

03/03/2016
C162

SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2**.

AIRPORT ENVIRONS

Where appropriate the requirements of DDO7 of this planning scheme and Shepparton Southern Gateway Landscape Strategy should be considered without compromising the requirements of this clause.

1.0

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Design objectives

To facilitate safe aircraft operations at Shepparton Airport.

To ensure that all buildings and works are constrained within specified height limits and external building materials to avoid creating a hazard to aircraft in the vicinity of the Shepparton Airport.

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

To ensure that development has minimal impact upon abutting residential land.

2.0

19/01/2006
VC37

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 and building materials are non-reflective.
- Construct a building or carry out works where the building or works will create a structure less than 7.5 metres above ground level and the external materials and finishes are non-reflective.
- Plant vegetation that at maturity will not exceed a height of 7.5 metres.

3.0

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Decision guidelines

An application to construct any buildings and works greater than 7.5 metres above ground level 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 unless in the opinion of the responsible authority the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the airport owner.

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

- The need to prevent building or structures from being built which could interfere with and cause a safety hazard to aircraft operations in the immediate vicinity of the airport.
- The existing and likely future use and development of the airport.
- Any approved management plans for the airport.
- 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 and building materials on the clear flight path of aircraft.
- The intended use and purpose of the proposed building and development.
- The interface of development with abutting residential land.
- Any existing or proposed Section 173 Agreements prepared to address issues of awareness, potential airport impacts and potential interference with airport communications and navigation devices.