SCHEDULE 1 TO CLAUSE 45.08 MELBOURNE AIRPORT ENVIRONS OVERLAY

13/12/2023

Shown on the planning scheme map as MAEO1.

Purpose

To identify areas that are or will be subject to high levels of aircraft noise based on the 25 Australian Noise Exposure Forecast (ANEF) contour and to restrict use and development to that which is appropriate to that level of exposure.

1.0 Use of land

13/12/2023

**Dwelling and Small second dwelling**

A permit is required to use land for:

* Dwelling.
* Small second dwelling

Land must not be used for:

* More than one Dwelling on a lot.
* More than one Small second dwelling on a lot. The Small second dwelling must be a moveable building and only used to provide accommodation for a person dependent on a resident of the existing dwelling.

**Other**

A permit is required to use land for:

* Art and craft centre.
* Bar.
* Cinema based entertainment facility.
* Crematorium.
* Display home centre.
* Funeral parlour.
* Home based business.
* Host farm.
* Hotel.
* Indoor recreation facility.
* Office.
* Place of assembly (other than Drive-in theatre).
* Research and development centre.
* Research centre.
* Residential hotel.
* Restricted recreation facility.
* Retail premises.
* Veterinary centre.

Land must not be used for:

* Accommodation (other than, Dwelling, Host farm, Residential hotel and Small second dwelling).
* Drive-in theatre.
* Education centre.
* Hospital.

2.0 Buildings and works

13/12/2023

A permit is required to construct a building or construct or carry out works for a use in Sub-Section 1.0.

A permit is not required for:

* An open sided carport, verandah, pergola or other open sided structure.
* A non-habitable room or outbuilding.
* A swimming pool or tennis court.
* An alteration or extension to a dwelling which existed as at [insert date] provided the extension is less than 50 per cent of the floor area of the dwelling at that date. This exemption does not apply to a dwelling which was constructed between [insert date] and [insert date] on land that was subject to this overlay during this period.

3.0 Subdivision

13/12/2023

Any subdivision of land which would increase the number of dwellings which the land could be used for is prohibited. This does not apply to the subdivision of land to create a lot for a dwelling in respect of which a permit has been granted.