



Application for Planning Consent

Essendon Airport
Essendon Fields House
Level 2, 7 English Street
Essendon Fields, VIC, 3041
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The use of land and building works at Essendon Airport (including Essendon Fields) are subject to regulatory controls by the Federal Government under the Airports Act 1996 and the Airports (Building Control) Regulations 1996. An Airport Building Controller (ABC) is appointed by the Commonwealth Government to ensure that activities at Essendon Airport meet the relevant building and engineering standards. The ABC must be notified about any and all construction activities and formal approval given by way of a Building or Works Permit before works commence. This includes new buildings, fit-outs, civil works such as roads and drains, trenching, excavation and demolition activities.

For an application for a building activity or a land use to be successful at Essendon Airport, it must be consistent with the Essendon Airport Master Plan. In addition to a building permit from the ABC, a separate Planning Consent from the Airport Operator (Essendon Airport Pty Ltd) may also be required regarding Use of Land and/or Buildings and Works.

This application form will be used to assist Essendon Airport Pty Ltd (EAPL) in assessing the Planning Consent Application for land use or buildings and works.

Is this application for Land Use and/or Building and Works

Applicant Details

Company

Address

Unit No.

Street No.

Street Name

Suburb / Locality

Postcode

Contact person

Contact phone

Contact email

Lessee

Name

Address

Unit No.

Street No.

Street Name

Suburb / Locality

Postcode

Contact

Site Location

Address

Street No.

Street Name

Precinct Location

i Refer to the land use plan in the Essendon Airport Land Use Plan

- English Street
- Beaufort North
- Wirraway North
- Aviation 1
- Hart
- Bulla
- Airfield

Zone

i Business Zones apply to land side precincts and Special Use Zones to the Airfield and Aviation precincts.

i Refer to the land use plan in the Essendon Airport Land Use Plan.

- Business Zone 2
- Business Zone 3
- Special Use Zone 1
- Special Use Zone 2

Proposal

Proposed use of land

Is a change in use or a new use proposed?

Major development plan

Does the proposal require a Major Development Plan approval?

i Refer to Section 89 of the *Airports Act 1996*.

Application Fee

i Refer to schedule of fees

Are works required

Yes *if yes, complete this section*

No *if no, skip to next section*

Proposed works for which consent is sought

Provide a brief summary of your proposed buildings and works.

Estimated cost of works

How much will the development cost.

Existing Conditions

Describe how the land is currently used and developed

(e.g. vacant, warehouse, office building)

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Assessment of Proposal

Considerations for all applications

Consistency with the Essendon Airport Master Plan

Describe how the proposed land use and/or building activity is consistent with the Essendon Airport Master Plan (EAMP).

(e.g. does the proposal comply with the future vision and objectives of the EAMP).


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Consistency with the Essendon Airport Land Use Plan

Is the proposal consistent with the Essendon Airport Planning Policy Framework?

Describe how the proposal complies with the requirements of the zone and the objectives of the precinct in which it sits.

(e.g. is the proposal consistent with the objectives outlined in the Essendon Airport Planning Policy Framework. Each precinct has its own policy with objectives and building controls).

 Refer to Essendon Airport Land Use Plan (EALUP)

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Aviation

Describe any impacts the proposed land use and/or building and works will have on aviation activities at the airport.

The use of land and development is to minimise impacts on aviation including building heights, flight paths, windshear, light spill, glare, surface reflection and noise interference.

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Provision of Car Parking

Detail the amount, size, operation and location of car parking to be provided including loading and unloading areas.

Detail how the car parking provision complies with the requirements of the Essendon Airport Land Use Plan (EALUP).

i Refer to Clause 52.06 Car Parking and Clause 52.07 Loading and Unloading of the Essendon Airport Planning Policy Framework in the EALUP.

Interface with Adjoining Zones

Describe how the proposal minimises impacts on land within the airport in adjoining zones or outside the airport. Detail how the proposal interacts or interfaces with the adjoining zones.

Storage of Waste and Materials for Recycling

Detail how waste will be dealt with and what facilities will be provided.

Services

Briefly describe any impact the proposed land use and/or buildings and works will have on existing infrastructure services in the area.

Confirm what infrastructure will be required to service the development/use.

(e.g. will the reticulated services need to be extended).

i Refer to existing trunk services plan in the EAMP.

Considerations for Land Use applications

Noise

Will the proposed use produce noise levels which may impact on the operation of the Airport or adjoining uses?

(e.g. will PA systems be used or equipment which produces high levels of noise).

Traffic

Detail the anticipated traffic arising from the use and how this may impact the site or surrounding road network.

(e.g. anticipated vehicle movements per day).

Hours of Operation

Detail the proposed hours and days of operation.

Detail the proposed hours for delivery to the site.

Maintenance of Land

Detail how land not required for immediate use will be maintained.

Considerations for Buildings and Works applications

Design Elements

Will the new buildings/structures or alterations and additions to existing buildings/structures, penetrate the Obstacle Limitation Surface (OLS) for Essendon Airport as contained within the Essendon Airport Master Plan (EAMP).

Landscape and Streetscape

Describe how the landscaping adds to the public realm and minimises the potential for bird strike.

Heritage Value

Describe how the proposal respects any existing built form heritage of the site or surrounding buildings.

Advertising signage

Detail any signage proposed. Describe why the signage is required and whether it is consistent with signage in the area.

(e.g. size, height, illumination, materials of the sign).

i Refer to Clause 52.05 Advertising Signage of the Essendon Airport Planning Policy Framework in the EALUP.

i Note: an advertising signs application form must also be filled out.

Environment

Describe how the proposal will benefit the environment.

(e.g. will vegetation be planted, will runoff be collected and reused).

Storm Water Drainage

Describe how the proposal has considered or implemented Water Sensitive Urban Design (WSUD) measures.

(e.g. incorporation of rainwater tanks and bio-retention swales).

Reticulated water and sewer

Describe how the proposal will impact the capacity of the existing water and sewer network.

Provide supporting reports or plans for any changes to the existing water or sewer network.

Electrical and Communications

Describe how the proposal will impact the current electricity and communication infrastructure and if the existing capacity is adequate to service the proposed development.

Provide supporting reports or plans for any changes to the existing electricity and communication network.

Construction Impacts

Describe any construction impacts and how they will be managed.

Application Plans

The application for land use should include the following plans of the site and areas to be used:

- Existing Site Plan
- Proposed areas to be used
- Proposed Layout Plan

The application should include the following plans of the proposed buildings and works:

- Existing Site Plan
- Proposed Site Plan
- Proposed Layout Plan
- Elevation Drawings
- Landscaping Layout Plan (where applicable)

All plans must be to scale with appropriate orientation details.

Plans should show (as relevant):

- The boundary and dimensions of the site including adjoining roads and lots.
- Relevant natural ground levels.
- The layout of existing buildings and works on site.
- The layout of proposed buildings and works.
- Relationship site has and/or the development will have to existing buildings and other structures on adjoining land at the airport. Details on the height and form of adjoining buildings.
- Elevations including height and façade details (materials, colours) of the proposed buildings and works.
- All driveway, carpark and loading areas.
- Proposed landscaping areas and associated planting schedules and management measures.
- All external storage, infrastructure and water treatment areas.
- Areas not required for immediate use.

List plans provided in support of the application

Application Checklist

Included the following:

- Application Fee
 - Completed Application Form
 - Existing Site Plan
 - Use Layout Plan (*land use applications*)
 - Building Layout Plan (*buildings applications*)
 - Elevations Plan (*buildings applications*)