Planning and Environment Act 1987

BALLARAT PLANNING SCHEME

AMENDMENT C238ball

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Minister for Planning, who is the planning authority for this amendment.

The amendment has been made at the request of Spiire acting on behalf of the Minister for Health and the Victorian Health Building Authority (VHBA).

Land affected by the amendment

The amendment applies to Allotment 3 Section 40 Township of Ballarat (referred to a 1006-1008 Sturt Street, Ballarat), and Crown Allotment 38A Section 40 Township of Ballarat, (a small parcel at the rear of 1006-1008).

What the amendment does

The amendment applies a Public Acquisition Overlay to the land to reserve land to provide a new public access to Ballarat Base Hospital (BBH) as part of a proposed redevelopment.

The changes to the scheme are:

- Amends Schedule to Clause 45.01 (Public Acquisition Overlay) to insert a new Schedule 5.

- Applies the Public Acquisition Overlay – Schedule 5 (PAO5) to the land required by the project and introduces Planning Scheme Map no.22 PAO.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to apply the PAO which will facilitate the compulsory acquisition of the site to allow the construction of a new access and visitor car park as part of the Ballarat Base Hospital Redevelopment Project (the project).

The compulsory acquisition of the land will facilitate significant improvements to the existing hospital's access, visitor parking and wayfinding.

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

The amendment implements the following objectives of planning in Victoria:

a. *To provide for the fair, orderly, economic and sustainable use, and development of land*

The amendment will facilitate the acquisition of land to allow the fair and orderly redevelopment of the BBH.

c. *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria*

The amendment will contribute to a safe environment for Victorians by improving access to essential healthcare services for all members of the community and by reducing the risk of delays due to traffic and poor wayfinding for emergency service vehicles.

e. *To protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.*

The BBH is currently experiencing issues relating to poor accessibility and way finding and a shortfall in available car parking spaces for visitors. The acquisition of land will facilitate the development of improved access directly from Sturt Street, reducing traffic and amenity impacts on residential streets.

f. *To balance the present and future interests of all Victorians*

By facilitating the project to meet the present and future healthcare needs and expectations of the Grampians Region the project is in the interests of all Victorians.

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

Environmental Effects

The amendment will not create any environmental effects as the amendment will only reserve land for a public purpose and does not allow any use or development of the affected land.

There are no vegetation or other environmental values on the site subject to the PAO.

Social Effects

The amendment is required to reserve land for the upgrade of the Ballarat Base Hospital. This will improve health services in the Grampians Region resulting in significant social benefits. The amendment will increase the ability and capacity of the State of Victoria to provide critical health services to people closer to home.

While it is noted that the site to be acquired for the upgraded entrance is currently occupied by four operating businesses, it is considered that the benefits of the acquisition for the upgraded base hospital will outweigh the impacts of requiring these businesses to relocate.

Economic Effects

The amendment will facilitate upgrades to the Ballarat Base Hospital which will provide economic benefits to the state through direct and indirect employment during the construction phase and for health care workers employed within the hospital.

The economic benefits will also be seen through provision of appropriate levels of care and the provision of higher-level services in a regional area, reducing the need for Grampians Region residents to travel to Melbourne to seek treatment.

Additionally, the upgrade to the Ballarat Base Hospital within Ballarat Central will have a beneficial impact on the Ballarat CBD due to the consolidation of economic activity in this area, re-enforcing Ballarat's status as a regional hub.

Does the amendment address relevant bushfire risk?

The site is not located within a Bushfire Prone Area (BPA) or a Bushfire Management Overlay (BMO). On this basis, bushfire requirements are not relevant to the proposal.

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

The amendment complies with the requirements of the Ministerial Direction on the Form and Content of Planning Schemes (section 7(5) of the Act).

The amendment has been prepared in accordance with Ministerial Direction No. 11 – Strategic Assessment of Amendments.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment supports the objectives and strategies of the Planning Policy Framework, including:

Clause 15.03-1S Heritage Conservation

Heritage mitigation measures will be incorporated in the detailed design to preserve the memory of the building that will be demolished on the PAO site.

Clause 19.02-1S Health Facilities, Clause 19.02-1R Health Precincts and Clause 19.02-1L Medical Centres

These clauses aim to assist the integration of health services with local and regional communities. They include strategies to account for existing and future demand requirements, location of health services near public transport and other allied health services, as well as ensuring adequate car parking is provided for staff and visitors.

The project will deliver on these strategies by providing health services which will help to meet future demand requirements and integrate health services with regional communities. The PAO will facilitate the provision of adequate car parking for staff and visitors.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment supports the objectives and strategies of the Municipal Strategic Statement.

Clause 21.06-2 Heritage

This clause aims to encourage sympathetic forms of development adjacent to heritage sites and to discourage demolition of buildings of local significance.

Heritage mitigation measures will be incorporated in the detailed design to preserve the memory of the building that will be demolished on the PAO site.

Clause 21.07-2 Regionally Significant Precincts

This clause aims to improve the provision of health facilities and to encourage facilities to cluster in regionally significant precincts.

The project will improve one of the region's most significant health facilities and will enhance a facility in an existing significant precinct.

Clause 21.09-2 Mair Street Medical Precinct

This clause aims to support the Mair Street medical precinct's status as the main centre for healthcare in the region. It aims to ensure car parking and access requirements are consistent with the planning scheme, and ensure surrounding residential amenity is not reduced.

Amendment C238ball will facilitate a project to improve the quality of parking and access and will divert traffic off residential streets where it is currently impacting residential amenity.

How does the amendment support or implement the Municipal Planning Strategy?

The Ballarat Planning Scheme does not include a Municipal Planning Strategy.

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

The application of the PAO to the land makes proper use of the Victoria Planning Provisions as the appropriate process for reserving the land for a public purpose (health). It will enable the compulsory

acquisition of the land by the Minister for Health for the project. This will provide certainty to the landowners, the public and VHBA and allow for acquisition to occur in the required timeframes.

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

Heritage Victoria and the City of Ballarat Council have been consulted as part of the amendment process. All parties have been generally supportive of the proposal and their views have been taken into consideration.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The proposed amendment will facilitate improvements to the transport system. Currently there are issues with traffic along the Mair Street frontage of the BBH where the existing emergency department is located. The Public Acquisition Overlay will facilitate the future relocation of the emergency department access and reduce the overall number of vehicles required to use the Mair Street access points. Sturt Street is a major Boulevard and thoroughfare through Ballarat and is capable of handling greater vehicle demand. Specific traffic implications will be addressed during the construction phase of the hospital.

Resource and administrative costs

There will be limited impacts on Council in applying the PAO to the land. The site's future acquisition and development will be sought by the Minister for Health directly. Council may wish to amend the C1Z zoning of the land in the future to reflect its incorporation into the wider Ballarat Base Hospital site, but this is not necessary for the purpose of the proposed expansion. As such, any costs associated with the rezoning of the land will be at Council's discretion.

Where you may inspect this amendment

The amendment can be inspected free of charge at the City of Ballarat Council website at https://www.ballarat.vic.gov.au/

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

The Phoenix

25 Armstrong Street South, Ballarat Central

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at http://www.planning.vic.gov.au/public-inspection or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.