

29/02/2016
GC41**SCHEDULE 11 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO11**.

FRANKSTON HOSPITAL EMERGENCY MEDICAL SERVICES HELICOPTER FLIGHT PATH PROTECTION (OUTER AREA)**1.0**29/02/2016
GC41**Design objectives**

To ensure that the height of new buildings and works do not encroach on the flight path areas associated with the Frankston Hospital helicopter landing site.

To ensure that the height of new development avoids creating a hazard to aircraft using the Frankston Hospital helicopter landing site.

To facilitate safe emergency medical service helicopter operations.

2.029/02/2016
GC41**Buildings and works**

A permit is not required to construct a building or to construct or carry out works, including for any construction equipment associated with the buildings and works with a height less than 51.1 metres above the Australian Height Datum (AHD). This does not apply to the construction of a stack, vent, chimney, cooling tower or the like, of any height, that may produce an exhaust plume which has an upward vertical velocity of 4.3 metres or more per second at the point of emission/exit.

A permit is not required for additions and alterations to an existing dwelling that exceeds 51.1 metres above the AHD provided:

- The additions and alterations are to the existing dwelling or outbuildings that 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

A permit is not required to construct a fence, pergola, and ancillary structures for an existing dwelling provided:

- The structure does not exceed the height of the existing dwelling (measured at the apex of the roofline) and
- The lot does not immediately adjoin the hospital land

A permit is not required to construct a building or to construct or carry out works, including for any construction equipment associated with the buildings and works within the Public Use Zone 3.

Despite exemption(s) provided in any other part of this scheme, for the purposes of this clause, buildings and works include radio masts, antennae, telecommunications tower, flagpoles, cranes and any construction equipment associated with the buildings and works.

Note: The Frankston Hospital helicopter landing site is at an elevation of 41.1 metres above the Australian Height Datum.

3.029/02/2016
GC41**Subdivision**

A permit is not required to subdivide land.

4.0 Referral of applications

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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.

5.0 Application requirements

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A planning permit 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).

6.0 Exemption from notice and appeal

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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.

7.0 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 Frankston Hospital helicopter landing site
- The views of the Department of Health and Human Services (Vic)