

BRIMBANK PLANNING SCHEME
GREATER GEELONG PLANNING SCHEME
MELBOURNE PLANNING SCHEME
WHITTLESEA PLANNING SCHEME

MENTAL HEALTH BEDS EXPANSION PROGRAM
INCORPORATED DOCUMENT

Sunshine Hospital: 176-190 Furlong Road, St Albans
McKellar Centre: 45-99 Ballarat Road, North Geelong
Royal Melbourne Hospital: 300 Grattan Street, Parkville
Northern Hospital: 183-187 Cooper Street, Epping

November 2020

Incorporated document pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*

Incorporated document in the respective Schedules to Clauses 45.12 and 72.04 of the Brimbank Planning Scheme; the Greater Geelong Planning Scheme; the Melbourne Planning Scheme; and the Whittlesea Planning Scheme.

1. INTRODUCTION

- 1.1. This document is an Incorporated Document in the respective schedules to Clauses 45.12 and 72.04 of the Brimbank Planning Scheme, the Greater Geelong Planning Scheme, the Melbourne Planning Scheme and the Whittlesea Planning Scheme (the planning schemes) pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.
- 1.3 This Incorporated Document contains specific controls to facilitate use and development of new mental health facilities and services at four hospital campuses as specified in Clause 3 of this document as part of Victoria's Mental Health Beds Expansion Program.

2. PURPOSE

- 2.1 The purpose of this Incorporated Document is to allow the use and development of the land identified in Clause 3 for the purposes of the project in accordance with the control in Clause 4 of this document.
- 2.2 The delivery of additional beds will involve the construction of new buildings; and/or alteration and addition of existing buildings within each existing hospital campus. The delivery will also involve the provision of associated car parking and access within sites.

3. LAND DESCRIPTION

- 3.1 The Mental Health Beds Expansion Program will deliver new public sector acute mental health beds at four hospital sites across metropolitan Melbourne and Geelong, including:
 - Part 176-190 Furlong Road, St Albans (Sunshine Hospital – Western Health) in the City of Brimbank.
 - Part 45-99 Ballarat Road, North Geelong (McKellar Centre – Barwon Health) in the City of Greater Geelong.
 - 300 Grattan Street, Parkville (Royal Melbourne Hospital – Melbourne Health) in the City of Melbourne.
 - Part 183-187 Cooper Street, Epping (Northern Hospital Epping – Northern Health) in the City of Whittlesea.
- 3.2 The control in this document applies to land shown as:
 - SCO2 in the Brimbank Planning Scheme
 - SCO12 in the Greater Geelong Planning Scheme
 - SCO16 in the Melbourne Planning Scheme
 - SCO17 in the Whittlesea Planning Scheme

4. CONTROL

4.1 Despite any provision to the contrary or any inconsistent provision in the planning scheme, no planning permit is required for, and no planning provision in the planning scheme operates to prohibit, restrict or regulate the use and development of land for the purposes of the project.

4.2 The project includes, but is not limited to:

Sunshine Hospital

- Construction of a new building in the central part of the site over an existing car park.
- Construction of a new car park on the northern side of the site over a currently vacant area.
- Construction of new internal access roads.
- Alteration of internal access roads.
- Construction of new internal overpass between the new and existing facilities.

McKeller Centre

- Construction of a new building on the northern side of the site over a currently vacant area.
- Removal of vegetation.
- Construction of new internal access roads.
- Upgrade to the adjacent existing car park.

Royal Melbourne Hospital

- Extension of Level 1 of John Cade Building.
- Extension of Level 1 of the Main Hospital Building.
- Construction of a rooftop garden above the Library building as connection of the proposed extensions of the John Cade and Main Hospital buildings.

Northern Hospital, Epping

- Construction of a new building on the north-eastern corner of the site.
- Construction of new car parking spaces.
- Alteration of internal access roads.
- Construction of new internal overpass between the new and existing facilities.

Exemption from the Planning Scheme requirements

- 4.3 The land identified in Clause 3.0 of this incorporated document may be used and developed in accordance with the specific control contained in Clause 4.0 of this document.
- 4.4 The control in this document prevails over any contrary or inconsistent provision in the planning scheme.
- 4.5. No planning permit is required for, and no provision in the planning schemes operates to prohibit, control or restrict the use or development of the land in accordance with the provisions contained in this Clause 4.

