

MELBOURNE PLANNING SCHEME

INCORPORATED DOCUMENT

‘The New Royal Children’s Hospital Project, Parkville, October 2007’

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

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1. INTRODUCTION

This document is an incorporated document in the Schedule to Clause 52.03 and Clause 81.01 of the Melbourne Planning Scheme.

Pursuant to Clause 52.03 of the Scheme the land identified in the document may be developed and used in accordance with the specific control provisions of this 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 shown on the incorporated plan titled: ‘The New Royal Children’s Hospital Project Area’, which forms part of this Incorporated Document. It is described as the land generally bounded by Royal Park, Flemington Road, the tramway through Royal Park and includes the site of the existing Royal Children’s Hospital on the corner of Gatehouse Street and Flemington Road, Parkville.

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.

- Clause 32.01 Residential 1 Zone
- Clause 36.01 Public Use Zone
- Clause 36.02 Public Park and Recreation Zone
- Clause 36.04 Road Zone
- Clause 43.01 Heritage Overlay
- Clause 52.01 Public open space contribution and subdivision
- Clause 52.02 Easements, Restrictions and Reserves
- Clause 52.05 Advertising Signs
- Clause 52.06 Car Parking
- Clause 52.07 Loading and Unloading of Vehicles
- Clause 52.15 Heliport
- Clause 52.17 Native Vegetation
- Clause 52.19 Telecommunications facility
- Clause 52.29 Land adjacent to a Road Zone Category 1 or a Public Acquisition Overlay for a Category 1 Road
- Clause 52.34 Bicycle facilities

4. ADVERTISING SIGNS

The objectives for advertising signs are:

- To ensure signs enhance the amenity of the public realm, do not detract from the amenity of Royal Park and do not adversely affect the safety and function of Flemington Road;
- To ensure signs integrate with the architectural form and detailing of buildings and works and landscaping;
- To provide appropriate identification and directional signs for the Royal Children's Hospital.

The responsible authority's approval is not required to display:

- Hospital and health precinct identification signs,
- Hospital and health precinct directional signs,
- A sign that is internal to the building or site and is not visible from Flemington Road and Royal Park,
- A sign shown on plan reference number "A-SIGNAGE-001-IND" approved under this Incorporated Document.

The display of the following signs (as defined in Clause 73 of the Melbourne Planning Scheme) is prohibited:

- Electronic Billboard sign
- High-wall sign
- Major promotion sign

The display of all other signs requires the responsible authority's written approval under this Incorporated Document.

5. THIS DOCUMENT ALLOWS:

Development of the land including demolition of buildings and the removal of native vegetation and Use of the land for the purpose of Hospital and ancillary uses including but not limited to, Accommodation including Residential hotel, Car park (both ancillary and public car park), Child care centre, Consulting Suites, Education centre, Emergency services facility, Helipad (emergency only), Office, Place of assembly, Research and development centre, Retail premises, Road, and Research centre, generally in accordance with the following Incorporated Plans prepared by Absolute Surveying, Billard Leece Partnership and Bates Smart titled "the New Royal Children's Hospital Project" and the conditions in this Incorporated Document:

INCORPORATED PLANS:

Drawing Number	Drawing Title
RCH Area Plan	The New Royal Children's Hospital Project Area

Design Master Plans

A-01-2PB3-IND (A)	Stage 2-Basement Level 3
A-01-2PB2-IND (A)	Stage 2-Basement Level 2
A-01-2PB1-IND (A)	Stage 2-Basement Level 1
A-01-2PLG-IND (B)	Stage 2-Lower Ground Floor
A-01-2PGR-IND (B)	Stage 2-Ground Floor

A-01-2P01-IND (B) Stage 2-Level 1

INCORPORATED PLANS:

Drawing Number	Drawing Title
A-01-2P02-IND (B)	Stage 2-Level 2
A-01-2P03-IND (B)	Stage 2-Level 3
A-01-2P04-IND (B)	Stage 2-Level 4
A-01-2P05-IND (B)	Stage 2-Level 5
A-01-2P06-IND (B)	Stage 2-Level 6
A-01-2P07-IND (B)	Stage 2-Helipad
A-01-2P08-IND (B)	Stage 2-Level 9 RPB
A-01-2P09-IND (B)	Stage 2 Level 10 RPB

Elevations

A-ELEV-001-IND

A-ELEV-002-IND

A-SIGNAGE-001-IND Indicative Signage (Schedule and Description)

THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT:

