

Melbourne Planning Scheme

## **MELBOURNE PLANNING SCHEME**

### **INCORPORATED DOCUMENT**

**Scots Church Site Redevelopment, Melbourne  
May, 2013**

Land at 167 -177 and 181 -191 Little Collins Street and  
97 -101, 103-107 and 109 -113 Russell Street, Melbourne.

This document is an incorporated document in the Melbourne Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987.

**Incorporated Document:  
Scots Church Site Redevelopment, Melbourne, May 2013**

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## **1. INTRODUCTION**

This document is an incorporated document in the schedule to Clause 81 of the Melbourne Planning Scheme.

Pursuant to Clause 52.03 of the Melbourne Planning Scheme the land identified in the document may be developed and used in accordance with the specific controls contained in the document. The specific controls may exclude other controls in the Scheme.

If there is any inconsistency between the specific controls and the general provisions of the Scheme, the specific controls will prevail.

## **2. LAND DESCRIPTION**

This Incorporated Document applies to land at 167 -177 and 181 -191 Little Collins Street and 97 -101, 103-107 and 109 -113 Russell Street. Melbourne.

## **3. APPLICATION OF PLANNING SCHEME PROVISIONS**

The following Clauses of the Melbourne Planning Scheme do not apply to the land identified in this Incorporated Document:

<ul style="list-style-type: none"><li>▪ Cl. 37.04 Capital City Zone</li><li>▪ Cl. 43.02 Design and Development Overlay</li><li>▪ Cl. 43.01 Heritage Overlay</li><li>▪ Cl. 45.09 Parking Overlay</li></ul>	<ul style="list-style-type: none"><li>▪ Cl. 52.06 Car Parking</li><li>▪ Cl. 52.07 Loading and Unloading of Vehicles</li><li>▪ Cl.52.34 Bicycle facilities</li></ul>
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## **4. THIS DOCUMENT ALLOWS**

Buildings and works including partial retention and restoration of the ‘former Victoria Car Park’ building (included on the Victoria Heritage Register) fronting Little Collins Street, demolition of the remaining buildings on the subject land and construction of a 13 storey office building with ground floor retail and a 3 level basement car park, generally in accordance with the following ‘Incorporated Plans’ prepared by PeddleThorpe Architects and the conditions of this Incorporated Document:

### **Incorporated Plans: ‘Scots Church Redevelopment Design Re- Evaluation;**

DWG 2004 1 RV 16 July 2007	DWG 2024 12 RV 16 July 2007
DWG 2024 3 RV 16 July 2007	DWG 2024 13 RV 16 July 2007
DWG 2024 4 RV 16 July 2007	DWG 2024 14 RV 16 July 2007
DWG 2024 5 RV 16 July 2007	DWG 2024 15 RV 16 July 2007
DWG 2024 6 RV 16 July 2007	DWG 2024 16A RV 16 July 2007
DWG 2024 7 RV 16 July 2007	DWG 2024 17A RV 16 July 2007
DWG 2024 8 RV 16 July 2007	DWG 2024 19 RV 16 July 2007
DWG 2024 9 RV 16 July 2007	DWG 2024 20 RV 16 July 2007
DWG 2024 10 RV 16 July 2007	DWG 2024 21 RV 16 July 2007
DWG 2024 11 RV 16 July 2007	DWG 2024 22 RV 16 July 2007

