

02/03/2017
C38**SCHEDULE 5 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ5**.**Mount Beauty Aerodrome and Air Park****Purpose**

To provide for the use and development of a quality integrated Aerodrome and Air Park development supported by appropriate ancillary services.

- To effectively implement the *Mount Beauty Air Park Master Plan* (2016).

To provide for a range of residential, commercial, light industrial and tourist uses supported by ancillary services that complement the operation of the Aerodrome.

To ensure that the scale, intensity, bulk and character of all development within the Airpark is sympathetic and complementary to the aerodrome environment.

- To ensure that subdivision is generally consistent with the *Mount Beauty Air Park Master Plan* (2016).
- To protect the water resources of the East and West branches of the Kiewa River from impact of nutrient loads or waste products.
- To protect the natural features and resources, environmental and biodiversity values, and landscape values of the surrounding land and waterways.

1.0**Table of uses**02/03/2017
C38**Section 1 - Permit not required**

Use	Condition
Airport	Must be within Precinct 4.
Bed and breakfast	Must be within Precinct 1
Dwelling	Must be within Precinct 1 Must be located consistent with the requirements specified in Clause 4.0 of this Schedule.
Extensive animal husbandry	
Informal outdoor recreation	
Home occupation	Must not be in Precinct 5.
Open sports ground	Must be within Precinct 5. Must be a use conducted on or behalf of a public land manager or Parks Victoria under the relevant provisions of the Local Government Act 1989, the Reference Areas Act 1978, the Fisheries Act 1995, the Water Industry Act 1994, The Water Act 1989, or the Crown Land (Reserves) Act 1978.
Minor utility installation	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Agriculture (other than Apiculture and Extensive husbandry)	
Caretaker's house	Must be within Precinct 2 or 3 Must be within, attached to or located to the rear of an aircraft hangar
Convenience restaurant Convenience shop	Must be within Precinct 2
Education centre	Must not be a Primary or Secondary school
Fuel depot	Must be within Precinct 2
Function centre Heliport	Must be related to the aviation industry or for purposes compatible with the Aerodrome
Industry (other than Transfer station and Refuse disposal)	
Office	Must be within Precinct 2 or 3 The leasable floor area must not exceed 500 square metres and must be related to the aviation industry or for purposes compatible with the Aerodrome
Place of assembly	Must be related to the aviation industry or for purposes compatible with the Aerodrome. Must not be in Precinct 5.
Tourist facility	Must be within Precinct 2 Must be related to the aviation industry or for purposes compatible with the Aerodrome
Trade supplies Transport terminal Utility installation (other than Minor utility installation) Warehouse Any other use not in Section 1 or 3	Must be within Precinct 2 or 3 Must be related to the aviation industry or for purposes compatible with the Aerodrome

Section 3 - Prohibited

Use
Adult sex bookshop
Cinema based entertainment facility
Extractive industry
Hospital
Intensive animal husbandry
Materials recycling
Major sports and recreation facility
Retail premises (other than Convenience shop, Convenience restaurant and Trade supplies)
Refuse disposal
Transfer station

2.002/03/2017
C38**Use of land**

- The use of land must accord with the precincts identified in Figure 1: *Mount Beauty Air Park Precinct Plan* (2016). The land can be divided into five precincts with the following objectives.

Objectives**Precinct 1 – Airpark Residential Hangar Area**

- To ensure land is used for residential purposes in conjunction with an aircraft hangar on site.
- To ensure that use of the land for residential hangar purposes does not adversely affect the operations of the Mount Beauty Aerodrome.

Precinct 2 – Airpark Mixed Use Area

- To ensure land is used for a range of residential, commercial, industrial and tourist related other uses either in connection with the operation of the Aerodrome or for purposes compatible with the Aerodrome and complementing the mixed-use function of the precinct.
- To ensure that use of the land for mixed use purposes does not adversely affect the operations of the Mount Beauty Aerodrome.
- To provide a buffer between the Mount Beauty Wastewater Treatment Plant and to make the community aware of odour emissions emanating from the treatment plant.

Precinct 3 – Airpark Business Area

- To ensure land is used for commercial and light industrial purposes either in connection with the operation of the Aerodrome or for purposes compatible with the Aerodrome.
- To ensure that use of the land for commercial or light industrial purposes does not adversely affect the operations of the Mount Beauty Aerodrome.
- To provide a buffer between the Mount Beauty Wastewater Treatment Plant and to make the community aware of odour emissions emanating from the treatment plant.

