

19/01/2006
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SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO1

Airport Environs

1.0

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Design objectives

The objectives to be achieved include:

- To ensure that development in the immediate environs of the aerodrome does not prejudice the existing or future use of the aerodrome.
- To protect the Ararat aerodrome from inappropriate development.
- To ensure that development does not prejudice air safety.
- To ensure that buildings and works do not create obstacle clearance difficulties.
- To ensure that building finishes and external lighting does not prejudice air safety.

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Buildings and works

A permit is not required to construct the following buildings or to construct or carry out the following works:

AGRICULTURAL ACTIVITIES

- To conduct agricultural activities including ploughing and fencing but not for the construction of a dam with a capacity of 3000 cubic metres or greater.
- To construct a building or construct or carry out works where such buildings or works are specifically identified in a whole farm plan prepared to the satisfaction of the responsible authority.

FLOODPLAIN WORKS

- To construct or carry out floodplain management works by or on behalf of a floodplain management authority.

INFRASTRUCTURE

- The lay out 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.

SMALL BUILDINGS & WORKS

- To construct a building or works of less than 4m in height.

Application Details

An application must:

- Provide details on the height and location of buildings and works;
- Provide details on the colours, materials and finishes.

Other Requirements

- Buildings should be constructed or coloured of non-reflective materials,

3.0

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Advertising signs

A permit is required to construct all illuminated signs and signs over 4.0m in height.

4.0

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Decision guidelines

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

- The purpose of the overlay;
- The views of the aerodrome operator;
- Whether the buildings or works could prejudice air safety due to height, lighting or reflection.

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Notification

Notice of any application must be given to the operator of the Ararat aerodrome. An application is otherwise exempt from the notice requirements of Section 52(1)(a), (b) and (d) of the Act.

An application is also exempt from the decision requirements of Section 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act, except in relation to any objection made by the operator of the Ararat aerodrome airport or any person responsible for matters related to the operation of aircraft.