## **5. THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT**

1. The use and development must be carried out generally in accordance with the incorporated plans prepared by PeddleThorpe Architects and endorsed by the responsible authority or such amended plans which may be approved with the consent of the responsible authority.
2. Prior to the commencement of development, amended plans must be submitted to and be to the satisfaction of the responsible authority. The plans must be generally in accordance with the incorporated plans, be drawn to scale with dimensions and three copies must be provided to the satisfaction of the responsible authority. The development plans must provide the following information:
  - a. Detailed architectural floor plans, elevations and relevant sections with building heights (Reduced Levels), setbacks, use of floor area including number of car parking spaces, all canopies, projections, wind mitigation devices, weather protection awnings and architectural features, with detailed façade segments at 1:50 scale or greater of:
    - i. The sloping panorama wall and entrance lobby to the south elevation.
    - ii. The pedestrian entry on Little Collins Street.
    - iii. The ground level shopfronts and canopies.
    - iv. Segments of the building's various external glazing systems including all environmental features and louvres.
  - b. Detailed plans of the Little Collins Street 'former Victoria car park' building's façade repair and restoration treatment, including the reconstruction of the streamlined moderne 'Car Parking' lettering.
  - c. The location and design details of the car park entry, intake and exhaust vents, which shall be visually integrated and positioned in order to minimise the impact of noise and wind speed on pedestrian and residential amenity, open space and adjoining properties.
  - d. All modifications necessary to ensure that the plans are consistent with the conditions of the permits issued under the Heritage Act 1995 for this development.
  - e. The suitable location and provision of secure bicycle parking spaces, associated shower and change facilities, lockers and appropriate access arrangements for such facilities generally in accordance with Clause 52.34 of the planning scheme.

When approved, the plans shall form part of the endorsed plans

### **Layout Not Altered and Satisfactory Completion**

3. The development as shown on the endorsed plans must not be altered without the written consent of the responsible authority.
4. Once the development has started it must be continued and completed to the satisfaction of the responsible authority.

### **Schedule of Materials and Finishes**

5. Prior to the commencement of development, excluding demolition, bulk excavation and site preparation and retention works, piling, footings, and ground beams and ground slab, a sample board including a colour rendered and notated plan /elevation that illustrates the location and details of all external materials and finishes must be submitted to and be to the satisfaction of the responsible authority. All finishes and surfaces of all external buildings and works, including materials and colours must be in conformity with the approved schedule to the satisfaction of the responsible authority.

### **Demolition**

6. Prior to the commencement of development, a report documenting the measures to be undertaken to ensure that the existing building fabric to be retained is protected during demolition and construction, must be prepared by a suitably qualified engineer and must be submitted to and be to the satisfaction of the responsible authority. The demolition and all buildings and works must be in conformity with the approved report to the satisfaction of the responsible authority.
7. The demolition or removal of a building or works must not commence unless and until the responsible authority is satisfied that the proponent has made substantial progress towards obtaining the necessary building permits for the development of the land generally in accordance with the development proposed under this approval and the proponent has entered into a bona fide contract for the construction of the development, or otherwise as agreed with the responsible authority. Written notice must be given to the responsible authority before demolition work is commenced.
8. Prior to the commencement of the development, a detailed Construction Management Plan (CMP) must be submitted to and be approved by the responsible authority in consultation with the City of Melbourne. The objective of the CMP is to minimize the impact of works associated with the development on neighbouring properties and activities conducted in the area generally and implementing the precautions to protect the stability of the registered place referred to in the report(s) prepared under the relevant condition of the permit under the Heritage Act 1985. Upon approval of the CMP, a copy must be provided to The Georges Apartments Body Corporate. Access to the site by construction vehicles and for loading & unloading is preferred to be from Russell Street only.
9. All development must be carried out in accordance with the approved Construction Management Plan.

### **Building appurtenances**

10. All building plant and equipment, including but not limited to all air-conditioning equipment, ducts, exhausts and communications equipment, must be sited and suitably concealed so as to minimise visual impact to the satisfaction of the responsible authority.
11. Any external lighting must be provided with baffles to the satisfaction of the responsible authority so that no direct light is emitted outside the site.

12. The glazing material used on all external walls /surfaces, with the exception of the retained 'former Victoria Car Park' fabric on Little Collins Street and the ground floor levels, must be of a type that does not reflect more than 20% of visible light when measured at an angle of incidence normal to the glass surface unless the responsible authority is satisfied otherwise.
13. The proposed canopies over Russell Street and Little Collins Street shall have a minimum clearance to the underside of 3.0 metres above the finished footpath surface and shall be set back a minimum of 750 mm from the adjacent face of kerb. All canopies shall be drained to a legal point of discharge in accordance with plans and specifications first approved by the Group Manager Engineering Services, Melbourne City Council.

