SCHEDULE 2 TO CLAUSE 44.05 SPECIAL BUILDING OVERLAY

Shown on the planning scheme map as SBO2.

BENDIGO CREEK LEVEE MANAGEMENT AREA

1.0

Flooding management objectives to be achieved

None specified.

2.0

Statement of risk

None specified.

3.0

Permit requirement

A permit is not required to construct a building or construct or carry out works as follows:

On land subject to an existing planning permit, restriction or agreement:

- If land has been developed in accordance with a planning permit, restriction or section 173 agreement requiring its ground level to be finished at least 300 millimetres above the 100-year ARI (average recurrence interval) flood level; and

- Survey plans confirm that the ground level has been constructed in accordance with the requirements of a planning permit, restriction or subdivision; and

- Any buildings and works do not lower the ground level or result in a finished floor level for a dwelling that is below 300 millimetres above the 100-year ARI flood level.

Extensions and alterations to existing buildings

- An extension to an existing building (not including an outbuilding associated with a dwelling), provided the floor level of the proposed extension is not less than the existing floor level and the gross floor area of the extension does not exceed 40 square metres.

- An extension to an outbuilding associated with a dwelling where the floor level is at least 150 millimetres above the 1 per cent AEP (Annual Exceedance Probability) flood level.

New and replacement buildings

- A non-habitable building (including an outbuilding associated with a dwelling) with a floor area of less than 10 square metres.

- An outbuilding associated with a dwelling where the floor level is at least 150 millimetres above the 1 per cent AEP flood level.

- An agricultural or farm building with permanent openings, such as a hay shed, cattleyard, covered horse stable or other yards.

- An agricultural shed (other than one used for industrial, retail or office purposes) for the storage of farm machinery, storage of farm vehicles or a workshop associated with a rural use in a rural zone with a gross floor area of not more than 200 square metres.

- A relocatable building associated with a caravan park where the floor level is at least 300 millimetres above the 1 per cent AEP flood level.

Works

- Roadworks carried out by a public authority.

4.0

Application requirements

None specified.
Decision guidelines
None specified.