

MELBOURNE PLANNING SCHEME

INCORPORATED DOCUMENT

**Hilton on the Park Hotel Complex Redevelopment
December 2004**

**Land at 178-226 Wellington Parade and 36 Clarendon 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
December 2004**

INTRODUCTION:

This document is an incorporated document in the schedule to Clause 81 of the Melbourne Planning Scheme. It consists of the written provisions of this document and a Map marked “Hilton on the Park Hotel Redevelopment – TP100, December 2004” (Project No. 3116 Issue Date 09.12.2004).

Pursuant to Clause 52.03 of the 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.

PURPOSE:

The purpose of the specific site control is:

- To facilitate the redevelopment and expansion of the Hilton on the Park Hotel Complex as tourist accommodation in a timely manner in order to be available for the Commonwealth Games.
- To encourage urban design solutions which recognise the significance of Wellington Parade as a boulevard entrance to Melbourne Central Activities District and the importance of the heritage buildings on the land.

ADDRESS OF THE LAND:

This land is described as 178-226 Wellington Parade - Volume 09040 / Folio 080 (known as Hilton on the Park Hotel Complex site) and 36 Clarendon Street - Volume 06132 / Folio 258 and Volume 06132 / Folio 257 (known as the MossPENNOCH site), East Melbourne.

THIS DOCUMENT ALLOWS:

The demolition, use and development of the land for the purpose of a Residential hotel, dwellings, shop, Food and drink premises, Car park and ancillary uses generally in accordance with the following ‘Incorporated Plans’:

- Plan prepared by Peddle Thorp Architects titled “Hilton on the Park Hotel Redevelopment – TP100, December 2004” (Project No. 3116 Issue Date 09.12.2004).

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- Town Planning Report prepared by Peddle Thorp Architects titled “178 Wellington Parade, East Melbourne, Residential Development” (Job Number 3116, Date 08.06.2004).

Drawing List:

TP01	Location Plan	TP17	Level 8 Plan
TP02	Existing Conditions	TP18	Level 9 Plan
TP03	Site Analysis	TP19	Level 10 Plan
TP04	Design Response	TP20	Level 11 Plan
TP05	Design Response	TP21	Level 12 Plan
TP06	Shadow Studies	TP22	Level 13 Plan
TP07	Photo Montage 01	TP23	Level 14 Plan
TP08	Photo Montage 02	TP24	Roof Plan
TP09	Photo Montage 03	TP25	South Elevation
TP10	Plan Level B1	TP26	North Elevation
TP11	Ground Floor Plan	TP27	West Elevation
TP12	Level 2 Plan	TP28	Section A
TP13	Level 3 Plan	TP29	Section B
TP14	Level 4 Plan	TP30	Section C
TP15	Level 5 Plan	TP31	3D Context South
TP16	Level 6-7 Plan	TP32	3D Context North

- Plans prepared by SJB Architects titled “Thakral Clarendon 18 Clarendon Street, East Melbourne” (Job No. 20027, Date 08.12.2004).

Drawing List:

TP01 (Rev 2)	Site Plan	TP07 (Rev 2)	East Elevation
TP02 (Rev 2)	Basement Level	TP08 (Rev 2)	Section A-A
TP03 (Rev 2)	Ground Floor Plan	TP09 (Rev 2)	Colour West Elevation
TP04 (Rev 2)	Level 1 (Typical L1-L5)	TP10 (Rev 2)	Colour North Elevation
TP05 (Rev 2)	West Elevation	TP11 (Rev 2)	Colour East Elevation
TP06 (Rev 2)	North Elevation	TP12 (Rev 2)	Colour Perspectives

- Plans prepared by Allom Lovell and Associates titled “Mosspennoch, 36 Clarendon Street East Melbourne” (Date 10.12.2004 for TP drawings and 07.12.2004 for SK Drawings).