Precinct 4 – Aerodrome Precinct

- To provide for the safe and efficient operation of the Mount Beauty Aerodrome.
- To provide for the coordinated use and development of the Aerodrome.

Precinct 5 – Open Space

- To protect the East and West branches of the Kiewa River from detrimental affects of development.
- To provide open space.

Exemption from Notice and Appeal

- An application that is consistent with the *Mount Beauty Air Park Master Plan* (2016) is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Amenity

- The use of the land for a use associated with the Mount Beauty Air Park must not adversely affect the amenity of the neighbourhood and surrounding land and waterways including through:
- Impacts to the natural, environmental and landscape values, in particular the riparian vegetation associated with the East and West branches of the Kiewa River.
- The transport of materials or goods to or from the land.
- The appearance of any stored materials or goods.
- Traffic generated by the use.
- Emissions from the land.

Application requirements

Unless the circumstances do not require, an application to use land must be accompanied by the following information:

- The purpose of the use and the types of activities to be carried out.
- The type and quantity of materials and goods to be stored, processed or produced.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a licence under the *Dangerous Goods Act 1985* is required.
- The likely effects, if any, on the neighbourhood, including noise levels, traffic, airborne emissions, emissions to land and water, light spill, glare, solar access and hours of operation (including the hours of delivery and dispatch of materials and goods).
- Mitigation measures to be incorporated to avoid impacts on the natural, environmental and landscapes on surrounding land and waterways.
- An application to use land for a sensitive use within Precinct 3 must be accompanied by an environmental site assessment by a suitably qualified environmental professional which provides advice on whether the environmental condition of the land is suitable for the proposed use and whether an environmental audit of all, or part, of the land is recommended. A report is not required if a previous report has determined that a site does not have contamination issues.

Decision Guidelines

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

- The effect that the use may have on other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- The impact on the landscape, natural features and resources, environmental and biodiversity values including soil, water and native vegetation.
- The effect that nearby industries may have on the proposed use.
- The drainage of the land, in particular to the adjoining riparian area and the East and West branches of the Kiewa River.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

3.002/03/2017
C38**Subdivision**

A permit is required to subdivide land.

Exemption from Notice and Appeal

- An application that is consistent with the *Mount Beauty Air Park Master Plan* (2016) is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Mandatory condition

- As a condition of any approved subdivision of land within the Air Park that an agreement under Section 173 of the Act must be entered into requiring design guidelines for the future development of subdivision addressing building design, built form, building materials, heights, access and egress from each lot to the road and the taxiway and safety issues.
- For any land within the buffer for the Mount Beauty Wastewater Treatment Plant the owner must enter into a Section 173 Agreement that makes future owners and occupiers aware of the lands location within the treatment plant buffer and the potential for odours to be experienced.

Application requirements

- Any works must be located at least 30 metres from the East and West branches of the Kiewa River measured from the river bank.

An application must be accompanied by:

- A 'site and context description' and a 'design response' including:
 - Measures proposed to mitigate potential impacts on the natural features and resources; environmental and biodiversity values; and landscape values of the area.
- For subdivision within Air Park Precincts 1, 2 or 3 a plan that shows for each lot:
 - A building envelope, taxiway access and a driveway to the envelope – the driveway must be from the road. No direct pedestrian or vehicular access except for aircraft is permitted from any taxiway or runway.
 - Potable water supply for domestic use and firefighting provision.
 - Reticulated sewerage provision
 - For lots adjacent to the Mount Beauty Aerodrome runway a 60m setback boundary
 - For lots adjacent to public land the Building Exclusion Zone that applies.
 - For lots adjacent to other land with native vegetation present the tree protection zones that apply in accordance with Australian Standard *AS4970-2009 Protection of trees on development sites*.
- If a staged subdivision, show how the balance of the land may be subdivided.
- For land within the former landfill buffer, a Construction Management Plan must be prepared which includes procedures to ensure the air quality of trenches, pits or basements is protective of human health.

Decision Guidelines

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

- Level of compliance with the *Mount Beauty Air Park Master Plan* (2016).
- The impact on the landscape, natural features and resources, environmental and biodiversity values including soil, water and native vegetation.
- Adequacy of potable water and reticulated sewerage supply.
- The views of the relevant flood plain management authority.

