

**MELBOURNE PLANNING SCHEME**

**Incorporated Document**

**‘former Victoria Brewery site, East Melbourne – ‘Tribeca’ Redevelopment October 2003’**

**412-442 Victoria Parade, 167-225 Powlett Street, 148-178 Albert Street, East 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**

**Melbourne Planning Scheme  
Incorporated Document  
October 2003**

**INTRODUCTION:**

This document is an Incorporated Document in the schedule to Clause 81 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.

**ADDRESS OF THE LAND:**

This land is described as the former Victoria Brewery site, 412-442 Victoria Parade, 167-225 Powlett Street, 148-178 Albert Street, East Melbourne.

**THIS DOCUMENT ALLOWS:**

Demolition and removal of existing buildings and works (including bulk excavation) and use and development of the land for the purposes of Dwelling, Residential hotel, (excluding function or conference rooms, entertainment, dancing, amusement machines, and gambling), with ancillary uses including Shop (excluding Restricted retail premises, Supermarket), Museum, Office, Restaurant, Brewery/Hotel and associated car parking generally in accordance with the following plans and documents:

**Plan numbers:**

BCA1.01 Rev FC-A	KM A.1.01 Rev 3	A A.1.09 Rev 1	P A.1.01 Rev 0D	V A.1.01 Rev 0	W A.1.01 Rev FC
BCA1.02 Rev 06	KM A.1.02 Rev 3	A A.1.10 Rev 1	P A.1.02 Rev 0D	V A.1.02 Rev 0	W A.1.02 Rev FC
BCA1.03 Rev FC-A	KM A.1.03 Rev 3	A A.1.11 Rev 1	P A.1.03 Rev 0D	V A.1.03 Rev 0	W A.1.03 Rev FC
BCA1.04 Rev FC	KM A.1.04 Rev 3	A A.1.05 Rev 4	P A.1.04 Rev 0D	V A.1.07 Rev 0	W A.1.04 Rev FC
BCA2.01 Rev 05	KM A.1.05 Rev 3	A A.1.06 Rev 4	P A.1.05 Rev 0D	V A.1.08 Rev 0	W A.1.05 Rev FC
BCA2.02 Rev 04	KM A.1.06 Rev 3	A A.1.07 Rev 4	P A.1.06 Rev 0D	V A.1.09 Rev 0	W A.1.06 Rev FC
BCA2.03 Rev FC-A	KM A.1.07 Rev 3	A A.1.08 Rev 4	P A.1.07 Rev 0D	V A.1.10 Rev 0	W A.2.01 Rev FC-A
BCA2.04 Rev FC	KM A.2.01 Rev 2	A A.2.14 Rev 1	P A.1.08 Rev 0D	V A.1.11 Rev 0	W A.2.05 (10) Rev 05
G A.1.01 Rev 0D	KM A.2.17 Rev 2	A A.2.15 Rev 1	P A.1.09 Rev 0D	V A.1.12 Rev 0	W A.2.13 Rev 05
G A.1.02 Rev 0H	KM A.2.19 Rev 2	A A.2.16 Rev 1	P A.1.10 Rev 0B	V A.1.13 Rev 0	H.201 Rev 06
G A.1.03 Rev 0G	KM A.2.20 Rev 2	A A.3.30 Rev 1		V A.1.14 Rev 0	H.202 Rev 06
G A.1.04 Rev 0G	KM A.2.21 Rev 2			V A.1.31 Rev 0	H.203 Rev 06
G A.2.02 Rev 0D	KM A.2.22 Rev 2			V.2.11 Rev 3	H.204 Rev 06
G A.2.11 Rev 0A	KM A.2.23 Rev 2			V.2.12 Rev 3	H.205 Rev 05
G A.2.12 Rev 0A	KM A.2.24 Rev 2			V.2.13 Rev 3	H.206 Rev 06
G A.2.13 Rev 0A				V.2.14 Rev 6	

**Documents titled:**

- tribeca Development Landscape Philosophy & Management (Base Scheme) July 2002
- Landscape Concept Plan Base Scheme Drwg No. 302104 CD/01 REV00 July 2002
- Car Park Management Plan dated 30/7/2002
- Tribeca – Traffic Plan dated 29/8/02

- old victoria brewery, East Melbourne Drwg no. 21147Revision B Jan 2002 (external materials & finishes)
- Grogan Richards' letter dated 28 August 2003 confirming that the carparking on site complies with the Australian Standard.

