

24/11/2017  
GC49**SCHEDULE 16 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO16**.

**BAIRNSDALE HOSPITAL EMERGENCY MEDICAL SERVICES HELICOPTER FLIGHT PATH PROTECTION (OUTER AREA)****1.0**24/11/2017  
GC49**Design objectives**

To ensure that the height of buildings and works do not encroach on the flight path areas associated with the Bairnsdale Hospital helicopter landing site.

To ensure that the height of development avoids creating a hazard to aircraft using the Bairnsdale Hospital helicopter landing site.

**2.0**24/11/2017  
GC49**Buildings and works**

A permit is not required to construct a building or to construct or carry out works that would result in the height of the building or works being less than the referral height, being 31.5 metres above the Australian Height Datum (AHD).

A permit is not required to construct or carry out buildings and works in relation to an existing dwelling that exceeds 31.5 metres above the AHD provided:

- The buildings and works do not exceed the existing height of the building (measured at the apex of the roofline), and
- The lot does not immediately adjoin the hospital land (hospital land is defined by the extent of the Public Use Zone 3).

A permit is not required to construct a building or to construct or carry out works within the Public Use Zone 3.

*Note: Check the "Hospital Emergency Medical Services – Helicopter Flight Path Protection Areas Incorporated Document, June 2017" for additional requirements for land affected by this schedule.*

**Referral of applications**

An application 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.

**Application requirements**

An application must include the following information (prepared by a suitably qualified person):

- The location and topography of the subject land in relation to the helicopter landing site.
- The location and height of the main features on the subject land, including existing buildings, structures, trees or any other tall features.
- The proposed buildings and works on the land including details of the maximum height of the proposed buildings, works and construction equipment measured relative to the height of the helipad (AHD).

**Exemption from notice and appeal**

An application is exempt from 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.

*Note: The Bairnsdale Hospital helicopter landing site is at an elevation of 21.5 metres above the AHD.*

**3.0**24/11/2017  
GC49**Subdivision**

A permit is not required to subdivide land.

**4.0**

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**Decision guidelines**

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

- Whether the height and design of any proposed buildings or works will have an impact on the flight paths associated with the Bairnsdale Hospital helicopter landing site.
- The views of the Department of Health and Human Services (Vic).