4.0

02/03/2017
C38

Buildings and works

Permit Requirement

A permit is required to construct a building or construct or carry out works.

This does not apply to a building or works which:

- Rearrange, alter or renew plant if the area or height of the plant is not increased.
- Are a modification necessary to comply with a direction or licence under the *Dangerous Goods Act 1985* or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the *Environment Protection Act 1970*.

Design guidelines

The following requirements apply:

- Buildings and all parts of the building (including aerials, airconditioning, air vents and the like) must be no more than 6 metres above the ground level of the centerline of the runway at right angles to where the building is erected
- Buildings to be constructed of non-reflective materials;
- Buildings to incorporate noise attenuation measures;
- Buildings must incorporate noise attenuation measures
- Buildings, trees and structures must not breach the Transitional Surface Area shown on Figure 1.
- No electrical or radio interference to occur with the Aviation Navigational Aids.
- For land within the former landfill buffer, a Construction Management Plan must be prepared which includes procedures to ensure the air quality of trenches, pits or basements is protective of human health.

Design guidelines for specified land

- These design guidelines apply to the land outlined in blue on the map at Figure 2 in this Schedule. The following are to be considered as part of any permit application for this land.
- the sensitivity of the proposed use to odour that may be generated from the Mount Beauty Wastewater Treatment Plant
- the availability of ameliorative measures on the site to reduce the impact of odour
- the number of people likely to use the proposed development
- the potential for the proposed development to expand and attract additional people
- the degree of choice a person has to remain on the site associated with the development
- the length and frequency of stay of any person on the site associated with the development

- built form of the development, including:
 - building design to isolate the internal air environments for occupied rooms during an odour event
 - the layout of buildings to maximise the separation distances to the Mount Beauty Wastewater Treatment Plant
 - building design to ensure apertures (including roller doors) are orientated away from the Mount Beauty Wastewater Treatment Plant
 - vegetation to improve air flow turbulence

Application Requirements

- A dwelling in Precinct 1 – Airpark Residential Hangar Area must be located either within or attached to a hangar or if detached, located to the rear of an aircraft hangar when viewed from a taxiway.
- Buildings must be located at least 100 metres and any works at least 30 metres from the East and West branches of the Kiewa River measured from the river bank.

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads and taxi way.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - Driveways and vehicle parking and loading areas.
 - Connection point and type of potable water supply for domestic and firefighting use.
 - Connection point to reticulated sewerage.
 - Proposed landscape areas.
 - External storage and waste treatment areas.
- Measures proposed to mitigate potential impacts on the natural features and resources; environmental and biodiversity values; and landscape values of the area.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of:
 - vegetation to be planted, using appropriate indigenous species, and where not possible, native species.
 - the surface to be constructed,
 - a site works specification, and
 - the method of preparing, draining, watering and maintaining the landscape area.

Exemption from Notice and Appeal

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Decision guidelines

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

- Mount Beauty Aerodrome Obstacle Limitation Surfaces.
- Built form.
- Landscape treatment.
- Impacts on natural features and resources, environmental and biodiversity values and the landscape values of the area.
- Interface with the aerodrome.
- Interface with public land.
- Native vegetation to be retained.
- Parking and site access.
- Loading and service areas.
- Outdoor storage.
- Lighting.
- Stormwater discharge.
- Potable water supply for domestic and firefighting use.
- Reticulated sewerage supply.
- Distance of buildings and works to the East and West branches of the Kiewa River.
- The effect of the elevation of the runway above natural surface level to the floodplains.
- The views of the relevant flood plain management authority.

Maintenance

All buildings and works must be maintained in good order and appearance to the responsible authority.

