

24/11/2017
GC49

SCHEDULE 25 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO25**.

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 hospital helicopter landing sites.

To ensure that the height of development avoids creating a hazard to aircraft using the hospital helicopter landing sites.

2.0 Buildings and works

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A permit is not required to construct a building or to construct or carry out works that would result in the height of the building or works being less than the referral height specified in Table 1.

Table 1: Helicopter Landing Site Elevations

Helicopter landing site	Helipad height (AHD)	Referral height (AHD)
Bendigo Hospital	235.9 metres	235.9 metres
Heathcote Hospital	245.6 metres	245.6 metres

A permit is not required to construct or carry out buildings and works in relation to an existing dwelling that exceeds the heights specified in Table 1 provided:

- The buildings and works do not exceed the existing height of the building (measured at the apex of the roofline), and
- The lot does not immediately adjoin the hospital land (hospital land is defined by the extent of the Public Use Zone 3).

A permit is not required to construct a building or to construct or carry out works within the Public Use Zone 3.

Note: Check the "Hospital Emergency Medical Services – Helicopter Flight Path Protection Areas Incorporated Document, June 2017" for additional requirements for land affected by this schedule.

Referral of applications

An application 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.

Application requirements

An application must include the following information (prepared by a suitably qualified person):

- 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).

Exemption from notice and appeal

An application is exempt from notice requirements of section 52(1) (a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Note: AHD means Australian Height Datum.

3.0 Subdivision

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A permit is not required to subdivide land.

4.0 Decision guidelines

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

- Whether the height and design of any proposed buildings or works will have an impact on the flight paths associated with the helicopter landing sites at Bendigo Hospital and Heathcote Hospital.
- The views of the Department of Health and Human Services (Vic).