

17/07/2014
C121

SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO8**.

ESSENDON AIRPORT - OBSTACLE HEIGHT AREA NO.1

1.0 Design objectives

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- To ensure that all buildings and works are within specified height limits and that appropriate external building materials are used to avoid creating a hazard to aircraft flight paths in the vicinity of Essendon Airport, and to facilitate safe aircraft operations.
- To ensure that flight paths associated with Essendon Airport are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Airport.

2.0 Buildings and works

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Permit Requirements

A permit is required to:

- Construct a building or carry out works (includes Television Antenna and Flagpole).

A permit is not required for:

- Buildings and works (includes Television Antenna and Flagpole) which do not exceed 73 metres Australian Height Datum (AHD) in height.

Application Requirements

Any application for buildings or works must be accompanied by the following information:

- The natural ground level of the site.
- Northings and eastings (geographic coordinates).
- The AHD of the highest point and the four corners of the building.
- Description of roof colour and materials.

Notification Requirements

In accordance with Section 52(1)(c) of the Act, notice of an application under this schedule must be given to the Essendon Airport Manager unless in the opinion of the Responsible Authority the proposal satisfied requirements or condition previously agreed to in writing between the Responsible Authority and the Essendon Airport Manager.

3.0 Decision Guidelines

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Before deciding on an application the responsible authority must consider:

- The Airport's Obstacle Limitation Surfaces plan.
- The location and height of the proposed development.

- The need to prevent building or structures from being built which could interfere with and cause a safety hazard or aircraft operations.
- Natural surface level survey to determine the AHD level of the proposed development site.
- The suitability of building design and the potential impact of building materials on the flight path of aircrafts.
- The views of the Essendon Airport Manager.
- The need to include a condition requiring a Construction Management Plan so as not to interfere with or cause a safety hazard to aircraft operations.