

15/12/2011
C51**SCHEDULE 3 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ3**.**LETHBRIDGE AIRPORT****Purpose**

To provide for a safe and efficient operational airport for the use of light aircraft and associated activities.

To provide for the use and development of industries and activities associated with light aircraft.

To allow for restricted commercial and retail activities related to the use of the land for light aircraft.

To provide for aeronautical related training.

To ensure use and development of the site is compatible with existing uses in the vicinity.

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C51**Table of uses****Section 1 - Permit not required**

Use	Condition
Airport	1. The use must comply with the conditions specified in clause 2 of this schedule. 2. Does not include ancillary uses specified in Section 2.
Car park	Must strictly relate to the use of the land for aviation purposes.
Crop raising (other than rice growing, timber production and market garden)	
Extensive animal husbandry	
Heliport	The use must comply with the conditions specified in clause 2 of this schedule.
Minor utility installation	Must strictly relate to the use of the land for aviation purposes.
Water retarding basin	
Weather station	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Caretaker's house	Not more than 6 caretaker's houses can be constructed on the land zoned SUZ 3.
Commercial display area	Must strictly relate to the use of the land for aviation purposes.
Education centre (other than primary school and secondary school)	
Emergency services facility	

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Use	Condition
Exhibition Centre	Must strictly relate to the use of the land for aviation purposes.
Fuel Depot	
Function Centre	Must strictly relate to the use of the land for aviation purposes.
Group accommodation	Must strictly relate to the use of the land for aviation purposes, education centre or aviation related tourism.
Hotel	Must strictly relate to the use of the land for aviation purposes, education centre or aviation related tourism.
Industry (other than materials recycling, refuse disposal, refuse transfer station and rural industry)	Must strictly relate to the use of the land for aviation purposes.
Motel	Must strictly relate to the use of the land for aviation purposes, education centre or aviation related tourism.
Office	The leasable floor area must not exceed 500 square metres. Must strictly relate to the use of the land for aviation purposes.
Retail premises (other than gambling premises, landscape gardening supplies, motor vehicle, boat, or caravan sales and trade supplies)	Must strictly relate to the use of the land for aviation purposes.
Restricted recreation facility	
Store (other than shipping container storage)	
Utility Installation (other than Minor utility Installation or Water retarding basin)	

Section 3 – Prohibited

Use	Condition
Any other use not in Section 1 or 2	

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Use of land

Use of land for airport and heliport.

The use of the land for airport and heliport must comply with the following requirements Reference to aircraft includes helicopters

- Except with a permit the number aircraft movements must not exceed 17500 per annum. Each take-off, landing, or touch and go is an aircraft movement.
- The take-off weight of aircraft using the airport must not exceed 5700kg.
- No flights over houses within a 1 km radius of the land

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- Except with the written consent of responsible authority the number of airshows, fly-ins and similar events must not exceed six per annum.
- Aircraft movements must, except with the written consent of the responsible authority, be limited to:
 - 15 minutes after sunrise to 15 minutes before sunset during daylight savings time.
 - Sunrise to sunset during Eastern Standard Time.
- An Air Operations Management Plan must be approved by the responsible authority. The plan must include the following:
 - The method by which the number of aircraft movements per annum will be monitored and reported to the responsible authority.
 - The method by which annual aircraft movements will be monitored and audited.
 - Specified flight paths; and a requirement that take offs and landings, and circuit flight paths must be in accordance with the specified flight paths.
- The Air Operations Plan must be submitted to the responsible authority within 6 months of the gazettal of this Special Use Zone.
- Prior to approving the Air Operations Management Plan or any amendment to it, the responsible authority must give or direct the applicant to give notice of the proposed plan or amendment to properties that may be materially affected by the airport operations and invite submissions to the plan or amendment. In deciding whether to approve the plan or amendment the responsible authority must consider any submission.
- A water storage facility with a minimum capacity of 50,000 litres be maintained on the subject land.
- The operation of the airport must be generally in accordance with the Air Operations Management Plan, which must be made publicly available, including all associated reports and audits. The approved Plan and reports must be posted on the airport website within 30 days of the approval date.
- Notice of any airshow, fly-in or other such event must be given at least 10 days before the event by publishing a notice in a newspaper generally circulating in the area and by posting details on the airport website.
- The operator of the airport must request Airservices Australia to publish a web address/link in *EnRoute Supplement Australia (ERSA)* to the airport website displaying the approved flight paths.

