

MELBOURNE PLANNING SCHEME

INCORPORATED DOCUMENT

‘Carlton Brewery Comprehensive Development Plan, October 2007’

This document is an incorporated document in the schedule to Clause 81 of the Melbourne Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987.

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Introduction

This document is the Carlton Brewery Comprehensive Development Plan October 2007 (CDP). It is incorporated into the Melbourne Planning Scheme pursuant to section 6(2) (j) of the Planning and Environment Act 1987. It is the statutory planning control document derived directly from the Carlton Brewery Masterplan October 2007 prepared by Grocon Pty Ltd and NHArchitecture Pty Ltd. The Carlton Brewery Masterplan October 2007 is a reference document in the Melbourne Planning Scheme. This document should be read in conjunction with the Comprehensive Development Zone – Schedule 2 ‘Carlton Brewery’.

The land

Carlton Brewery is bounded by Victoria Street, Swanston Street, Queensberry Street and Bouverie Street, Carlton and has an area of about 1.983ha.

It is zoned Comprehensive Development Zone (CDZ2) under Clause 37.02 –Schedule 2 of the Melbourne Planning Scheme.

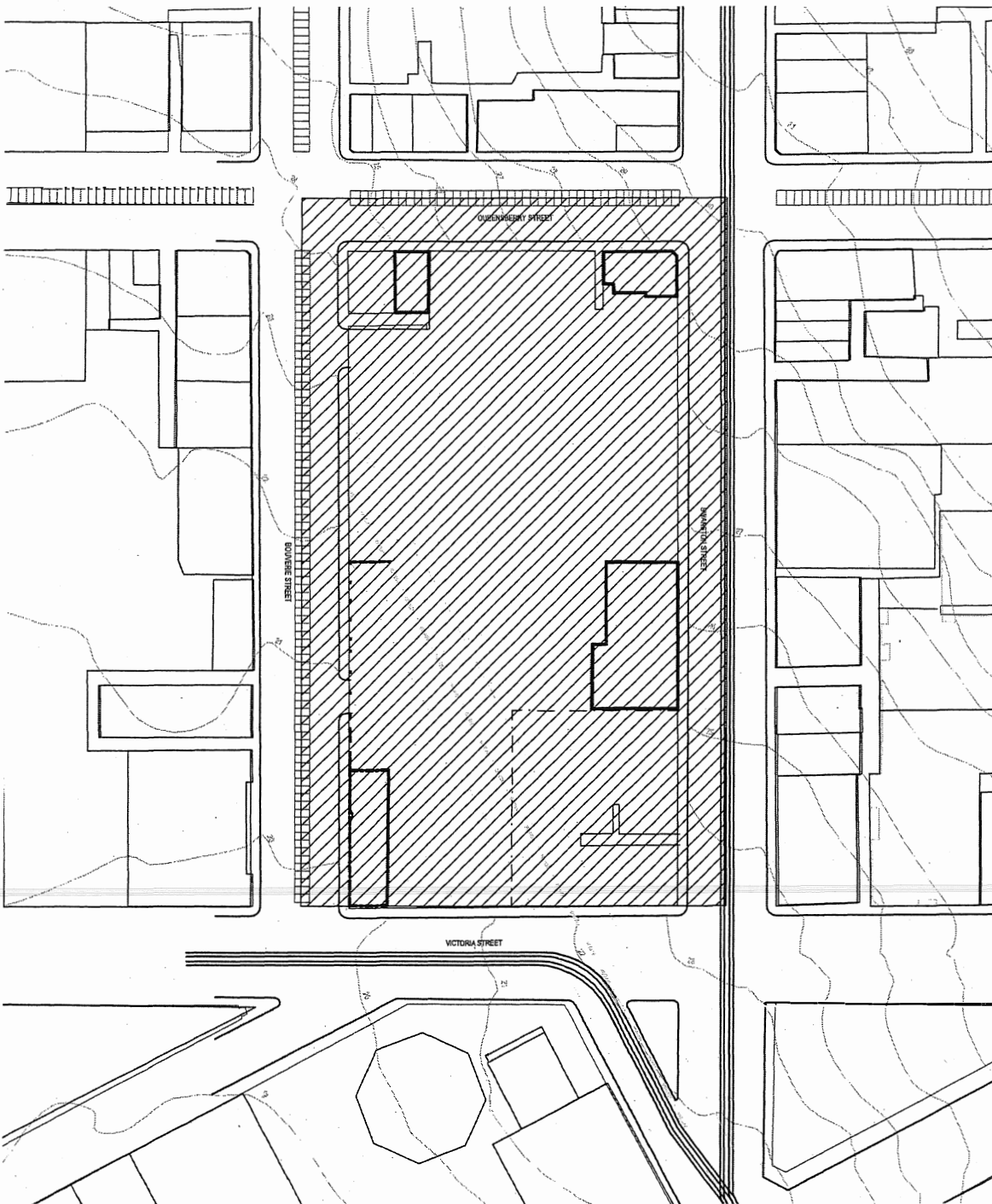


