

02/05/2013
C129

SCHEDULE TO THE SPECIAL BUILDING OVERLAY

Shown on the planning scheme map as **SBO**

1.0 Permit requirement

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A permit is not required for the following buildings and works (provided that there is no change in natural ground levels):

- Domestic shed or animal enclosure no greater than 20m² in area and constructed to at least 150mm above the flood level.
- Telecommunications tower and associated structures (if the structures are at least 90% permeable for the first 300mm above the applicable flood level).
- A fence that is at least 90% permeable for the first 300mm above the natural ground level.
- Outdoor advertising sign on a structure that is at least 90% permeable for the first 300mm above natural ground level.
- A picnic shelter, barbeque or minor works associated with a park.
- Any buildings, works, fences or road-works where the relevant floodplain management authority has agreed in writing that the flow path is not obstructed.

2.0 Application requirements

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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.
- The layout of existing and proposed buildings and works.
- Relevant natural ground levels, floor levels and flood levels to Australian Height Datum.

3.0 Referral of Applications

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An application to construct a building or construct or carry out works or an application to amend a permit does not have to be referred to the relevant 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, revision number and date of the approved plans.
 - State applicable flood level and any required floor levels.
- Is in accordance with any adopted local floodplain development plan.