

Proposed Planning Changes for Austin Hospital 145 Studley Road, Heidelberg

Information Sheet
31 October 2016

The Austin Hospital located at 145 Studley Road, Heidelberg occupies Crown land under the control of Austin Health. Austin Health, together with the Department of Health and Human Services has requested that the planning provisions at the Austin Hospital site be changed to support the ongoing use and development of the site.

What is proposed to change?

Austin Health has proposed a reduction to the extent of the Heritage Overlay (HO62 and HO63) to better reflect the heritage significance of the individual buildings on the site. It is proposed that the revised Heritage Overlay would only cover four buildings and their immediate surrounds:

- the Former Gate Lodge – One of the few surviving ninetieth century buildings on the site and marks the original main entrance from Studley Road.
- Zeltner Hall – Individually significant for its role as the social, recreational and religious centre of the hospital
- Edward Wilson - Is of historical significance as an early nurses' home within the hospital site.
- Marion Drummond - one of the first nurses' accommodation purpose built and surviving in metropolitan Melbourne.

A more refined application of the Heritage Overlay will ensure protection of the relevant buildings while allowing upgrade works to those buildings that require it. No other planning provisions for the site are proposed to be changed.

HAVE YOUR SAY

Have your say on the proposed changes by making a submission by 5pm Friday, 9 December 2016. The proposed changes will go to an independent Advisory Committee for review, and all submitters are invited to present at a public hearing. For more information and to lodge a submission, visit: www.delwp.vic.gov.au/fast-track-government-land

Public Information Session: 6.30pm, Monday 14 November 2016 at the John Lindell Theatre, Austin Hospital, 145 Studley Road, Heidelberg.

How will the proposal be assessed?

The Minister for Planning, the Hon Richard Wynne MP, has referred the proposed changes to the Government Land Standing Advisory Committee (Advisory Committee) to assess and make a recommendation on the proposed planning provision changes. The Advisory Committee is made up of planning and development experts who will provide independent advice to the Minister.

You are invited to make a written submission so that your views on the proposed changes can be considered by the Advisory Committee. The Advisory Committee will also hold Public Hearings.

All local residents, land owners, servicing authorities, the local council and other interested parties are also able to make a submission.

Site: Austin Hospital, 145 Studley Road, Heidelberg



Site Details

The site is approximately 9.94ha and is generally flat. It contains a large number of buildings, varying in height and age. There is continual development within the site as buildings are replaced and upgraded to meet the health needs of the community. There are scattered mature trees throughout the site.

The Austin Hospital is located in a mixed-use area. Residential properties surround the hospital with the Heidelberg Central Shopping Centre to the east. Heidelberg Railway Station is located across Studley Road to the southeast.



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Making changes to a planning scheme

A planning scheme is a statutory document which sets out objectives, policies and provisions for the use, development and protection of land. A planning scheme regulates the use and development of land through planning provisions to achieve those objectives and policies.

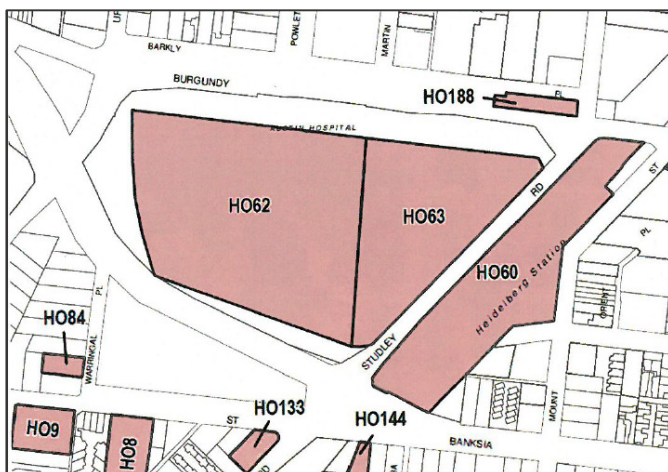
Zones indicate the primary character of the land, whether it is residential, industrial or rural, and determine the types of uses that may occur in that zone. Some local areas have special planning controls (known as overlays), to address issues such as areas of significant vegetation or special heritage significance. These controls are in addition to the zone controls and ensure that important aspects of the land are recognised.

Requested planning scheme changes for the site

Austin Health has requested the following changes to the planning provisions for 145 Studley Road, Heidelberg:

Site: 145 Studley Road, Heidelberg		
	Current	Proposed
Overlays and other provisions:	Heritage Overlay 62 Heritage Overlay 63 as shown in Figure 1.	Reduce the extent of HO62 and HO63 as shown in Figure 2.

Current Heritage Overlays



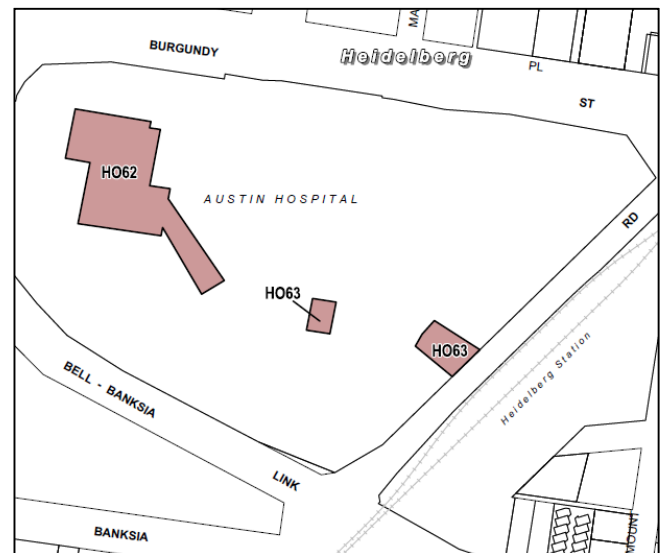
The purpose of the Heritage Overlay is to:

- conserve and enhance heritage places of natural or cultural significance
- conserve and enhance those elements which contribute to the significance of heritage places
- ensure that development does not adversely affect the significance of heritage places
- conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Site specific controls apply to HO62 and HO63:

- HO62 - external paint controls and tree controls apply.
- HO63 - external paint controls apply.

