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Proposed C91moor

SCHEDULE 1 TO CLAUSE 44.05 SPECIAL BUILDING OVERLAY

Shown on the planning scheme map as **SBO1**.

WERRIBEE RIVER AND LERDERBERG RIVER CATCHMENTS

1.0 Flooding management objectives to be achieved

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None specified.

2.0 Statement of risk

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- Damage to assets due to flooding.
- Increase in off-site flooding impacts.
- Risk to life and property due to flooding.

3.0 Permit requirement

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

- A dependent person's unit with the written consent of the relevant floodplain management authority.
- A fence that is 50 per cent permeable.
- An open building or structure with no walls.
- A domestic in-ground swimming pool or spa and associated mechanical and safety equipment.
- An out-building (including replacement of an existing building) if the out-building is less than 20 square metres in floor area and constructed to at least 150mm above the flood level or the relevant floodplain management authority has agreed in writing that the flowpath is not obstructed.
- A non-domestic disabled access ramp.
- Public toilets with the written consent of the relevant floodplain management authority.
- Construction of a tennis court.
- A mast, antenna, satellite dish, power pole, light pole, or telecommunication tower.
- An outdoor advertising sign/structure, provided that it does not alter flood flows or floodplain storage capacity.
- Carrying out of works if the relevant floodplain management authority has agreed in writing that the flowpath is not obstructed.

4.0 Application requirements

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The following application requirements apply to an application for a permit under Clause 44.05, in addition to those specified in Clause 44.05 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The boundaries and dimensions of the site.
- Relevant ground levels, to Australian Height Datum, taken by a licensed surveyor.
- The layout of existing and proposed buildings and works.
- Floor levels of any existing and proposed buildings to Australian Height Datum, taken by a licensed surveyor.

5.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 44.05, in addition to those specified in Clause 44.05 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- *Guidelines for Development in Flood-Affected Areas*. (Department of Environment, Land, Water and Planning, 2019)
- *Healthy Waterways Strategy* (Melbourne Water, 2018)
- *Flood Management Strategy – Port Phillip and Westernport* (Melbourne Water, 2015)