### **Car Parking, Traffic and Access**

14. The maximum number of car parking spaces on the land is 143 in accordance with the endorsed plans.
15. Fifteen (15) car parking spaces shall be allocated for the use of the Scots Church and must be clearly sign posted and delineated as being available for that purpose.
16. The public car parking facility approved shall be designed and effectively operated as a 'Safe City Car Park' generally in accordance with the 'City of Melbourne, Planning and Design Guidelines for New and Existing Public Car Parks' utilising personal supervision and/or effective technological safety monitoring systems at all times to the satisfaction of the City of Melbourne.
17. The areas for the parking of vehicles must be clearly indicated on the floor and the boundaries of all car parking spaces, loading bays and access lanes and the direction in which vehicles should proceed along the access lanes must be in conformity with the endorsed plans to the satisfaction of the responsible authority. The car parking spaces must not be used for any other purpose and all access aisles must be kept clear.
18. The internal design of the car park including the arrangements for ingress and egress, loading and unloading areas, and details of ramp gradients, headroom clearances, access aisles and car space dimensions, must be generally in accordance with the Australian and New Zealand Standard 2890.1-2004 to the satisfaction of the responsible authority.
19. The positioning of boom gates, card readers and any other control equipment needs to be specified and be designed to the satisfaction of the Group Manager Engineering Services, Melbourne City Council.
20. The loading or unloading of vehicles of goods, plant and materials or other items delivered to or dispatched from the land must take place within the boundary of the land to the satisfaction of the responsible authority.

### **Street Levels and Crossovers**

21. The owner of the subject land shall not be permitted to alter existing street levels in Little Collins Street or Russell Street for the purpose of constructing new vehicle crossings or

pedestrian entrances without first obtaining approval from the Group Manager Engineering Services, Melbourne City Council.

22. The owner of the subject land shall construct all necessary vehicle crossings and demolish all unnecessary vehicle crossings at no cost to Council and in accordance with plans and specifications first approved by the Group Manager Engineering Services, Melbourne City Council.
23. The owner of the subject land shall reconstruct the footpaths adjacent the subject land in Little Collins Street and Russell Street in sawn bluestone paving at no cost to the responsible authority or the Council in accordance with plans and specifications first approved by the Group Manager Engineering Services, Melbourne City Council.
24. The owner of the subject land shall construct a stormwater drainage system for the development and make provision to connect this system to Council's underground stormwater drainage system in accordance with plans and specifications first approved by the Group Manager Engineering Services, Melbourne City Council.

#### **Wind Assessment**

25. Prior to the commencement of the development, excluding demolition, bulk excavation and site preparation and retention works, piling, footings, and ground beams and ground slab, a comprehensive wind tunnel testing of the development must be undertaken by the proponent and a Wind Climate Assessment report by an accredited professional provided to the satisfaction of the responsible authority. Any modifications required to the development in order to ensure acceptable wind conditions to the surrounding streets and public areas must be submitted to and be approved by the responsible authority.

#### **Environmental Assessment**

26. Prior to the commencement of the development, excluding demolition, bulk excavation and site preparation and retention works, piling, footings, and ground beams and ground slab, a report by an accredited professional must be submitted to the satisfaction of the responsible authority documenting the energy efficiency measures introduced into the building design and confirmation that a minimum of a 4.5 star Energy Rating under the Australian Building Greenhouse Rating (ABGR) Scheme can be achieved. The performance outcomes specified in the report must be implemented prior to the occupation of the development to the satisfaction of the responsible authority.
27. All garbage and other waste material must be stored on the land in an area set aside for such purpose to the satisfaction of the responsible authority.
28. No garbage bin or surplus materials generated by the permitted use may be stored outside the site and bins must be returned to the garbage storage areas as soon as practicable after garbage collection. Waste storage and collection arrangements must be to the satisfaction of the Group Manager Engineering Services, Melbourne City Council.

**Time Limits**

29. The specific controls contained in this incorporated document will expire if one of the following circumstances applies:

- (a) The development is not started within 2 years of the approval date;
- (b) The development is not completed within five years of the date of commencement of construction works.

The responsible authority may extend the periods referred to if a request is made in writing before the approval expires or within three months afterwards.

30. The development must, after it is commenced, be continued and completed to the satisfaction of the responsible authority.

**END OF DOCUMENT**