Planning and Environment Act 1987

GREATER BENDIGO PLANNING SCHEME

AMENDMENT C273GBEN

EXPLANATORY REPORT

Who is the planning authority?

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

The amendment has been made at the request of the Victorian Health Building Authority (VHBA), which is a branch of the Department of Health (DoH).

Land affected by the amendment

The amended applies to 8.33 hectares of land known as the Bendigo Health and Academic Precincts generally bound by Hope Street, Drought Street, Steward Street, Baynes Street, Lucan Street and Barnard Street, Bendigo.

What the amendment does

The amendment:

- Amends the 'Bendigo Health and Academic Precincts, Bendigo, May 2013' incorporated document to update references to the applicable ordinances in the planning scheme, includes updated references to amended project plan drawings, and includes an amended 'Bendigo Health and Academic Precinct Areas' plan showing buildings and works for a new hydrotherapy pool, new outdoor therapy space and demolition of the John Lindell Rehabilitation Unit (including east and north wings) to facilitate new open space.
- Amends the Schedule to Clause 45.12 (Specific Controls Overlay) with the amended incorporated document *Bendigo Health and Academic Precincts, Bendigo, May 2013 (Amended July 2021)*.
- Amends the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) with the amended incorporated document.

STRATEGIC ASSESSMENT OF THE AMENDMENT

Why is the amendment required?

The amendment is required to facilitate the third stage of the overall development program for the Bendigo Health and Academic Precincts. The incorporated document, *Bendigo Health and Academic Precincts, Bendigo, May 2013 (Amended July 2021),* specifies that should there be an amendment to plans, approval must be obtained from the Minister for Planning.

The State Budget 2019-20 announced funding of $59.5 million for the Bendigo Health Day Rehabilitation Centre. The funding allows Bendigo Health to undertake the following buildings and works:

- Construct a new Hydrotherapy pool and new patient outdoor therapy space;
- Commence refurbishment works of the existing Phillips and Hyett Blocks and the Old Pathology Building; and
- Demolish the existing North & East Wings (John Lindell Rehabilitation Unit).

These projects seek to increase efficiency and effectiveness in the delivery of rehabilitation health services. The amendment is needed to recognise the next phase of the development and subsequently amended plans depicting the new works have been prepared for inclusion in an amended incorporated document.

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

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

The amendment will ensure that there are greater rehabilitation services and facilities at an existing hospital and health services precinct. The amendment also achieves planning objectives directed towards facilitating development for the benefit of the community and balancing the present and future interests of all Victorians to ensure the timely provision of health services to meet the growing needs and demands of growing and ageing population.

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

The amendment has considered the relevant environmental, social and economic effects.

Social

The addition of a new hydrotherapy pool provides social benefits by increasing access to health services in Bendigo.

Environmental

The demolition of the John Lindell Rehabilitation Unit building will create a large open space for use by staff, patients, and visitors.

The hydrotherapy pool is minor considering the existing urban context and existing buildings mass and scale. The building will be designed with environmental initiatives where possible and practical. The new pool will integrate well with the existing built form, and along with the refurbishment works, will achieve high quality urban design and architecture, and maintain the attractiveness, amenity, and safety of the surrounding public realm.

Economic

The amendment will also facilitate delivery of public sector development that will stimulate the Victorian economy in face of the COVID-19 pandemic with investment into the Victorian economy and creation of jobs during construction.

Does the amendment address relevant bushfire risk?

The amendment is not expected to increase the risk of life, property, community infrastructure and the natural environment from bushfire.

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

The amendment is consistent with the Ministerial Direction – The Form and Content of Planning Schemes.

The amendment is consistent with the Ministerial Direction No. 9 on the Metropolitan Planning Strategy. *'Plan Melbourne 2017-2050'* reinforces the importance and role of regional Victoria and 'Outcome 7: Regional Victoria is productive, sustainable and supports jobs and economic growth' seeks to address the critical role and future growth regional areas have for Victoria. The amendment supports ongoing improvements to health services, jobs and economic growth of Bendigo.

The amendment is consistent with the Ministerial Direction No. 11 on the Strategic Assessment of Amendments.

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

The amendment directly supports the policy objective at Clause 19.02-1S (Health facilities) to assist the integration of health facilities with local and regional communities. The amendment implements the relevant strategies, including facilitating the location of health and health-related facilities (including acute health, aged care, disability services and community care facilities) taking into account demographic trends, the existing and future demand requirements and the integration of

services into communities; locate hospitals and other large health facilities in designated health precincts and area highly accessible to public and private transport; provide adequate car parking for staff and visitors of health facilities. The amendment increases the efficiency and effectiveness in the delivery of rehabilitation health services in Bendigo by facilitating the next phase of the development of the Bendigo Health and Academic Precincts.

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

The amendment aligns with the relevant clauses:

Greater Bendigo Planning Scheme

The amendment supports the development of Hospital Precinct identified as a 'mixed use specialised precinct' in Clause 21.04-2 (Strategic framework plans) and contribute to the health and wellbeing of the city centre nominated as an 'integrated activity centre' in Clause 21.05-2 (Urban growth boundary), and the economic role the Hospital and health care plays in the local economy at Clause 21.07-2 as a 'specialised activity centre' (Activity centres).

More specifically, the proposal responds to Clause 21.07-4 – Specialised activity centre – Bendigo Hospital Precinct as follows:

- The new hydrotherapy pool will greatly improve the quality of health and rehabilitation services being provided on site.
- The refurbishment works will ensure for greater efficiencies and improvements in health operations.
- Provides a new open lawn area which will assist in the park like setting objective sought by this clause.
- The demolition works and new open lawn area will assist in the future development of the Bridge Street Activity Area which is located between the city centre and the hospital precinct, as this will open up the site and create better view lines and connections.
- The improvement works and refurbishment works further supports the ongoing investment into the precinct from other institutions and will contribute to the overall services and facilities of the precinct in terms of housing, jobs and health.

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

The amendment makes proper use of the Victorian Planning Provisions to facilitate the proposed works. Amending the existing Specific Control Overlay and incorporated document affecting the subject site facilitates the third stage of buildings and works while ensuring consistency with previous approvals.

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

The views of Greater Bendigo City Council were considered in the preparation of this amendment.

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

The amendment will not have a significant impact on the transport system as the buildings and works to be facilitated by the amendment are within an existing hospital precinct.

Resource and administrative costs

The amendment is not expected to have a significant impact on the resources and administrative costs on the responsible authority.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Greater Bendigo City Council website at http://www.bendigo.vic.gov.au/; or

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

Greater Bendigo City Council
15 Hopetoun Street
Bendigo

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