

18/12/2012
VC93**SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO6**.

EMERGENCY SERVICES FLIGHT PATH AREA: COWES**1.0 Design objectives**18/12/2012
VC93

To ensure that the height of new development does not encroach on the flight path areas associated with the Blue Gum Reserve, Cowes helicopter landing site.

To ensure that the height of new development avoids creating a hazard to aircraft using the Blue Gum Reserve, Cowes helicopter landing site and to facilitate safe emergency medical service helicopter operations.

To implement the Airfields policy set out in the State Planning Policy Framework of this planning scheme.

2.0 Buildings and works14/08/2008
C57

A permit is not required to construct a building or carry out works with a height less than 18.8 metres above the Australian Height Datum (AHD) with exception of the following,

- Development proposals exceeding 18.8 metres AHD in height where the proposed development is adjacent to an existing building and the height of the proposed development does not exceed the height of the existing building (measured at the roofline).

A permit is required to construct a fence with a height greater than 6.83 metres above the AHD.

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 Blue Gum Reserve, Cowes is at an elevation of 6.83 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.

3.0 Referral of applications14/08/2008
C57

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.

4.0 Decision guidelines18/12/2012
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Before deciding on an application, the responsible authority must consider whether the height and design of any proposed buildings and works will have an impact on the flights associated with the EMS helicopter landing site in Blue Gum Reserve, Cowes.