Conditions

- 4.6 Unless otherwise stated, the conditions set out in Clause 4 must be satisfied prior to the commencement of development. The conditions may be satisfied in separate components or stages of the project. However, each condition must be satisfied prior to the commencement of development for that component or stage.
- 4.7 Consultation, including public consultation, about the proposed use or development must be undertaken to the satisfaction of the Minister for Planning.
- 4.8 Detailed architectural plans and elevations must be provided to the relevant municipal councils and the Office of the Victorian Government Architect (OVGA) for review.
- 4.9 The following plans, documents and information must be prepared and submitted to the satisfaction of the Minister for Planning:
 - A report that summarises the consultation undertaken and the feedback received, and explains how the feedback and comments have been considered and responded to.
 - A site and context description that accurately describes and analyses the natural, physical, cultural heritage, built heritage, landscape, vegetation, access and any other notable features, characteristics and significance of the land and surrounding area, including any existing use and development.
 - A description of the proposed use including:
 - The activities that will be carried out.
 - The likely effects, if any, on the land and surrounding land and land uses, including noise levels, traffic, external lighting and hours of operation.
 - Detailed architectural plans and elevations of the proposed development drawn to scale and dimensioned, including details of any buildings or works proposed to be demolished or removed, and any vegetation proposed to be retained or removed.
 - A design and visual impact report, prepared by a suitably qualified architect.
 - A schedule and coded sample board including a colour rendered and notated plan or elevation that illustrates the location and details of all external materials and finishes.
 - A detailed landscape plan prepared by a suitably qualified landscape architect. The plan must be fully dimensioned, drawn to scale and include:

- a) A schedule of all soft and hard landscaping treatments.
 - b) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant, and all hard landscaping treatments.
 - c) A timetable for implementation of landscape works.
 - d) How the stage of landscape being proposed will integrate with the remainder of the landscaping on the site.
 - e) Details of the ongoing maintenance and monitoring procedures to ensure the ongoing health of landscaping.
- A plan for the management or mitigation of potential adverse effects or impacts on the environment or amenity from the proposed use or development, during and following construction.

Heritage Management

- 4.10 Where, but for this document, a planning permit would be required under the Heritage Overlay, an assessment of the impact of the proposed development on the heritage place must be prepared in consultation with the relevant municipal council and to the satisfaction of the Minister for Planning (except as otherwise agreed by the Minister for Planning).
- 4.9 The requirement of Condition 4.10 is considered to be satisfied if relevant municipal council confirms in writing that a heritage impact assessment is not required.
- 4.10 The heritage assessment must be provided to the satisfaction of the Minister for Planning prior to the commencement of buildings, works or demolition on project land affected by the Heritage Overlay.

Creating or altering access to roads

- 4.11 Any buildings or works to create or alter access to, or to subdivide land adjacent to, a road declared as a freeway or arterial road under the *Road Management Act 2004*, land owned by the Roads Corporation for the purpose of a road, or land in a Public Acquisition Overlay if the Roads Corporation is the acquiring authority for the land, must be undertaken to the satisfaction of the roads corporation.

Car Parking

- 4.12 The number of car parking spaces required must be provided to the satisfaction of the relevant municipal council.

The requirements of this clause may be:

- Satisfied in separate components or stages of a use or development, but each requirement must be satisfied prior to the commencement of the use and development for that component or stage.
 - Varied or waived by the Minister for Planning.
- 4.13 Where, but for this document, the relevant floodplain management authority would be a referral authority for buildings and works for the project, the buildings and works must be undertaken to the satisfaction of the relevant floodplain management authority.

Native Vegetation

- 4.14 Prior to the removal of native vegetation, information about that native vegetation in accordance with Application Requirements 1, 5 and 9 of the Guidelines for removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and

Planning , December 2017) (guidelines) must be provided to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning (DELWP).

- 4.15 Prior to the removal of native vegetation, the biodiversity impacts from the removal of that native vegetation must be offset in accordance with the guidelines, and evidence that the required offset(s) has been secured must be provided to the Secretary to DELWP.
- 4.16 In exceptional circumstances, the Secretary to DELWP may vary the timing requirement in Clause 4.15.
- 4.17 The secured offset(s) for the project may be reconciled at the completion of the project in accordance with the Assessor's handbook – Applications to remove, destroy or lop native vegetation (DELWP, October 2018).
- 4.18 For the purpose of this document, the term 'remove native vegetation' includes to destroy and/or lop native vegetation.

Use and development of the land

- 4.19 The use and development of the land must be undertaken generally in accordance with all documents approved under Clause 4.

5. EXPIRY

This Incorporated Document will expire if one of the following circumstances applies:

- The development allowed by the controls is not commenced by 31 December 2022.
- The development allowed by the controls is not completed by 31 December 2024.

The Minister for Planning may extend the periods referred to above if a request is made in writing before the expiry date or within three months afterwards.

Upon expiry of this Incorporated Document, the land may be used and developed only in accordance with the provision of the planning schemes.

END OF DOCUMENT