

**MELBOURNE PLANNING SCHEME
PORT PHILLIP PLANNING SCHEME
Incorporated Document**

**VICTORIA POLICE CENTRE EMERGENCY HELICOPTER FLIGHT PATH PROTECTION
INCORPORATED DOCUMENT
Department of Transport and Planning
June 2025**

This document is an incorporated document in the Melbourne and Port Phillip planning schemes pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.

OFFICIAL

1.0 INTRODUCTION

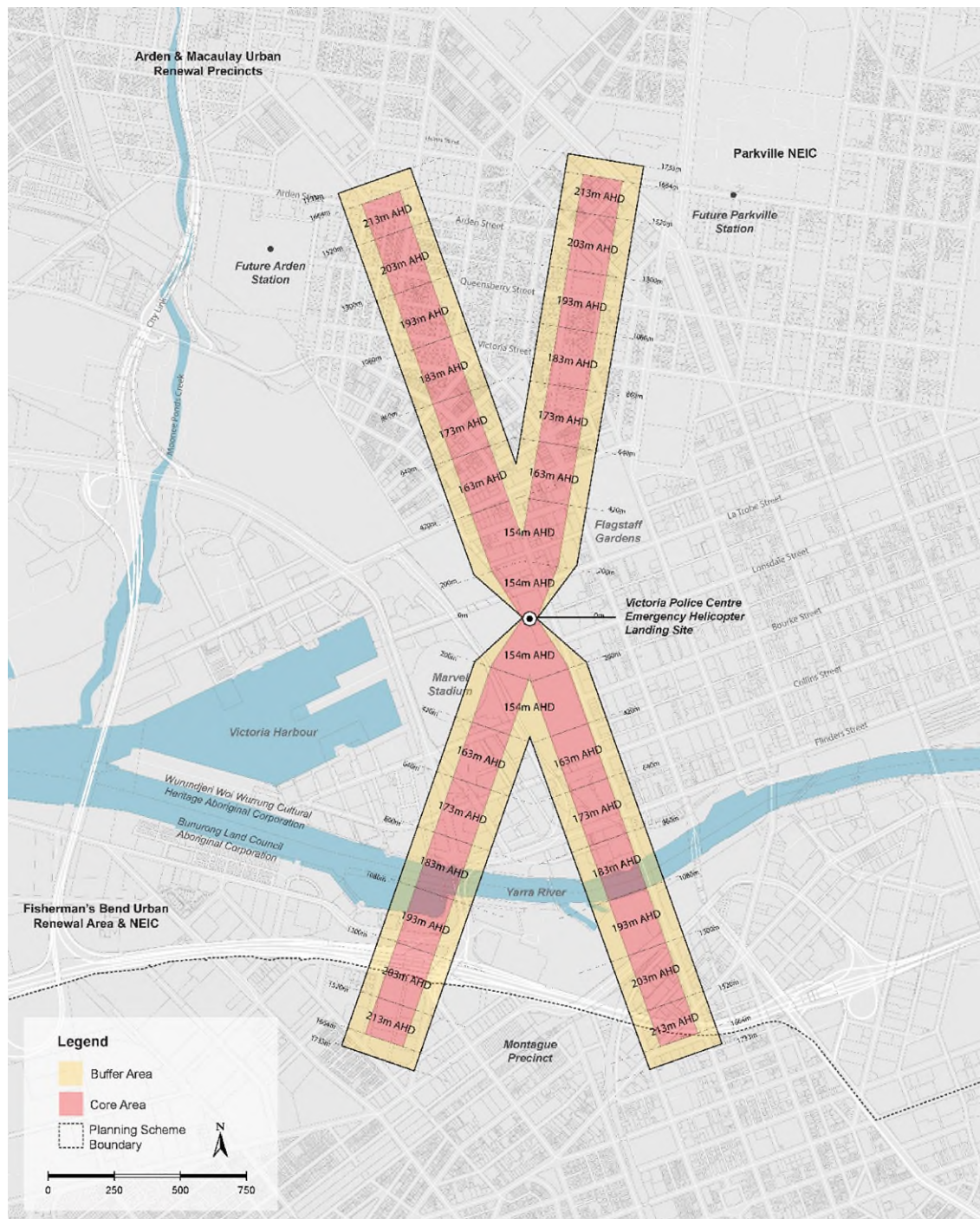
This document is an incorporated document in the schedules to Clause 45.12 Specific Controls Overlay and Clause 72.04 Incorporated Documents of the Melbourne and Port Phillip planning schemes.

2.0 LAND DESCRIPTION

This document applies to all the land within SCO41 in the Schedule to Clause 45.12 Specific Controls Overlay of the Melbourne Planning Scheme.

This document applies to all the land within SCO45 in the Schedule to Clause 45.12 Specific Controls Overlay of the Port Phillip Planning Scheme.

Figure 1 – Map of land subject to this incorporated document



3.0 PURPOSE

The purpose of this document is to protect the safe and efficient operation of the Victoria Police Centre Emergency Helicopter Landing Site and associated flight paths at 263-283 Spencer Street, Docklands from encroachment by development, including temporary or construction-related structures.

3.1 Core Area

The purpose of the core area is to recognise the Civil Aviation Safety Authority regulated safe zone for helicopter approach and departure paths and support any permanent development or temporary or construction-related structures that does not encroach on the safe and efficient operation of the Victoria Police Centre Emergency Helicopter Landing Site and associated flight paths.

