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Proposed C139bawb

## **SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

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

### **WARRAGUL HOSPITAL EMERGENCY MEDICAL SERVICES HELICOPTER FLIGHT PATH PROTECTION (INNER AREA)**

#### **1.0 Design objectives**

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To ensure that the height of buildings and works do not encroach on the flight path areas associated with the Warragul Hospital helicopter landing site.

To ensure that the height of development avoids creating a hazard to aircraft using the Warragul Hospital helicopter landing site.

#### **2.0 Buildings and works**

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A permit is not required to:

- Construct or carry out works that would result in the height of the building or works being less than the referral height, being 145.4 metres above the Australian Height Datum (AHD).
- Construct or carry out buildings and works in relation to an existing dwelling that exceeds 145.4 metres above the AHD provided:
  - the buildings and works do not exceed the existing height of the building (measured at the apex of the roofline).
  - the lot does not immediately adjoin the hospital land (hospital land is defined by the extent of the Public Use Zone 3).
- Construct a building or to construct or carry out works within the Public Use Zone 3.

#### **3.0 Subdivision**

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None specified.

#### **4.0 Signs**

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None specified.

#### **5.0 Application requirements**

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The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

A planning permit application must include:

- The location and topography of the subject land in relation to the helicopter landing site.
- The location and height of the main features on the subject land, including existing buildings, structures, trees or any other tall features.
- The proposed buildings and works on the land including details of the maximum height of the proposed buildings, works and construction equipment measured relative to the height of the helipad (AHD).

#### **6.0 Decision guidelines**

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The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

## BAW BAW PLANNING SCHEME

- Whether the height and design of any proposed buildings or works will have an impact on the flight paths associated with the Warragul Hospital helicopter landing site.
- The views of the Department of Health and Human Services (Vic).
- Whether the application complies with the additional requirements as specified in *Hospital Emergency Medical Services – Helicopter Flight Path Protection Areas Incorporated Document, June 2017*.