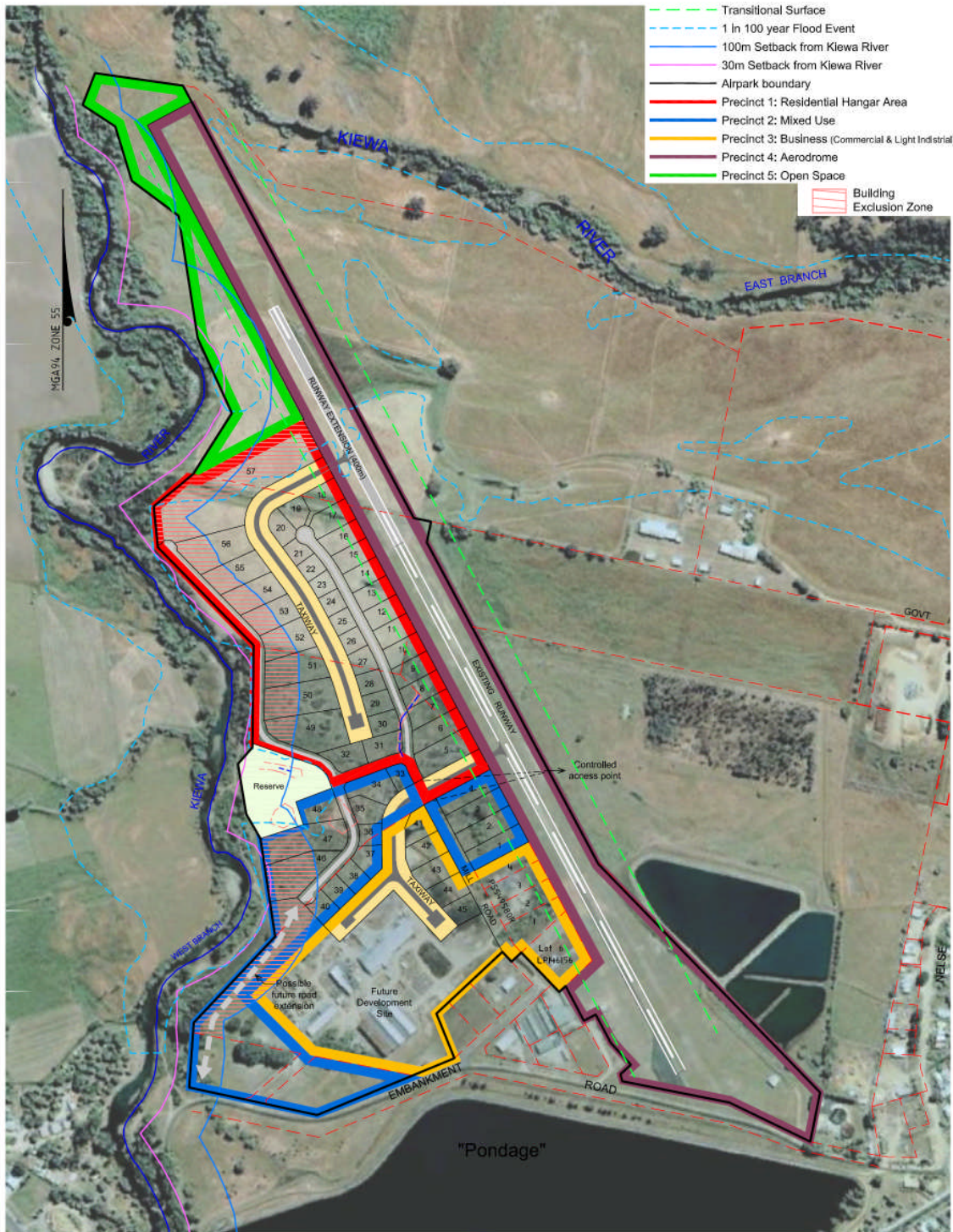
5.0

02/03/2017
C38

Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 3.

Figure 1 to Schedule 5 to Clause 37.01: Mount Beauty Air Park Master Plan, 2016



EDM Group
PLANNERS SURVEYORS
& ENGINEERS
OFFICES 99 HUME ST
PO Box 317 WODONGA 3689
Ph (02) 6057 8578
Fax (02) 6056 2392

MOUNT BEAUTY AIRPARK
MASTER PLAN 2016

Drawing No. 070169_MP16_02Nov16
Scale 1:5000
SHEET 1 OF 1
THIS DOCUMENT REMAINS THE PROPERTY OF EDM GROUP AND IS ONLY TO BE USED FOR ITS COMMISSIONED PURPOSE IN ACCORDANCE WITH THE TERMS OF THAT COMMISSION. UNAUTHORIZED USE OF THIS DOCUMENT IN ANY FORM WHATSOEVER IS PROHIBITED.
© EDM Group
Original Sheet
A3

Figure 2 – Lots outlined in blue

