

Incorporated Document

Shadow Controls, 555 Collins Street, Melbourne, February 2013 – Amendment C216

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

INTRODUCTION:

This document is an Incorporated Document in the schedule to Clause 52.03 and Clause 81 of the Melbourne Planning Scheme (the Scheme).

This document excludes the land identified in the Incorporated Document from a planning control contained within the Scheme that prohibits the overshadowing of the south bank of the Yarra River.

The specific controls may exclude other controls of 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 document applies to land at 555 Collins Street, Melbourne, being the land in Plan of Consolidation 104626.

THIS DOCUMENT ALLOWS:

The consideration and determination of a planning permit application for development for the purposes of office, retail, and non-residential uses only which is contrary to the provisions of the Schedule 1 of the Capital City Zone of the Melbourne Planning Scheme, being:

'The construction of buildings and works which would cast a shadow across the south bank of the Yarra River between 11.00 am and 2.00 pm on 22 June is prohibited, except for unenclosed structures associated with the construction of gangways, mooring poles and pontoons which are constructed by or on behalf of Melbourne Parks and Waterways or Parks Victoria under the Water Industry Act 1994, the Water Act 1989, the Marine Act 1988, the Port of Melbourne Authority Act 1958, the Parks Victoria Act 1998, or the Crown Land (Reserves) Act 1978.'

THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT:

- 1 The building must be iconic in nature and design, demonstrate a high degree of architectural merit, provide excellent public realm outcomes, and deliver high quality economic and environmentally sustainable offices.
- 2 All other provisions of the planning scheme remain.
- 3 The controls in this incorporated document will expire if a planning permit has not been granted for development of the land and the demolition and development is not commenced within five (5) years of the date of the approval of the amendment that incorporates this document into the planning scheme.

The Minister for Planning may extend the period referred to if a request is made in writing before these controls expire, or within three months afterwards.

END OF DOCUMENT