

05/05/2016
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SCHEDULE 3 TO THE SPECIAL BUILDING OVERLAY

Shown on the planning scheme map as **SBO3**.

Melbourne Water Main Drain

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Permit requirement

A permit is not required for the following building and works:

- Construction of a building (not a garage, out-building or public toilets) of less than or equal to 10 metres in height (excluding building services) where the floor levels are constructed to a minimum of 2.4 metres to Australian Height Datum and containing no underground car parking or basement.
- Construction of a garage where the floor levels are constructed to a minimum of 150mm above the applicable flood level.
- Extensions to existing buildings where the floor levels are constructed no lower than the existing floor levels.
- Construction of a fence.
- Construction of a pergola or verandah.
- Construction of an open-sided structure.
- Construction of a deck.
- Construction of a domestic swimming pool or spa and associated mechanical and safety equipment.
- Construction of a tennis court.
- Construction of an out-building (not a garage).
- Construction of a non-domestic disabled access ramp.
- Construction of public toilets.
- Construction of bicycle paths and trails.
- Construction of tram stops (including tram shelters) and associated infrastructure.
- Carrying out of works if the relevant floodplain management authority has agreed in writing that the flowpath is not obstructed.

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Referral of applications

Melbourne Water is the relevant floodplain management authority for the purposes of Clause 44.05-5.