



The Hon Sonya Kilkenny MP

Minister for Planning
Minister for Outdoor Recreation

8 Nicholson Street
East Melbourne, Victoria 3002 Australia

Ref: BMIN-1-23-3070

Ms Kathy Mitchell AM
Panel Chair
Priority Projects Standing Advisory Committee
Planning Panels Victoria
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Dear Ms Mitchell

DEVELOPMENT FACILITATION PROGRAM – CABRINI HOSPITAL, MALVERN

I refer to draft Planning Scheme Amendment C333ston to the Stonnington Planning Scheme and draft planning permit PA2302308 affecting land at 183 and 185-189 Wattletree Road, 2 and 4 Coonil Crescent, Malvern, and part of the Coonil Crescent Road Reserve (Cabrini Hospital, Malvern). The proposal has been considered by the Development Facilitation Program (DFP), which has deemed that it meets relevant criteria and should be prioritised for accelerated assessment and determination.

I am considering whether to prepare, adopt and approve draft Amendment C333ston to the Stonnington Planning Scheme and to grant draft planning permit PA2302308 and exempt myself under section 20(4) of the *Planning and Environment Act 1987* (PE Act) from the requirements of sections 17, 18 and 19 of the PE Act and the Regulations. This would facilitate the proposed redevelopment and expansion of the hospital in accordance with the draft master plan. The request also seeks approval of draft planning permit PA2302308, which proposes approval of Stage 1B works.

What the draft amendment does

Draft Amendment C333ston proposes to make the following changes to the Stonnington Planning Scheme:

- Delete Incorporated Plan Overlay Schedule 1 (IPO1) from the main hospital site.
- Delete Heritage Overlay Schedule 375 (HO375) from 4 Coonil Crescent.

- Rezone the main hospital site (183 Wattletree Road), current at-grade car park (185-189 Wattletree Road), 2 and 4 Coonil Crescent and part of the Coonil Crescent Road Reserve to Special Use Zone Schedule 2 (SUZ2).
- Introduce and apply Development Plan Overlay Schedule 6 (DPO6) to the land.
- Amend the Schedule to Clause 52.02 (Easements, Restrictions and Reserves) to remove a restrictive covenant applicable to 2 Coonil Crescent.
- Amend the Schedule to Clause 72.01 of the Stonnington Planning Scheme to make the Minister for Planning the responsible authority for matters under Divisions 1, 1A, 2, 3, and 5 of Part 4 and Division 2 of Part 9 of the *Planning and Environment Act 1987* and matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to land at 183 and 185-189 Wattletree Road, 2 and 4 Coonil Crescent and Coonil Crescent Road Reserve (part), Malvern (Cabrini Hospital, Malvern).

What the draft master plan does

A draft master plan titled 'Cabrini Malvern, Master Plan – November 2022' seeks to facilitate the orderly future redevelopment and expansion of the hospital. The master plan is proposed to be concurrently considered and approved under the DPO6. This includes:

- Staged redevelopment and expansion of Cabrini Hospital, Malvern, including new buildings comprising administration, palliative care, wards and consulting rooms, up to six storeys and internal works to existing buildings.
- Pedestrian and vehicle access arrangements updated from Wattletree Road/Coonil Crescent including a new ground level entry foyer, updated vehicle access for the emergency department, ambulance pick up and drop off, and new patient/visitor basement parking levels.

What the draft planning permit PA2302308 does

- Draft planning permit PA2302308 seeks approval for Stage 1B works as proposed in the draft master plan and Stage 1B development plans.
- Stage 1B proposes expansion of the existing theatre block in the north-western corner of the site for new theatres and holding rooms. This comprises of 460 square metres of additional floorspace and refurbishment of approximately 1,200 square metres of floorspace. No new beds are proposed under Stage 1B.

The Department of Transport and Planning (DTP) has carried out consultation under section 20(5) of the PE Act to obtain the views of affected parties. A total of 72 submissions including 68 objections have been received. A number of objections are 'proforma' submissions. The main objector concerns relate to heritage impact, neighbourhood character, encroachment into residential areas, built form (siting, height and bulk of

buildings), offsite amenity impacts (overlooking and overshadowing), impacts from construction (noise, waste and site access), landscaping and tree retention, pedestrian access and safety, future use of buildings, proposed removal of a restrictive covenant, and traffic and car parking concerns.

Stonnington City Council has objected to the proposal. The council's principal objection relates to the proposed part closure of Coonil Crescent and relocation of infrastructure within the Coonil Crescent road reserve. The proponent is concurrently pursuing the part closure of Coonil Crescent under the *Local Government Act 2020* through the council. The council also does not support the proposed deletion of HO375 from 4 Coonil Crescent, does not support the proposal for the Minister for Planning to be the responsible authority for the site and makes a number of design and drafting recommendations to the draft master plan, planning controls and permit.

I have determined to refer the matter to the Priority Projects Standing Advisory Committee for advice and recommendations on whether I should approve draft Amendment C333ston and grant draft planning permit PA2302308. I request your specific advice on the matters raised in submissions and any suggested improvements to the draft amendment and draft permit.

The draft amendment and permit documentation, including application and supporting documents, and submissions will be provided to the committee.

The cost of the committee process will be met by the proponent, Cabrini Health Limited.

If you have any questions about this matter, please contact Tim Hector, Senior Planner, Priority Projects, DTP, on [REDACTED] or email [REDACTED].

Yours sincerely



The Hon Sonya Kilkenny MP
Minister for Planning

11/8/2023