Application requirements

An application to use land must be accompanied by the following information as appropriate;

- The purpose of the use and the types of activities which will be carried out, including advice on how the proposal is consistent with the purpose of the zone.
- The likely effects, if any, on adjoining land including noise levels, traffic, hours of operation, and light spill.
- In the absence of reticulated sewerage, a demonstration that the site is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy Water of Victoria under the *Environment Protection Act 1970*.

An application to use the land for Industry or Store must be accompanied by the following information as appropriate;

- A statement detailing how the proposed use strictly relates to the use of the land for aviation purposes.

- The type and quantity of goods to be stored, processed or produced.
- Confirmation of whether approvals are required from the Environmental Protection Authority.
- The likely effects on adjoining land, including air-borne emissions, emissions to land and water, and noise.

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Subdivision

No minimum lot size is specified.

A permit is required to subdivide land.

Any permit for subdivision must contain a condition requiring the owner and responsible authority to enter into an agreement pursuant to section 173 of the *Planning and Environment Act 1987* requiring the use and development of any new lot to be strictly related to aviation and ancillary purposes.

Prior to a statement of compliance being issued for any subdivision the Air Operations Management Plan required by clause 2.0 must be approved to the satisfaction of the responsible authority.

Application requirements

An application to subdivide the land must be accompanied by the following information as appropriate;

- In the absence of reticulated sewerage, a demonstration that the site is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy under the *Environment Protection Act 1970*.
- A demonstration of the interdependency of the lots being created, any common property proposed, and any areas of common use. The assessment should incorporate infrastructure access and provision.
- An indicative building envelope, any proposed landscaping, car parking egress and access.
- A plan showing the proposed use of the new lot(s) and its relationship to other buildings and adjacent land uses.
- A plan showing a convenient and safe internal road and pedestrian network with appropriate linkages.
- A report which considers the impact of traffic movements to and from the subject land on the Midland Highway. This report will consider appropriate locations and treatment of the intersections of access roads with the Midland Highway. The report must be to the satisfaction of the responsible authority.
- A landscape concept plan showing buffer plantings to the Midland Highway.
- Appropriate treatment for lots in the vicinity of the Midland Highway which recognises the interface and landscaping issues in that location.
- A water sensitive drainage master plan providing for appropriate stormwater drainage.

Exemption from Notice and Appeal

An application for subdivision is exempt from the 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.

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Buildings and works

A permit is required to construct a building or carry out works.

This requirement does not apply to the construction of hangars for the accommodation, maintenance, repair, assembly and modification of aircraft provided they are sited 6 metres from the external boundary of the land zoned Special Use.

Application requirements

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site and its co-location with similar uses such as commercial, retail, industrial and accommodation
 - Adjoining roads.
 - The location and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - A convenient and safe internal road and pedestrian network with appropriate linkages.
 - A landscape concept plan showing buffer plantings to the Midland Highway --
 - The proposed method of managing storm water flows from the buildings and works.
 - Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A report which considers the impact of traffic movements to and from the subject land on the Midland Highway. This report will consider appropriate locations and treatment of the intersections of access roads with the Midland Highway. The report must be to the satisfaction of VicRoads and the responsible authority.
- In the absence of reticulated sewerage, a demonstration that the site is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy under the *Environment Protection Act 1970*.

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Advertising signs

Advertising sign requirements are at Clause 52.05. The land subject to this schedule is in Category 3.