

DAREBIN PLANNING SCHEME

AMENDMENT C70

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Darebin City Council, which is the planning authority for this amendment.

The amendment has been made at the request of Rehbein AOS Airport Consulting and Stokes Planning on behalf of the Victorian Department of Human Services.

Land affected by the amendment

The amendment applies to an area of land in East Preston bounded by the Darebin Creek, Murray Road, Chifley Drive and Dundas Street. The land is located under the main flight paths of air ambulance helicopters using the Emergency Medical Service (EMS) helipad located in Darebin Creek Forest Park, off Liberty Parade, West Heidelberg.

What the amendment does

The amendment proposes to:

- apply Design and Development Overlays (DDO10 and DDO11) to land under the main flight paths of EMS helicopters based on the distance the sites are from the helipad.

The effect of the Design and Development Overlays will be that applications:

- for buildings and works that exceed a specified height above the Australian Height Datum; or
- for buildings and works requiring construction equipment that exceed above a specified height above the Australian Height Datum;

would be referred to the Department of Human Services for more detailed assessment.

The flight path protection areas covered by DDO10 and DDO11 have been determined after considering the requirements for take-off and landing of EMS helicopters. They have been defined to have the least possible impact on the development potential of land surrounding the helipad while protecting the future useability of the helipad.

Schedule 10 to the Design and Development Overlay

DDO10 is applied to approximately 30 properties located within 250 metres of the helipad. The properties are in an area bounded by the Darebin Creek, the western boundary of 32 Bellevue Crescent, Bellevue Crescent, Swanston Street and Bell Street.

DDO10 will trigger the need for a planning permit when a proposal for buildings or works exceeds 62.9 metres above the Australian Height Datum. An application for buildings and works that exceeds 62.9 metres above the Australian Height Datum will be referred to the Department of Human Services.

Ground level in the DDO10 area ranges between 49 and 55 metres AHD.

Schedule 11 to the Design and Development Overlay

DDO11 is applied to approximately 150 properties located within 900 metres of the helipad. The properties are in an area bounded by the Darebin Creek, Murray Road, Chifley Drive, Dundas Street, Bell Street, Swanston Street, Bellevue Crescent and the western boundary of 32 Bellevue Crescent.

DDO11 will trigger the need for a planning permit when a proposal for buildings or works exceeds 74.9 metres above the Australian Height Datum. An application for buildings and works that exceeds 74.9 metres above the Australian Height Datum will be referred to the Department of Human Services.

Ground levels in the DDO11 area ranges between 49 and 59 metres AHD north of Bell Street and between 45 and 57 metres AHD south of Bell Street.

Buildings and works

For the purpose of these schedules 'building and works' includes:

- radio masts;
- television antenna;
- flag poles; and
- any construction equipment associated with the buildings and works.

Strategic assessment of the amendment

- Why is the amendment required?

The amendment provides long-term protection for the continued safe and efficient use of the EMS helipad in Darebin Creek Forest Park, off Liberty Parade, West Heidelberg.

Flight path protection for EMS helicopters is crucial for the delivery of trauma services to the most critically ill and injured patients across metropolitan Melbourne and the State of Victoria.

- How does the amendment implement the objectives of planning in Victoria?

The amendment implements the following objectives of planning in Victoria contained at section 4 of the Planning and Environment Act 1987:

Objective (a): The amendment provides for fair, orderly, economic and sustainable use and development of land as it facilitates the long-term viability of a vital community service.

Objective (e): The amendment will provide protection for a vital public utility.

Objective (g): The amendment seeks to balance the present and future interests of all Victorians by ensuring the on-going safe and efficient operation of the Victorian air ambulance network.

- How does the amendment address the environmental effects and any relevant social and economic effects?

The amendment will provide long-term protection for a vital community service by ensuring that buildings and works in the area surrounding the helipad don't impact on the ability of helicopter operators to safely use the helipad.

The amendment will have no negative environmental impacts as it aims to protect an already existing clear flight-path for emergency medical helicopters.

The amendment will ensure the ongoing viability of the Victorian air ambulance network thereby producing a net benefit to the community.

- Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment is affected by Ministerial Direction No. 9 and No. 11 pursuant to section 12(2)(a) of the *Planning and Environment Act 1987* and the *Ministerial Direction on the Form and Content of Planning Schemes* pursuant to section 7(5) of the *Planning and Environment Act 1987*.

Ministerial Direction No. 9 – Metropolitan Strategy

The purpose of this Direction is to ensure that planning scheme amendments have regard to the Metropolitan Strategy. The proposed amendment supports Direction 6 – A fairer city which aims to address the need for a range of social infrastructure including health facilities.

The amendment supports the three tiered system of health facilities operating throughout the State with connections to rural, regional and metropolitan facilities. The amendment protects the ongoing viability of the State-wide air ambulance network and ensures the availability and accessibility of services to all communities.

Ministerial Direction No.11 – Strategic Assessment of Amendments

The purpose of this Direction is to provide a consistent framework for the evaluation of a proposed planning scheme amendment and the outcomes it produces. The Strategic Assessment Guidelines outlined in this Direction are incorporated into this Explanatory Report.

Ministerial Direction on the Form and Content of Planning Schemes

The amendment will result in changes to the maps and ordinance of the planning scheme and is consistent with the *Ministerial Direction on the Form and Content of Planning Schemes* pursuant to section 7(5) of the *Planning and Environment Act 1987*.

- How does the amendment support or implement the State Planning Policy Framework?

The amendment supports the following parts of the State Planning Policy Framework:

- Clause 11.03-4 (Infrastructure) refers to strategic planning facilitating efficient use of existing urban infrastructure and human services.
- Clause 18.06-1 (Health facilities) includes an objective to assist the integration of health facilities with local and regional communities.

- How does the amendment support or implement the Local Planning Policy Framework?

The amendment supports the Municipal Strategic Statement objective for the provision of urban design (Clause 21.05-3) referring to ensuring public spaces, routes and those areas affecting them are attractive, safe, uncluttered and work effectively for all in society.

- Does the amendment make proper use of the Victoria Planning Provisions?

The application of Design and Development Overlays to an area of land in East Preston bounded by the Darebin Creek, Murray Road, Chifley Drive and Dundas Street is considered to be the most effective way to achieve specific built form outcomes.

The proposed amendment utilises a Design and Development Overlay as the most appropriate planning tool to address the potential impact of building and works projecting into the flight paths of EMS helicopters. The intent of the DDO is to identify areas that require a planning permit for buildings and works that exceed the maximum heights in the schedule.

- How does the amendment address the views of any relevant agency?

The request to amend the Darebin Planning Scheme has been made by the Department of Human Services and will create a new referral authority in the form of the Department of Human Services. The views of any other relevant agencies will be determined through the public exhibition process.

- *What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?*

The amendment is not expected to lead to a significant increase in planning permit applications.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, during office hours at the following places.

Darebin City Council
Strategic Planning Unit
First Floor
274 Gower Street
PRESTON 3072

Or at the Department of Planning and Community Development's website:
www.dpcd.vic.gov.au/planning/publicinspection