

Planning & Design Approval Triggers and Exemptions

NOTE: The Planning and Design Approval Process does not replace the need to obtain approval for the Building Activity Consent Process or approval from the Airport Building Controller for buildings and works.

Use of land

Planning and Design Approval is required for any Section 2 or 3 use of land in the table of uses at Clause 4 of the Activity Centre Zone, including a change of use.

Use of land must be consistent with the Melbourne Airport Master Plan (including the Ground Transport Plan and Environment Strategy) and Melbourne Airport Planning and Design Guidelines.

Buildings and works

Planning and Design Approval is required for all buildings and works on the airport except for the following:

- Any buildings or works on the airside part of the airport site subject to compliance with the CASA Manual of Standards Part 139 – Aerodromes.
- Any buildings or works inside an existing terminal building.
- Maintenance, emergency or fire protection works.
- Landscaping works provided any planting complies with the Melbourne Airport Planting Guidelines.
- A temporary shed or temporary structure for construction purposes.
- External lighting provided it is installed and baffled such that it does not cause light spillage above the horizontal plane or beyond the site in order to prevent potential visual distraction to pilots.
- Street furniture including post boxes, telephone booths, fire hydrants, bus shelters, shade sails, traffic control devices and public toilets.
- Demolition of a building or structure, except where the site is in the Heritage Overlay.
- Underground pipelines or other utility services, provided they are not in the Environmental Significance Overlay or an area listed in the Environmental Site Register (see Environment Department).
- A rainwater tank with a capacity of not more than 4500 litres.
- Vegetation removal except where the site is in the Environmental Significance Overlay and subject to compliance with the Environment Protection and Biodiversity Conservation Act 1999 and the Melbourne Airport Tree Removal Policy (see Environment Department).
- The internal rearrangement of a building or works provided the gross floor area of the building, or size of the works, is not increased.
- Bicycle pathways and trails.
- Any works necessary to prevent soil erosion, or to ensure soil conservation or reclamation.
- Drainage works, provided they are not in the Environmental Significance Overlay or an area listed in the Environmental Site Register (see Environment Department).
- A disabled access ramp.

- A fence.
- Any other building or works which the Planning Manager has advised (in writing) do not require approval.

These exemptions do not apply to:

- Any building, structure or activity (including construction cranes), either permanent or temporary, which adversely affects, penetrates or intrudes into the airport's "prescribed airspace" surfaces (OLS and PANS-OPS surfaces) – see definition of "controlled activities" under section 182 of the Airports Act 1996.
- Any buildings or works which require a Major Development Plan (MDP) approval under section 89, 89A and 90 of the Airports Act 1996.
- Buildings or works on a site in the Environmental Significance Overlay or Heritage Overlay (see Master Plan Figure 5.2) or listed in the Environmental Site Register (see Environment Department).

Advertising signs

Advertising sign requirements are at Clause 52.05 of the Victoria Planning Provisions. The airport site is in Category 1 (see Clause 52.05-7).