Incorporated Plans and Amended Plans

1. Prior to the commencement of each stage of the development, excluding temporary sheds or structures for construction purposes, demolition, bulk excavation and site preparation and retention works, piling, footings, ground beams and ground slabs, amended plans to the satisfaction of the responsible authority must be submitted to and be approved by the responsible authority. The plans must be drawn to scale with dimensions and four copies must be provided. The plans must be generally in accordance with the “Incorporated plans” prepared by Billard Leece Partnership and Bates Smart titled “the New Royal Children’s Hospital Project” but modified to show:
 - a) Design detail including plans, elevations and sections at a scale of 1:200 with detailed façade segments at 1:100 or suitable scale.
2. The use and development must be carried out generally in accordance with the Incorporated Plans, or such amended plans which may be approved with the consent of the responsible authority.

Staged Development

3. The use and development of the land may be undertaken in stages. A staging plan must be submitted to and be approved to the satisfaction of the responsible authority prior to the commencement of development.

Satisfactory completion

4. Once the development has started it must be continued and completed to the satisfaction of the responsible authority.

External materials and finishes

5. Prior to the commencement of development of each building, excluding temporary sheds or structures for construction purposes, demolition, bulk excavation and site preparation and retention works, piling, footings, ground beams and ground slabs, 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 external finishes and surfaces, including materials and

colours, must be in conformity with the approved schedule to the satisfaction of the responsible authority.

Construction Management Plan

6. Prior to the commencement of the development (or any stages) hereby permitted, a Construction Management Plan (CMP) must be prepared to the satisfaction of the responsible authority. The CMP must describe how the occupier of the subject land will manage the environmental and amenity impacts associated with the construction of the development and address staging of construction, site access and traffic management, any works within Flemington Road reserve, parking, protection of retained trees, protection of the boundary /interface with Royal Park, sediment control and site drainage, management of the construction site and land disturbance, hours of construction activity; control of noise, dust and soiling of roadways, management of building material waste; discharge of polluted waters, collection and disposal of construction waste and the restoration of surplus land following completion of construction.

Wind Assessment

7. Prior to the commencement of the development, excluding temporary sheds or structures for construction purposes, demolition, bulk excavation and site preparation and retention works, piling, footings, ground beams and ground slabs, a comprehensive wind tunnel testing of the development must be undertaken by the permit holder 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.

Traffic, car parking and loading

8. Prior to the commencement of the development, excluding temporary sheds or structures for construction purposes, demolition, bulk excavation and site preparation and retention works, piling, footings, ground beams and ground slabs, a Traffic Report by a recognised traffic engineer must be submitted to and be approved to the satisfaction of the responsible authority. The Traffic Report must be prepared in consultation with VicRoads and the Director of Public Transport and must address at least the following matters:
 - (a) The workability, safety and efficiency of the layout of the car parking areas including aisle widths, ramp grades, reversing distances and sight lines;
 - (b) The impact of the proposed development on the operational conditions of Flemington Road;
 - (c) The location and design detail of all vehicle entry/exit points;
 - (d) A traffic distribution and sensitivity analysis for all traffic movements to and from the hospital;
 - (e) An assessment of the impact on the safety and operation of the Flemington Road/ Abbotsford Street intersection;
 - (f) Any recommended traffic management measures and mitigating traffic works;
 - (g) Measures to address potential pedestrian/traffic conflict;
 - (h) Disabled parking requirements;
 - (i) Details of loading and unloading facilities;
 - (j) Strategies to encourage public transport use, walking and cycling;
 - (k) Bicycle facilities.

9. All traffic mitigation works and management measures, if any, recommended in the Traffic Report must be implemented at an agreed stage of the development and at no cost to the responsible authority, VicRoads and the City of Melbourne and be to the satisfaction of both VicRoads and the responsible authority.
10. All open lot car park areas and access lanes as shown on the endorsed plans must be constructed to the satisfaction of the responsible authority as follows:
 - a. Properly formed to such levels that they can be used in accordance with the plans;
 - b. Surfaced with an all-weather seal coat and properly drained;
 - c. Line-marked to indicate each car space and all access lanes to the satisfaction of the responsible authority;
 - d. Incorporated into the water sensitive urban design initiatives.
11. The internal design of all car park areas including the arrangements for ingress and egress, loading and unloading areas, details of ramp gradients, headroom clearances, access aisles and car space dimensions, must be generally in accordance with the Australian and NZ Standard 2890.1-2004 to the satisfaction of the responsible authority.
12. The areas set aside for the parking of vehicles and access ways (both internal and open lot) must be constructed, delineated and clearly line marked to indicate each car space, the access ways and the direction in which vehicles should proceed along the access ways, in conformity with the endorsed plans. Parking areas and access ways must be kept available for these purposes at all times and maintained to the satisfaction of the responsible authority.
13. 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.
14. Car parking and access must be designed to allow all vehicles to drive forwards when entering and leaving the subject land.
15. The development shall include provision of bollards or other suitable pedestrian / vehicle separation devices at the car park entrances, emergency drop off and pick up locations, and at vehicle access/egress points.

