels; and
- Is in accordance with an adopted local floodplain development plan.

Table to Schedule 2 – Designated flood levels, minimum lot finished surface levels & minimum finished floor levels

Plan of subdivision	Lots affected	Designated flood level (AHD)	Minimum lot finished surface level (AHD)	Minimum finished floor level (AHD) (see note 1)
Plans of Subdivision not otherwise listed in this table which include lots on land to which this Schedule applies.	The relevant lot/s specified on the title to the land.	The designated flood level for the relevant lot/s, as set by the Drainage Authority on the advice of the Floodplain Management Authority.	Not less than 300mm above the designated flood level of the relevant lot/s.	The minimum finished floor level for the relevant lot/s as specified on the Plan of Subdivision, or otherwise in accordance with Note 1, below.
Lots on Plans of Subdivision listed in the table, where a level is not specified.	The relevant lot number /s specified in the table			Must comply with Note 1, below.
None specified				

Note 1: Freeboard to be consistent with Guidelines for Development in Flood-prone Areas, Melbourne Water 2003.