Drawing List:

TP02	Existing Conditions Plan – Ground Floor
TP03	Existing Conditions Plan – First Floor
TP04	Existing Conditions – Elevations
TP11	Proposed Layout Plan – Ground Floor North
TP12	Proposed Layout Plan – Ground Floor South
TP13	Proposed Layout Plan – First Floor North
TP14	Proposed Layout Plan – First Floor South
TP21	Proposed West Elevation – Clarendon Street

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TP22	Proposed North Elevation – George Street
TP23	Proposed East Elevation – Rear Laneway
TP24	Proposed South Elevation

SK03	Ground Floor
SK04	First Floor
SK05	Ground Floor - Option
SK06	First Floor - Option

- Plans prepared by Allom Lovell and Associates titled “MCG Hotel” (Date 27.10.2004).

Drawing List:

Proposed Ground Floor Plan / Proposed First Floor Plan
Existing Ground Floor Plan
Ground Floor Demolition Plan
Existing First Floor Plan
First Floor Demolition Plan
Existing South Elevation (Wellington Parade) / Existing West Elevation
Proposed South Elevation (Wellington Parade) / Proposed West Elevation

The following provisions of the Melbourne Planning Scheme do not apply:

- Clause 32.01 Residential 1 Zone.
- Clause 34.01 Business 1 Zone.
- Clause 43.01 Heritage Overlay
- Clause 43.01 Schedule to the Heritage Overlay.
- Clause 43.02 Design and Development Overlay.
- Clause 43.02 Schedule 21 to the Design and Development Overlay.
- Clause 52.05 Advertising Signs.
- Clause 52.06 Car Parking.
- Clause 52.07 Loading and unloading of vehicles.
- 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.
- Clause 52.35 Urban Context Report and Design Response for Residential Development of four or more storeys.
- Clause 55 Two or more dwellings on a lot and residential buildings.

THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT:

Development Plans – Mosspennoch Site Residential Building

- Prior to the commencement of the use and development of land at the Mosspennoch site, excluding demolition, bulk excavation and site preparation/retention works, the applicant must submit amended scaled plans, to the satisfaction of the responsible authority in

consultation with the City of Melbourne (the Council) and be approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the Incorporated Plans. The plans must be generally in accordance with the plans prepared by SJB Architects titled “Thakral Clarendon 18 Clarendon Street, East Melbourne” (Job No. 20027, Date 08.12.2004)”but modified to show:

- a. Detailed architectural plans, elevations and sections, indicating location, height, dimensions, design, use and floor area of all buildings and works including numbers of car spaces, all canopies, projections, vehicular access ways, architectural features, and design interface with the adjoining Mosslenoch building.
- b. The location and design details of all car park intake and exhaust vents, which shall be positioned in order to minimise the impact of noise and wind speed on pedestrian and residential amenity, open space and adjoining properties.
- c. Details of all traffic control points and systems at each access/egress point.
- d. The suitable location and provision of secure bicycle and motorcycle spaces and the relevant access arrangements for such facilities.

Development Plans – MCG Hotel Development

2. Prior to any demolition works to the MCG Hotel building, the applicant must submit to the responsible authority a photographic record of the internal and external fabric of the part of the building to be demolished.

Incorporated Plans

3. The use and development must be carried out generally in accordance with the Incorporated Plans, or such modified plans which may be substituted with the consent of the responsible authority.
4. The layout of the site and the size of the proposed buildings and works as shown on the Incorporated Plans must not be altered or modified without the consent of the responsible authority.

Staged Development

5. 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.

Wind assessment

6. Prior to the commencement of the development or any stages thereof, excluding demolition, bulk excavation and site preparation/retention works, a wind effects assessment must be

submitted to the satisfaction of the responsible authority. Any recommendations to reduce adverse wind conditions that may arise in the assessment must be implemented and integrated into the development to the satisfaction of the responsible authority.

Materials and Finishes

7. Prior to the commencement of the development or any stages thereof, excluding demolition, bulk excavation and site preparation/retention works, a schedule and sample board of all external materials and finishes including the colour, type of materials, construction and appearance together with details of all external fixtures, must be submitted to and be to the satisfaction of the responsible authority.