Landscaping

16. Within twelve (12) months of commencement of the development, or as may otherwise be agreed with the responsible authority, a qualified landscape architect is to produce a scaled and dimensioned detailed landscape plan for the “New Royal Children’s Hospital Site” as shown on the ‘The New Royal Children’s Hospital Project Area’ plan. The plan shall be submitted to and be to the satisfaction of the responsible authority. The plan must demonstrate how the landscaping contributes to the new hospital’s integration with Royal Park and the amenity of Flemington Road. The plan shall include details of all interfaces with Royal Park and the frontage to Flemington Road, areas available to the public, a schedule of all soft and hard landscape materials and treatments including automatic irrigation, planting schedule, paving, lighting, seating, fencing, and arrangements for pedestrian, bicycle, and vehicular access and circulation. The landscape plan should address water sensitive urban design and storm water management.
17. The approved landscape plan for the “New Royal Children’s Hospital Site” must be completed within six (6) months of the completion of the development or stages thereof, or

as may otherwise be agreed with the responsible authority and the area(s) concerned shall be subsequently maintained to the satisfaction of the responsible authority.

Outdoor Lighting

18. Within twelve (12) months of commencement of the development, or as may otherwise be agreed with the responsible authority, a lighting plan must be prepared and submitted to the satisfaction of the responsible authority. The lighting plan should be generally consistent with the City of Melbourne Lighting Strategy and conform with Australian Standards AS1158 and AS3771, and include details of proposed fittings in a schedule on the plan and must be designed, baffled and located to the satisfaction of the responsible authority.

Noise

19. The maximum noise level measured in the sleeping areas of the Residential hotel bedrooms during a helicopter flyover will be 65dB(A). The external glazing and doors and the air conditioning or ventilation system will be designed to achieve this criterion by a recognised acoustic consultant to the satisfaction of the responsible authority.

Building plant and equipment

20. All building plant and equipment on the roofs are to be concealed to the satisfaction of the responsible authority. The construction of any additional plant, machinery and equipment on the roofs, including but not limited to all air-conditioning equipment, ducts, all exhausts and communications equipment shall be to the satisfaction of the responsible authority.
21. Any satellite dishes, antennae or similar structures associated with the development must be designed and located at a single point on each building in the development to the satisfaction of the responsible authority, unless approved otherwise to the satisfaction of the responsible authority.

Glazing

22. The glazing material on all external walls 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 otherwise agreed by the responsible authority.

Street Levels and Crossovers

23. Written approval from VicRoads must be obtained before the commencement of any alteration to existing street levels for the purpose of constructing new vehicle crossings or pedestrian entrances.
24. The demolition of all unnecessary vehicle crossings adjacent to the subject land, the construction of all necessary vehicle crossings and the reconstruction of all affected footpaths and kerbing must be undertaken at no cost to VicRoads and the City of Melbourne and in accordance with plans and specifications first approved by the applicable agency.

Drainage

25. A drainage system for the development must be constructed at no cost to the City of Melbourne and make provision to connect to the City of Melbourne'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 City of Melbourne. The drainage system should address water sensitive urban design initiatives.

Waste Management

26. Sufficient garbage storage facilities must be provided within the subject site and set aside for such purpose to the satisfaction of the responsible authority and the City of Melbourne.
27. No garbage bin or surplus materials generated by the permitted uses 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 City of Melbourne.

Minimise disruption to public transport routes

28. The occupier of the subject land must take all reasonable steps to ensure that disruption to tram operations along Flemington Road is kept to a minimum during the construction of the development. Foreseen disruptions to tram operations during construction must be communicated to Yarra Trams (14) days prior.
29. The occupier of the subject land must ensure that all tram overhead and supporting infrastructure is not damaged or does not cause disruption to tram operations. Any damage to public transport infrastructure must be replaced at full cost to the occupier of the subject land.

Time for Expiry

30. Notwithstanding other provisions of these conditions, the development permitted by this Incorporated Document will expire if one of the following circumstances applies :
 - i) The development is not started within two (2) years of the date of the approval of the amendment.
 - ii) The development is not completed within ten (10) years of the date of the approval of the amendment.

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

END OF DOCUMENT