

12/05/2016
C47

SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO4**.

STAWELL AERODROME OBSTACLE LIMITATION SURFACE PROTECTION AREA

1.0

12/05/2016
C47

Design objectives

To maintain the efficiency and safety of aircraft operations at the Stawell Aerodrome.

To ensure development and landscaping does not present a hazard to aircraft take offs and landings at the Stawell Aerodrome.

To ensure that development is appropriately sited and compatible with the operation of the Stawell Aerodrome.

To ensure that all buildings and works minimise impacts on the safe operation of the Stawell Aerodrome.

To recognise and implement any approved Obstacle Surface Limitation chart.

2.0

12/05/2016
C47

Buildings and works

General

A permit is not required for:

- Buildings and works associated with an existing building where the height of the building is not increased and building materials are non-reflective.

DDO4-1: Obstacle Height Area 1

Permit requirement

A permit is not required to construct a building or construct or carry out works unless:

- The height of a building or works exceeds 5 metres above ground level, including an antenna, a domestic or a rural wind turbine or flagpole and landscaping where the height of any plant at maturity exceeds 5 metres.
- External materials and finishes are reflective.

DDO4-2: Obstacle Height Area 2

Permit requirement

A permit is not required to construct a building or construct or carry out works unless:

- The height of a building or works exceeds 10 metres above ground level, including an antenna, a domestic or a rural wind turbine or flagpole and landscaping where the height of any plant at maturity exceeds 10 metres.
- External materials and finishes are reflective.

DDO4-3: Obstacle Height Area 3

Permit requirement

A permit is not required to construct a building or construct or carry out works unless:

- The height of a building or works exceeds 20 metres above ground level, including an antenna, domestic or rural wind turbines or flagpole and landscaping where the height of any plant at maturity exceeds 20 metres.
- External materials and finishes are reflective.

Application requirements

Any application must be accompanied by the following information as appropriate:

- Ground levels including both natural and any altered ground levels of the site.
- Geographic coordinates.
- The AHD of the highest point of the proposed development.
- Description of roof colour and external materials.
- Description of vegetation including species and growth form including height reached at maturity.

Referrals of applications

An application under this schedule 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.

3.0

12/05/2016
C47

Decision guidelines

Before deciding on an application the responsible authority must consider:

- The Stawell Aerodrome Obstacle Limitation Surfaces chart.
- The Stawell Aerodrome Master Plan Review (2015).
- The need to prevent buildings, structures or works including planting of vegetation and landscaping from being built, constructed or planted which could interfere with and cause a safety hazards to aircraft operations in the immediate vicinity of the airport.
- The existing and likely future use and development of the airport.
- Whether the mature height of vegetation does not interfere with or cause a safety hazard to aircraft operations.
- The effect of the proposed development and building materials on maintaining a clear aircraft flight path.
- The intended use and purpose of the proposed building and development.

4.0

12/05/2016
C47

Reference documents

Stawell Aerodrome Master Plan Review 2015.