

13/08/2015  
C175

## SCHEDULE 17 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO17**.

### BENDIGO AIRPORT - HEIGHT RESTRICTIONS AREA (AREA B)

#### 1.0

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#### Design objectives

To ensure that the height of all buildings and works are constrained within specified limits to avoid creating a hazard to aircraft in the vicinity of Bendigo Airport, and to facilitate safe aircraft operations.

To ensure that flight paths associated with the Bendigo Airport are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the airport.

#### 2.0

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#### Buildings and works

A permit is not required to:

- Construct a fence.
- Construct a building or construct or carry out works where the building or works will create a structure less than 10 metres above ground level.
- Install a rainwater tank with a capacity of more than 4,500 litres if the following requirements are met:
  - The rainwater tank is not located within the building's setback from a street (other than a lane).
  - The rainwater tank is no higher than the existing building on the site.
  - The rainwater tank is not located in an area that is provided for car parking, loading, unloading or accessway.

An application for buildings and works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
  - The location and dimensions of the proposed building or structure.
  - The relevant ground levels.
  - Layout of existing buildings.
  - The height of the building or structure from ground level and the maximum height, using the Australian Height Datum.

#### Notice of application

Before deciding on an application to construct a building or structure, notice must be given under section 52(1)(c) of the Act to the person or body specified as a person or body to be notified in Clause 66.06 or a schedule to that clause.

#### 3.0

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#### Decision guidelines

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

- The height of the proposed building or structure.
- The impact the building or structure may have on the safety and operation of the airport.
- The existing and likely future use and development of the airport.
- The effect of the proposed development on the clear flight path of aircraft.

## GREATER BENDIGO PLANNING SCHEME

- The availability and suitability of other land for the proposed building.
- The Bendigo Aerodrome Obstacle Limitation Surfaces, June 2012.