



Merri-bek
City Council

Amendment C196more – Special Building Overlay Schedule 2

Council is proposing to apply a Special Building Overlay Schedule 2 to properties affected by stormwater overland flows in the city’s local drainage areas.

What does Amendment C196more do?

Amendment C196more proposes to introduce the Special Building Overlay Schedule 2 (SBO2) into the Merri-bek Planning Scheme.

The SBO2 is for the city’s local drainage areas, where Council is the drainage authority, for land affected by stormwater overland flows from a 1 in 100-year storm event.

There is already an SBO Schedule 1 (SBO1) in the Planning Scheme for Melbourne Water’s larger, regional drainage areas in Merri-bek. There are SBOs in many other Planning Schemes as well.

Why is the SBO2 being applied to my land?

In 2023 Council had expert drainage engineers prepare an updated stormwater map. The map shows the affected land. A 1 in 100-year storm has a one percent chance of happening in any year.

After property owners were consulted, the map was designated for the *Building Regulations 2018* in November 2023 and is now being used to inform building permits.

The next step is to put the updated stormwater map in the Merri-bek Planning Scheme as an SBO2, so it can be used to inform planning permits.

Make a submission to C196more

Amendment C196more is now on public exhibition and you are welcome to make a written submission to Council to express your views.

Submissions must be received by Monday, 17 June 2024.

Submissions must:

- Be in writing.
- Include your name and contact address.
- Clearly state the grounds on which the amendment is supported or opposed and indicating what changes (if any) should be made.

Submit your views by:

Post:

Strategic Planning
Submission to C196more
Merri-bek City Council
Locked Bag 10
BRUNSWICK VIC 3056

Email:

strategicplanning@merri-bek.vic.gov.au

Please include “Submission to Amendment C196more” in the subject line.

Website:

Submissions can be made directly through Council’s website at www.merri-bek.vic.gov.au/amendment-c196

Merri-bek Language Link

Italiano	Italian	9280 1911	Türkçe	Turkish	9280 1914	普通话	Chinese (Simplified)	9280 0750
Ελληνικά	Greek	9280 1912	Tiếng Việt	Vietnamese	9280 1915	National Relay Service:		
عربي	Arabic	9280 1913	पंजाबी	Nepali	9280 0751	13 36 77 or relayservice.com.au		

How was the SBO2's map prepared?

The map was prepared by expert drainage engineers who have prepared similar stormwater maps for other municipalities.

An initial map was prepared in 2021 and shared with property owners. Then, Melbourne Water and the expert engineers did work so the map could be refined. This led to an updated stormwater map being prepared in 2023, and again being shared with property owners.

Property owner feedback in 2021 and 2023 has been important for the map's development. This feedback helped to create the updated stormwater map that is now being used for the SBO2.

What does it mean to have an SBO2 on my property?

Having an SBO2 means a planning permit is needed to develop land affected by the 1 In 100-year storm event.

The SBO2 helps property owners, building surveyors, and architects to design new buildings and structures away from places where stormwater affects land.

The SBO2 will only be used if you want to build on your land.

How is the SBO2 different from the SBO1?

The SBO1 is for 1 in 100-year stormwater flows affecting land in Melbourne Water's regional drainage areas in Merri-bek. The map for Melbourne Water's areas is already part of the Planning Scheme.

The SBO2 is for 1 In 100-year stormwater flows within Council's drainage areas.

What will the process be if I want to develop my land?

If the SBO2 applies to your property, you will need to

make an application to Council for a flood level certificate. This information tells you the estimated flood level for your property. You would then give this information to your building designer who will consider how to best manage the 1 in 100-year risks and prepare preliminary plans. Once these plans have been prepared, you can then apply for a planning permit with Council.

We recommend contacting Council's Urban Planning team on 9240 1111 to discuss the proposal's preliminary plans. Do this before submitting a permit application.

Will my rates be affected by the SBO2?

Property rates are not affected by the SBO. For more information about the calculation of property rates, visit <https://www.merri-bek.vic.gov.au/living-in-merri-bek/rates/understand-your-rates>.

Want more information?

Scan the QR code below or visit our website, www.merri-bek.vic.gov.au/amendment-c196, where you can view the amendment documentation.



If you have any questions on Amendment C196 more, including on how to make a submission, contact the Strategic Planning Unit. Our email is strategicplanning@merri-bek.vic.gov.au. Do this before **Monday, 17 June 2024**.

For more information on the process to create the stormwater map and a questions and answers page, visit <https://conversations.merri-bek.vic.gov.au/stormwater>.

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