3.2 Buffer Area

The purpose of the buffer area is to provide an additional safety barrier around the core area and to manage any risks from temporary or construction-related structures to the safe and efficient operation of the Victoria Police Helicopter Landing Site and associated flight paths.

4.0 CONTROLS

4.1 Objectives

To ensure that the height of any development does not encroach on and does not adversely impact on the safe and efficient operation of the Victoria Police Centre Emergency Helicopter Landing Site and associated flight paths.

To support permanent development in the core area that does not encroach on the safe and efficient operation of the Victoria Police Centre Emergency Helicopter Landing Site and associated flight paths.

To support permanent development in the buffer area which satisfactorily minimises and manages any adverse risk or impact to the safe and efficient operation of the Victoria Police Centre Emergency Helicopter Landing Site and associated flight paths.

To support any temporary or construction-related structures in the core and buffer areas which satisfactorily minimises and manages any adverse risk to the safe and efficient operation of the Victoria Police Centre Emergency Helicopter Landing Site and associated flight paths.

To ensure that exhaust plumes, cranes and other temporary or construction-related structures required during any development do not encroach on and do not adversely impact on the safe and efficient operation of the Victoria Police Centre Emergency Helicopter Landing Site and associated flight paths.

4.2 Permit requirements

Despite the exemptions from permit requirements in clauses 62.02-1 and 62.02-2 of the Melbourne and Port Phillip planning schemes, a permit is required for:

- Development (inclusive of lift overruns, vents, chimneys, aerials, antennas, lightning rods, architectural features, roof top garden planting, exhaust flues and all other roof top structures) at a height equal to or greater than the referral height.

- Construction equipment i.e., cranes, piling rigs, concrete pumps and all other equipment at a height equal to or greater than the referral height.
- Development for a stack, vent, chimney, cooling tower and all other mechanical plant or the like that produces an exhaust plume that has an upward vertical velocity of 4.3 metres or more per second at the referral height.
- Development for a telecommunication facility, including radio masts and antenna, at a height equal to or greater than the referral height.
- Development for a flagpole at a height equal to or greater than the referral height.

The requirements of this incorporated document do not apply to:

- The internal rearrangement of a building.
- The development of a site, including temporary or construction-related structures, in accordance with a planning permit issued prior to the gazettal of Planning Scheme Amendment GC243 (1 December 2025).
- An application to amend a planning permit that was issued prior to the gazettal of Planning Scheme Amendment GC243 (1 December 2025), unless the application to amend includes an increase to the building height and/or temporary or construction related structures that is equal to or greater than the referral height.

Table 1 – Victoria Police Centre Emergency Helicopter Landing Site referral heights for both core and buffer areas.

Distance from Victoria Police Centre Helicopter Landing Site	Referral Height (AHD)
0 m – 199 m	154 m
200 m – 419 m	154 m
420 m – 639 m	163 m
640 m – 859 m	173 m
860 m – 1079 m	183 m
1080 m – 1299 m	193 m
1300 m – 1519 m	203 m
1520 m – 1663 m	213 m
1664 m – 1733 m	213 m

Notes:

- AHD means Australian Height Datum.
- The Helicopter Landing Site is situated at 183.6 metres AHD.

4.3 Referral of applications

An application under Clause 4.2 of this document must be referred under Section 55 of the *Planning and Environment Act 1987* to the person or body specified as the referral authority in the Schedule to Clause 66.04 Referral of Permit Applications under Local Provisions of the Melbourne and Port Phillip planning schemes.

4.4 Application requirements

An application must be accompanied by the following information (prepared by a suitably qualified person as appropriate):

- The location and topography of the subject land in relation to the Victoria Police Centre Emergency Helicopter Landing Site and associated flight paths.
- The location and height of the main features on the subject land, including existing buildings, structures and trees.
- The proposed development on the land including details of the maximum height of the proposed buildings and works relative to the height of the Victoria Police Centre Emergency Helicopter Landing Site.
- Any temporary development, including construction-related structures required during development, measured in metres to the Australian Height Datum.
- A plume rise study that shows the exhaust plume velocity and the elevation at when it drops to below 4.3 metres per second.
- The details of any proposed measures to mitigate or manage potential risks to the safe and efficient operation of the Victoria Police Centre Emergency Helicopter Landing Site and associated flight paths.

4.5 Exemption from notice and review

An application under Clause 4.2 of this document is exempt from the 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 *Planning and Environment Act 1987*.

4.6 Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- Whether the height and design of any proposed permanent or temporary development will have an impact on the safe and efficient operation of the Victoria Police Centre Emergency Helicopter Landing Site and associated flight paths.
- Whether exhaust plumes, cranes and other temporary or construction-related structures required during any development will have an impact on safe and efficient operation of the Victoria Police Centre Emergency Helicopter Landing Site and associated flight paths.
- The views of the person or body specified as the referral authority in the Schedule to Clause 66.04 Referral of Permit Applications under Local Provisions of the Melbourne and Port Phillip planning schemes.
- Any relevant technical guidelines prepared by the person or body specified as the referral authority in the Schedule to Clause 66.04 Referral of Permit Applications under Local Provisions of the Melbourne and Port Phillip planning schemes.
- The objectives at Clause 4.1 of this document.

END OF DOCUMENT