

11/07/2019
C156basc**SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO8**.

EMERGENCY SERVICES FLIGHT PATH AREA: WONTHAGGI**1.0**11/07/2019
C156basc**Design objectives**

To ensure that the height of new development does not encroach on the flight path areas associated with the Wonthaggi Hospital helicopter landing site.

To ensure that the height of new development avoids creating a hazard to aircraft using the Wonthaggi Hospital helicopter landing site and to facilitate safe emergency medical service helicopter operations.

2.011/07/2019
C156basc**Buildings and works**

A permit is not required to construct a building or carry out works with a height less than 41.6 metres above the Australian Height Datum (AHD) with exception of the following:

- Dwelling additions and dwelling alterations exceeding 41.6 metres above the AHD, providing the dwelling additions and dwelling alterations do not exceed the existing height of the dwelling (measured at the roofline).

A permit is required to construct a fence with a height greater than 41.6 metres above the AHD. This does not apply to the construction of a fence in relation to the residential use of land and the fence height does not exceed the maximum height of the dwelling.

A permit is not required to construct a dwelling in a residential zone within the overlay, if the proposed dwelling has a height less than 6 metres above the ground level.

Notes:

The Wonthaggi Hospital helicopter landing site is at an elevation of 31.6 metres above the AHD.

For the purposes of this clause, buildings and works include radio masts, antennae and flagpole and any construction equipment with buildings and works.

Referral of applications

Except where a permit is not required for buildings or works under the underlying zone, all applications to construct a building must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.

Where a permit is required to use land or the construction or carrying out of works under another provision in this scheme, notice must be given under section 52(1)(c) of the *Planning & Environment Act 1987* to the person or body specified as a person or body to be notified in Clause 66.06 or a schedule to that clause.

3.011/07/2019
C156basc**Subdivision**

None specified.

4.011/07/2019
C156basc**Signs**

None specified.

5.011/07/2019
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None specified.

6.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the height and design of any proposed buildings and works will have an impact on the flights associated with the Wonthaggi Hospital EMS helicopter landing site.