

Matthew Milbourne
Principal Strategic Planner
Melton City Council
PO Box 21
MELTON VIC 3337

Dear Mr Milbourne,

Re: Planning Scheme Amendment C232 to the Melton Planning Scheme

Thank you for providing the Victorian Health Building Authority (VHBA) the opportunity to comment on the proposed Melton Planning Scheme Amendment C232 (the Amendment).

We have reviewed the Amendment documentation and conclude that the proposed changes will not have significant consequences on the health infrastructure portfolio. The amendment applies to land at 245A Ferris Road, Cobblebank as the New Melton Hospital site as well as 185 Bridge Road, an identified potential future site for the Melton Ambulance Station. In this regard the VHBA has the following comments regarding the Amendment:

- Plan 1 in proposed Schedule 3 to Clause 45.06 Development Contributions Plan Overlay (DCPO) needs to illustrate property boundaries to accurately reflect locations of applied zones and delineate where future road infrastructure is intended.
- Proposed Schedule 3 to Clause 45.06 DCPO – Clause 4.0 ‘*Land or development excluded from development contributions plan*’ refers to the Department of Health and Human Services. As of November 2020, this department became two separate departments: the Department of Health (DoH) and the Department of Families, Fairness and Housing (DFFH). Therefore, it should be amended to read as the follows:

“4.0 Land or development excluded from development contributions plan

Land required for the following (as set out in the incorporated Toolern Precinct Structure Plan) is exempt from the provisions of this overlay:

- *Housing provided by or on behalf of the Department of Health and/or the Department of Families, Fairness and Housing.”*
- To remove any ambiguity the definition of “Community Facilities” in the *Toolern Development Contributions Plan – 4.2 Glossary* (page 105) should include reference to ‘Ambulance Victoria Stations and mental health facilities. As currently drafted, it raises question on whether other health infrastructure projects such as an Ambulance Victoria Stations or mental health facilities comes under the definition of “Community Facilities”. The definition should be amended to read as the following:

“Infrastructure provided by government or non-government organisations for accommodating a range of community support services, programs and activities. This includes facilities for

education and learning (e.g. government and non-government schools, universities, adult learning centres); early years (e.g. preschool, maternal and child health, childcare); health and community services (e.g. hospitals, aged care, doctors, dentists, family and youth services, specialist health services, Ambulance Victoria Stations, mental health facilities); community (e.g. civic centres, libraries, neighbourhood houses); arts and culture (e.g. galleries, museums, performance space); sport, recreation and leisure (e.g. swimming pools); justice (e.g. law courts); voluntary and faith (e.g. places of worship) and emergency services (e.g. police, fire and ambulance stations)."

This amended definition should also be reflected in the updated *Toolern Precinct Structure Plan – 6.2 Glossary* (page 110).

- Toolern Precinct Structure Plan Part 3 June 2022 incorporated document in Table 8 – Community Facilities (page 36) also references the Department of Health and Human Services multiple times. All references to the Department of Health and Human Services need to be amended to reference the Department of Health.

Thank you for your consideration and we look forward to your response.

Yours sincerely



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Principal Project Manager – Town Planning
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