Figure 1 Site Identification Plan

Heritage

Heritage Overlay (HO25) applies to parts of the Bouverie Street frontage and the Maltstore on Swanston Street of Former Carlton & United Brewery, 2-76 Bouverie Street and Swanston Street, Carlton.

The elements covered by HO25 are included on the Victorian Heritage Register (Ref No. H24). The extent of registration includes all the buildings B1 on Bouverie Street and the Maltstore, building B2 on Swanston Street and the land (L1 and L2) on which these buildings are located. Any changes to these buildings /structures require a permit from Heritage Victoria under the Heritage Act.

The masterplan and the CDP envisage the retention and adaptive re-use of these buildings /structures in accordance with permits issued by Heritage Victoria.

HO108 applies to 593 Swanston Street (The Queensberry Hotel). This building is located on the north- east corner of Carlton Brewery and is privately owned.

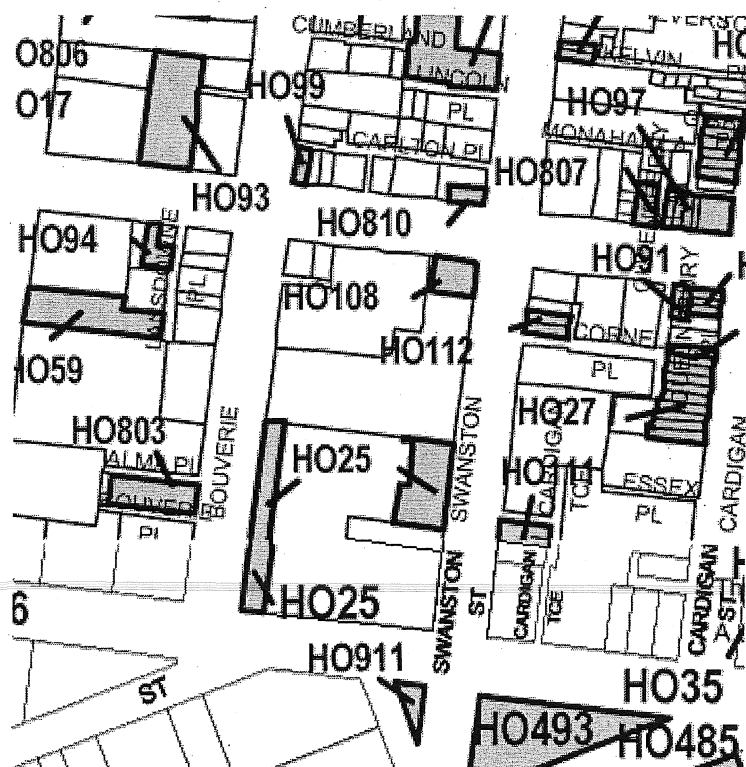


Figure 2 Heritage Overlay

Carlton Brewery Masterplan October 2007

Grocon Pty Ltd and RMIT University have entered into a land sale agreement that will see Carlton Brewery developed generally in accordance with the 'Carlton Brewery Masterplan October 2007'.