Proposed changes to Heritage Overlay 62 and 63



Austin Health has proposed to reduce the coverage of the existing Heritage Overlays HO62 and HO63 to better reflect the heritage values of the existing buildings on the Austin Hospital site. An independent heritage assessment has recommended five buildings retain the Heritage Overlay. However a further feasibility study on the Davies Building found that the building is architecturally poor and has been substantially modified. Repair and adaptation of the building to enable reuse would be difficult and costly and it is recommended that ultimately the building should be demolished to allow for new clinical buildings. It is proposed that the Heritage Overlay not apply to the Davies building.

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Government Land Standing Advisory Committee

The Minister for Planning has established the Government Land Standing Advisory Committee (Advisory Committee) to provide expert advice and recommendations on changes to planning provisions for government land. The Advisory Committee comprises independent experts in statutory and strategic planning, land development, economics and social and environmental issues. The aim of the Advisory Committee is to provide a consistent, transparent and timely process for the consideration of changes to planning scheme provisions of government land. The matters that must be addressed by the Advisory Committee in its report to the Minister for Planning are set out in the Terms of Reference, which can be found on our website.

Referral of a site to the Advisory Committee

The Minister for Planning has referred the proposed planning provision changes for the Austin Hospital site to the Advisory Committee for their consideration. The Advisory Committee will visit the site as part of their deliberations.

The Advisory Committee will host a public information session at 6.30pm, 14 November 2016, at the John Lindell Theatre, Austin Hospital, 145 Studley Road, Heidelberg. The public information session will provide an opportunity to ask questions about the Advisory Committee process and timing.

Have your say

The proposed changes for the Austin Hospital site are now open for public comment. All land owners, occupiers and other interested stakeholders are invited to make a written submission on the proposed changes to the planning provisions for the site. **Written submissions are due by 5pm, 9 December 2016.**

Submissions must be made online at:

www.delwp.vic.gov.au/fast-track-government-land

Submissions must be directed to the Advisory Committee through Planning Panels Victoria. All submissions are treated as public documents.

Submissions can address any matter the submitter considers relevant including whether the proposal is supported or objected to or if an alternative zone or overlay may be appropriate.

Public Hearings

You can also make a verbal presentation at the Public Hearing that will be held by the Advisory Committee. The Public Hearings will be held in February 2017.

If you would like to make a presentation at the Public Hearing, you must make a written submission and complete the relevant section of the online form by 5pm, 9 December 2016.

What will the Advisory Committee do?

The Advisory Committee will take into account all submissions (written and verbal) before making a recommendation to the Minister for Planning. The Advisory Committee has 20 business days from the last day of the Public Hearing to submit their report and recommendations to the Minister.

After the Advisory Committee reports

The Minister for Planning will consider the recommendations of the Advisory Committee and will make the final decision on the proposed changes to the planning provisions for the site.

Key Steps in Advisory Committee Process

Step 1: Site is referred to the Advisory Committee

Step 2: Exhibition starts -

31 October 2016

Step 3: Information Session -

14 November 2016

Step 4: Exhibition closes -

9 December 2016

Step 5: Public Hearing –

February 2017

Step 6: Advisory Committee Report submitted to Minister for Planning -

April 2017

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Information Pack

An information pack has been prepared that provides more detailed information about the proposed changes to the planning provisions on the site. The information pack includes:

- A heritage assessment which provides details on the site and why the proposed planning provisions were selected.
- Davies Building Feasibility Study which provides detail on the existing condition of the Davies Building.
- Planning provisions - which provide information on the current and proposed planning provisions (zones and overlays).

The information pack is available on our website. **Hard copies** of the information pack are also available for viewing at your local council offices:

- Banyule Council Service Centre Rosanna – 44 Turnham Avenue, Rosanna
- Banyule Council Service Centre Greensborough – Level 1, WaterMarc, 1 Flintoff Street Greensborough
- Banyule Council Service Centre Ivanhoe – 275 Upper Heidelberg Road, Ivanhoe
- Rosanna Library – 72 Turnham Avenue Rosanna

Fast Track Government Land Service

The Fast Track Government Land Service has been established to provide a consistent and transparent process to facilitate changes to planning provisions for government land. Victorian Government departments and agencies can request to have changes to the planning provisions of their sites through this new service, administered by the Department of Environment, Land, Water and Planning.

Contact Information

If you have questions about the **site and the selection of the proposed planning provisions**, please contact **Austin Health** on (03) 9496 6644 or email megan.gray@austin.org.au

If you have questions about the **Advisory Committee process or timing**, please contact **Planning Panels Victoria** on (03) 9223 5317 or email planning.panels@delwp.vic.gov.au

All other questions should be directed to the **Fast Track Government Land Service** on (03) 8683 0901 or email ftgl.service@delwp.vic.gov.au

MORE INFORMATION

Copies of the current and proposed planning scheme provisions can be found at:
www.delwp.vic.gov.au/fast-track-government-land

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