Landscaping

8. Within 6 months of the commencement of the development or any stages thereof a landscape concept plan must be submitted to and approved to the satisfaction of the responsible authority and must include:
 - a. A schedule of all landscape materials and treatments, elevations of any structures, automatic irrigation, planting schedule, planter boxes, automatic irrigation and urban design elements such as paving materials, lighting of public areas with dimensioned relative levels and a landscape management and maintenance plan;
 - b. Suitable landscaping if required to mitigate against possible wind affects;
 - c. Details of podium roof level and surface treatments.
9. Landscape works as shown on the relevant endorsed plan/s must be completed within 3 months of the completion of the building work to the satisfaction of the responsible authority and then maintained to the satisfaction of the responsible authority.

Advertising Signs

10. Prior to the commencement of the development or any stages thereof, excluding demolition, bulk excavation and site preparation/retention works, details of all signage must be submitted to and be approved the satisfaction of the responsible authority.
11. No permanent advertising is to be erected, painted or displayed on the land without the permission of the responsible authority.

Building appurtenances etc.

12. 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, including but not limited to all air-conditioning equipment, ducts, all exhausts including car

parking and communications equipment shall be to the satisfaction of the responsible authority.

13. 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, unless approved otherwise to the satisfaction of the responsible authority.
14. 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 approved otherwise to the satisfaction of the responsible authority.

Noise levels in habitable rooms

15. Habitable rooms of new dwellings adjacent to high levels of external noise should be designed to limit internal habitable room noise levels with windows closed to a maximum of 45dB(a) in accordance with relevant Australian Standards for acoustic control.
16. Prior to occupation of the new residential buildings the applicant must submit a report from a qualified acoustic engineer certifying that the acoustic measures have been implemented in accordance with Condition 15 above.

Traffic Management, Car and Bicycle Parking, Loading etc.

17. Prior to the commencement of the development or any stages thereof, excluding demolition, bulk excavation and site preparation/retention works, engineering drawings showing the functionality of the site access arrangements onto Wellington Parade must be submitted for approval to the satisfaction of the responsible authority and the Roads Corporation.
18. Appropriate signage must be erected to advise that no vehicular right hand turns are permitted into the ramp access way on Wellington Parade and the existing 'Keep Clear' pavement markings must be removed.
19. Prior to the commencement of the development or any stages thereof, excluding demolition, bulk excavation and site preparation/retention works, a Traffic Management Plan for the residential development and refurbishment at the Mosslenoch site must be submitted to and be approved by the responsible authority.
20. The internal design of all car parks must be generally in accordance with Australian Standard 2890.1-2004 to the satisfaction of the responsible authority.
21. The areas set aside for the parking of vehicles and access ways to the car parks must be constructed, delineated and maintained 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.

22. The control system for access to the car parks must be to the satisfaction of the responsible authority in consultation with the City of Melbourne.
23. Bicycle and motorcycle parking must be provided and located to the satisfaction of the responsible authority.
24. 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.

Street Levels, Crossovers, Drainage etc.

25. The owner of the subject land shall not be permitted to alter existing street levels for the purpose of constructing a new vehicle crossing or pedestrian entrances without first obtaining the written approval by Council's Group Manager - Engineering Services.
26. The owner of the subject land must construct all necessary vehicle crossings and demolish all unnecessary vehicle crossings adjacent the subject land in accordance with plans and specifications first approved by Council's Group Manager - Engineering Services.
27. The owner of the subject land shall construct a stormwater drainage system for the development at no cost to the 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 Council's Group Manager - Engineering Services.

Waste Management

28. All garbage and other waste material must be stored in an area within the land and set aside for such purpose to the satisfaction of Council.
29. 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 Council.

Time Limits

30. This approval will expire if one of the following circumstances applies:

- The refurbishment of the Hilton on the Park Hotel is not commenced by 1 October 2005
- The restoration of the MCG Hotel is not commenced by 1 October 2005.
- The development is not completed by 31 December 2008.

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.

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

END OF DOCUMENT