

22.30 HOSPITAL PRECINCT MEDICAL CENTRES

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This policy applies to medical centre applications in the General Residential Zone, and Residential Growth Zone within the Hospital Precinct as shown on Map 1 to this clause.

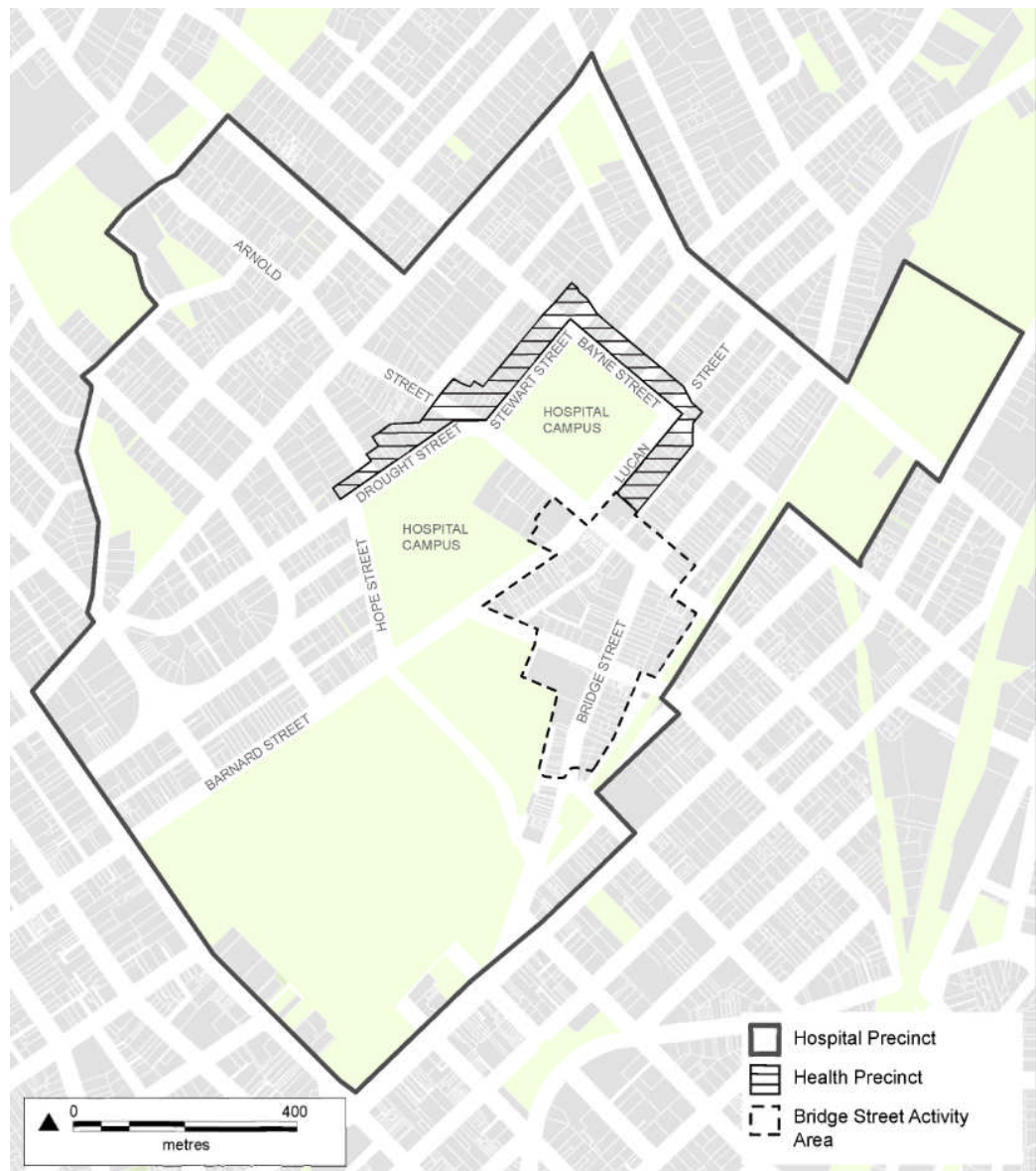
22.30-1 Policy basis

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This policy builds on the MSS objective in Clause 21.07 to establish a Health Precinct around the perimeter of the Bendigo Hospital Campus for the primary purpose of accommodating healthcare uses.

The purpose of this policy is to identify the preferred and non-preferred locations for medical centres within the Hospital Precinct (refer Map 1) and to provide increased certainty for applicants and local residents.

Map 1 Health Precinct and Bridge Street Activity Area



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Objectives

To concentrate and co-locate medical centres and supporting uses around the Bendigo Hospital Campus.

To integrate medical centres as part of mixed use developments.

To minimise the impact of medical centres on the amenity and character of residential areas.

To improve accessibility to medical services by walking, cycling and public transport.

To provide safe and efficient access conditions.

To minimise the loss of dwelling stock in residential areas.

To reuse heritage buildings in appropriate situations.

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Policy

It is policy to:

Preferred location

Encourage the Health Precinct and Bridge Street Activity Area, as identified in Map 1, as preferred locations for:

- Medical centres generally.
- Large multiple-practice or multiple-practitioner medical centres (three or more practitioners).
- Medical centres with high frequency appointment schedules (30 minute intervals or less).

Encourage the Bridge Street Activity Area as the preferred location for 24-hour medical centres.

Non-preferred location

Discourage medical centres in locations outside of the Health Precinct and Bridge Street Activity Area, but within the Hospital Precinct.

At the discretion of the responsible authority, a medical centre may be supported in a non-preferred location, subject to demonstration of the following:

- The presence and operation of the medical centre will not be detrimental to residential character and amenity, the function of the road network, local area parking availability and to community safety.
- The medical centre is a small scale practice (1-2 practitioners) with limited potential for future expansion.
- The medical centre will utilise a converted existing building.
- The medical centre will occupy only the ground floor of the building.
- The full car parking provision requirements under Clause 52.06 are met.
- Car parking areas are located at the rear of the site.
- Hours of operation are restricted to normal business hours.

- Existing visually prominent or otherwise significant trees on the site, as determined by a suitably qualified person, are to be protected.

Siting and design

Within the Hospital Precinct:

- Ensure that the scale and appearance of medical centres integrates with the site characteristics and with the character of surrounding land uses, buildings and the streetscape.
- Provide a dedicated, safe and direct pedestrian access from the street that is separate from vehicle access.
- Provide on-site car parking that is not located within the front setback of the site.
- Incorporate lighting and landscape design within the front setback.

Within the Bridge Street Activity Area:

- Encourage medical centres to be provided as a purpose-built facility.
- Encourage medical centres to be integrated with other compatible mixed uses within the same site and building.

Within the Health Precinct:

- Encourage sites addressing Drought Street to be redeveloped due to the high profile and high activity location opposite the main hospital building and the Emergency Department.
- Encourage medical centres to be provided by reusing and, as required, extending existing buildings, on sites where a building of heritage significance and structural integrity exists.
- Require existing buildings affected by the Heritage Overlay to be retained for adaptive re-use.
- Encourage medical centres to otherwise be provided as high quality purpose-built facilities that are designed to integrate sympathetically with adjacent and nearby building types.
- Encourage surface car parks to be redeveloped for healthcare uses including medical centres.

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Application requirements

An application to use or develop land should be accompanied by a report which demonstrates how the proposal is consistent with the objectives of this policy.

Policy references

Hospital Precinct Structure Plan, September 2014