



# A Guide to Special Building Overlay In Monash

Adopted:- 17 October 2002  
(Amended 14 December 2006)

SPECIAL BUILDING OVERLAY

## Purpose of the Special Building Overlay

The Special Building Overlay has been introduced into the Monash Planning Scheme at the request of Melbourne Water.

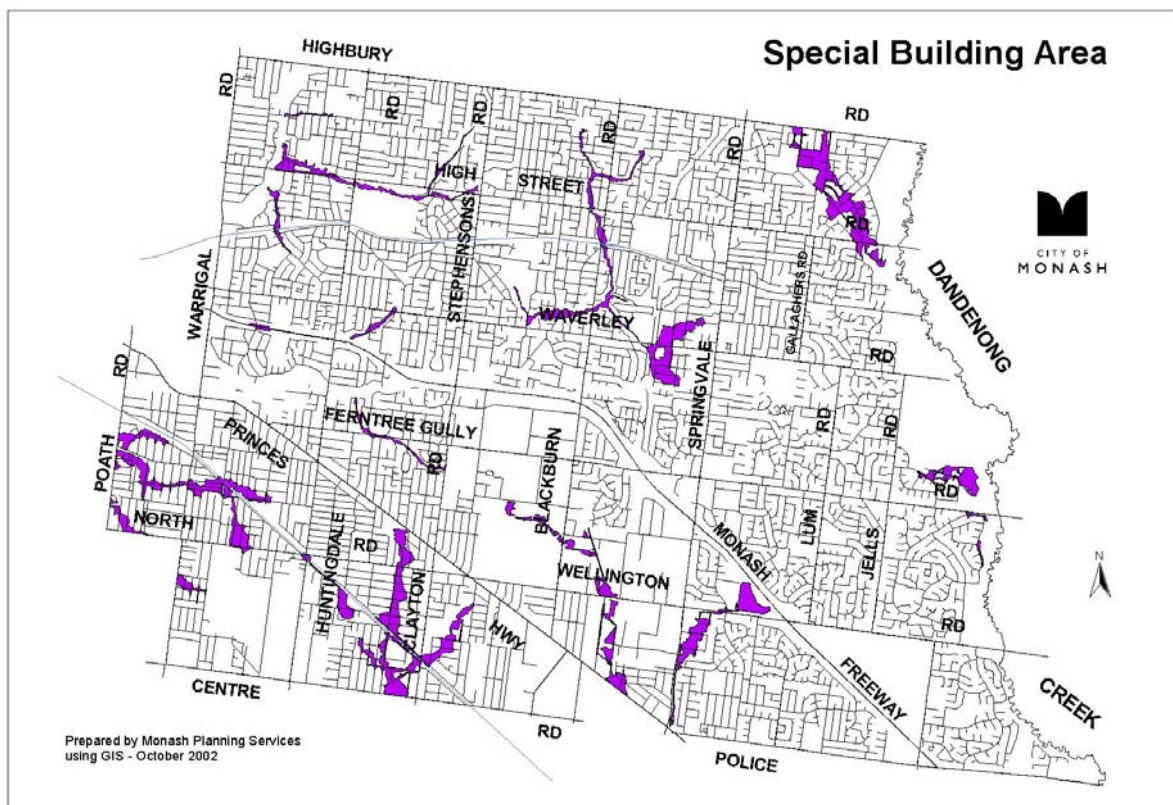
Planning Permit approval may be required for any building or works, including fencing in the Special Building Overlay areas.

The land affected by the Special Building Overlay has been identified by Melbourne Water as being subject to natural overland flows in the event of a storm exceeding the design capacity of the underground drainage system.

The purpose Special Building Overlay control includes:

- Identification of land in urban areas liable to inundation by overland flows from the urban drainage system.
- Maintenance of the free passage and temporary storage of floodwaters and minimisation of flood damage, by ensuring that development is compatible with the flood hazard and local drainage conditions and that it will not cause any significant rise in flood level or flow velocity.
- Protection of water quality in accordance with the provisions of relevant State Environment Protection Policies.

These areas are distributed throughout the whole of the City of Monash and are shown on the maps forming part of the Monash Planning Scheme. The area are shown on the map below.



## Is a Planning Permit required?

A Planning Permit is required:-

- To construct a building or to construct or carry out works, including a fence and roadworks
- To subdivide land

within the area of the Special Building Overlay.

### **This does not apply:**

- To flood mitigation works carried out by the responsible authority or floodplain management authority.
- To the following works in accordance with plans prepared to the satisfaction of the responsible authority:
  - The laying of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.
  - The erection of telephone or power lines provided they do not involve the construction of towers or poles designed to operate at more than 66,000 volts.
- To post and wire and post and rail fencing.
- To extensions of less than 10 square metres to existing single dwellings, where the floor levels are constructed to at least 300mm above the flood level.
- To upper storey extensions or alterations to existing dwellings.
- To a replacement fence of the same type and materials as the existing fence.
- To pergolas, carports and open deck areas with unenclosed foundations.
- To in-ground swimming pools and associated security fencing, where the finished levels match existing surface levels.

## Application requirements

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
- 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

An application for Planning Permit in a Special Building Overlay area may have to be referred to the floodplain management authority. Monash City Council will refer the application if required.

## Decision guidelines

Before deciding on an application, the Council must consider, as appropriate:

- Any comments from the relevant floodplain management authority.
- The existing use and development of the land.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.
- The susceptibility of the development to flooding and flood damage.
- Flood risk factors to consider include:
  - The frequency, duration, extent, depth and velocity of flooding of the site and accessway.
  - The flood warning time available.
  - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.
- The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.

## Unanswered Questions?

## Who Should I Ask?

Should you have any questions regarding this Guide, the Monash Planning Scheme or the Special Building Overlay, you should contact Council's Town Planning Section.

Phone: **9518 3555**

or

Call into the Town Planning Section during normal office hours at **293 Springvale Road, Glen Waverley**