In this document "Incorporated Plans" means the above listed plans, schedules, details, reports and documents. The "Incorporated Plans" form part of this Incorporated Document.

#### **THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT:**

1. The development and use must be carried out generally in accordance with the "Incorporated Plans" endorsed by the Minister for Planning, or such modified plans which may be substituted with the consent of the Responsible Authority, in consultation with the City of Melbourne.
2. The modified endorsed plans, schedules and reports shall form part of the Detailed Design Plans. The use and development of any land or building shall be carried out in accordance with the Detailed Design Plans. The Detailed Design Plans must not be altered or modified in any way without the prior consent of the Responsible Authority, in consultation with the City of Melbourne.
3. The uses approved are subject to the following conditions, or otherwise to the satisfaction of the Responsible Authority:

USE	CONDITION
Brewery/Hotel	net floor area must be provided in historic buildings and must not exceed 1,150 sqm
Museum	Floor area must not be less than 800sqm.
Office	Floor area must be in historic buildings and net floor area must not exceed 1,480 sqm. At least 1.5 car spaces to each 100 sqm of net floor area.
Shop, Restaurant	The floor area provided in buildings other than a Residential hotel or Motel must not exceed 3,500 sqm in total.

4. All landscaping works must be maintained to the satisfaction of the Responsible Authority.
5. The areas for the parking of vehicles must be clearly indicated on the floor and the boundaries of all car parking spaces and access lanes and the direction in which vehicles should proceed along the access lanes must be in conformity with the endorsed Detailed Design Plans. The car parking spaces must not be used for any other purpose and all access aisles must be kept clear.
6. Areas set aside for car-parking in the building shall be restricted to the parking of residential, residential visitors, commercial, employer, employee, customer or client vehicles in association with the uses conducted in the building.
7. The associated car parking spaces shown on drawings (private spaces) must not be operated as a public car parking facility.
8. At the request or with the consent of the owner, the traffic plan may be amended to the satisfaction of the Responsible Authority after consultation with VicRoads.
9. All tandem parking spaces should be assigned to the same residential unit.
10. The development shall include provision of bollards or other suitable pedestrian / vehicle separation

devices at the car park entrances to the foyer and lift areas and laneways within the development and at vehicle access /egress points.

11. 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.
12. Signage or flashing warning devices to the satisfaction of the Responsible Authority shall be installed at all car park exit points to alert pedestrians of exiting vehicular traffic and vice versa.
13. The existing street levels adjacent to the site must not be altered for the purpose of constructing a new vehicle crossing or pedestrian entrances without the prior written approval of the Melbourne City Council.
14. All necessary vehicle crossings must be constructed and all unnecessary vehicle crossings demolished and the footpaths adjacent to all boundaries of the property must be reconstructed and to accommodate street trees, at no cost to the Responsible Authority or Melbourne City Council and to the satisfaction of the Council.
15. All garbage and other waste material must be stored in an area within the subject site and set aside for such purpose to the satisfaction of the Responsible Authority and the Melbourne City Council.
16. No garbage bin or surplus materials generated by the permitted use may be deposited or 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 Melbourne City Council.
17. The development must provide the capacity for television signal distribution to each dwelling. Any satellite dishes, antennae or similar structures associated with these dwellings must be designed and located at a single point for each building to the satisfaction of the Responsible Authority.
18. A storm water drainage system for the development must be constructed at no cost to the Melbourne City Council and make provision to connect this system to Council's underground stormwater drainage system and where necessary, upgrade the system to accept the discharge from the site in accordance with plans and specifications first approved by the Council.
19. Before a sensitive use commences or before a building is constructed for a sensitive use or before works are constructed or carried out in association with a sensitive use:
  - A certificate of environmental audit must be issued for the land in accordance with Section 57AA of the Environment Protection Act 1970:
  - or
  - An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Section 57AA(5)(b) of the Act that the environmental conditions of the land are suitable for the sensitive use.

In this condition, a "sensitive use" means a residential use, a child minding centre, a pre-school centre or a primary school.

**END OF DOCUMENT**