

18/12/2020
C245gben**SCHEDULE 2 TO CLAUSE 44.05 SPECIAL BUILDING OVERLAY**

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

BENDIGO CREEK LEVEE MANAGEMENT AREA1.0
18/12/2020
C245gben**Flooding management objectives to be achieved**

None specified.

2.0
18/12/2020
C245gben**Statement of risk**

None specified.

3.0
18/12/2020
C245gben**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
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C245gben**Application requirements**

None specified.

5.0
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Decision guidelines

None specified.