

03/05/2007
C81

SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**

AIRFIELD ENVIRONS – RESTRICTED BUILDING HEIGHTS

1.0

19/01/2006
VC37

Design objectives

To maintain the efficiency and safety of the Bendigo airfield.

To prevent development that is incompatible with airfield operations.

To ensure that development is appropriately sited with respect to the operation of the Bendigo airfield.

To ensure that all building and works are sited to take account of and minimise any off site effects of the Bendigo airfield.

To recognise and implement any approved Obstacle Surface Limitation Plan.

2.0

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Buildings and works

A permit is not required to:

- Construct a fence.
- Undertake internal and external alterations to an existing building where the height of the buildings is not increased.
- Construct a building or carry out works where the building or works will create a structure less than 7.5 metres above ground level.

3.0

19/01/2006
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Consultation

An application to construct any building or works greater than 7.5 metres above ground level must be sent to the Civil Aviation Safety Authority for comment. Consultation regarding the proposed works must occur between Council, the applicant and the relevant electricity supply or distribution authority.

4.0

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Subdivision

A permit may be granted to subdivide land zoned Rural Living Zone and Low Density Residential Zone, only if the following requirements are met:

- For land solely within the area affected by the schedule, each lot must be at least 4 hectares in size.
- For land partly within the area affected by the schedule, each lot must have at least 1 hectare of land outside the area affected by the schedule.

5.0

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Decision guidelines

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

- The need to prevent buildings or structures from being built which could interfere with or cause a safety hazard to aircraft operations in the immediate vicinity of the airfield.
- The existing and likely future use and development of the airfield.
- An approved Obstacle Limitation Surface plan for the airfield.
- The need to include a condition requiring all vegetation to have a mature height so as not to interfere with or cause a safety hazard to aircraft operations.
- 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 need for buildings to be constructed of materials that will achieve appropriate attenuation of aircraft noise.
- The intended use and purpose of the proposed building.