The masterplan was developed through a consultation process involving representatives from the Department of Planning and Community Development, City of Melbourne, RMIT, and the Office of the State Government Architect.

The masterplan is supported by consultant reports addressing urban design, public realm and landscaping, heritage, traffic and parking, ESD, and ground level wind assessment.

The vision is for Carlton Brewery to be redeveloped to create a mixed use, high density precinct comprising a range of uses including commercial, entertainment, residential and educational uses and at a scale and intensity commensurate with the site's strategic location on the edge of the CBD and within the South Carlton educational precinct. The redevelopment will support a vibrant and safe public realm that is inviting to pedestrians with high levels of cross-site permeability.

The redevelopment outcome will demonstrate excellence in architecture, design and landscape and the adaptive re-use of existing heritage structures. Given the scale of the development, a number of design practices will be involved in authoring the design so that a diversity in outcome is certain.

The masterplan provides for:

- A broad and full mix of land uses including retail, office, education, residential and entertainment with a gross floor area across the site in the order of 286,000sqm (gross floor area) including car parking areas;
- Six (6) new buildings, including the RMIT Design Hub on the corner of Swanston Street and Victoria Street;
- On-site parking in a basement arrangement;
- Retention and adaptive re-use of the Malthouse building on Swanston Street and other structures of State heritage significance;
- Extensive areas available to the public separating the new buildings and designed and located to create attractive and safe environments, and encourage pedestrian activity and vibrancy at street level.

The 'Carlton Brewery Masterplan October 2007' is a reference document in the Melbourne Planning Scheme and is the supporting information to the Comprehensive Development Zone Schedule 2 – Carlton Brewery, and the 'Carlton Brewery Comprehensive Development Plan, October 2007' (CDP).

Flexibility

Full development of the Carlton Brewery site in accordance with the masterplan is expected to take 10 years as the project's critical mass develops and supports the next stage of development.

The CDP provides for flexibility in relation to particular components of the masterplan (uses, maximum floor areas, building envelope and number of car parking spaces) to provide the opportunity to respond to changing circumstances over the life of the project. The CDP is not intended to be overly prescriptive. It provides the general framework for the development of Carlton Brewery. Details of individual components will be developed over time in a manner that keeps faith

with the vision for the site's ultimate development and meets the design objectives and other critical outcomes envisaged in the CDP and the masterplan.

Comprehensive Development Zone

Carlton Brewery is zoned Comprehensive Development Zone - Schedule 2 under Clause 37.02 of the Melbourne Planning Scheme.

The purpose of the Comprehensive Development Zone (CDZ) is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;
- Provide for a range of uses and the development of land in accordance with a comprehensive development plan incorporated in the Melbourne Planning Scheme.

The zone requires a Comprehensive Development Plan to be approved and incorporated into the planning scheme to guide future development of the site. The CDP is required to provide for a range of uses and the development of land, which would not otherwise be able to be accommodated using other zones available from the Victoria Planning Provisions. The use and development of land should be generally in accordance with the CDP.

The 'Carlton Brewery Comprehensive Development Plan, October 2007' is derived from the 'Carlton Brewery Masterplan October 2007'.

Development Floor Area

The CDP provides for about 286,000sqm of gross floor area (including car parking areas) in accordance with the masterplan. While the gross floor area across the site is unlikely to be exceeded, the quantum of floor area allocated to the proposed buildings and the mix of uses may change in response to market conditions or other circumstances.

The CDP recognises and provides for changes to the floor area allocations to uses and a mix of uses over the life of the project.

Preferred maximum building height

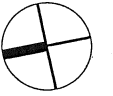
The vision for the redevelopment of Carlton Brewery includes six (6) new buildings separated by safe and attractive publicly accessible areas and the retention of the historic Maltstore building on Swanston Street and other heritage structures.

Building height and the relationship between the proposed buildings and impacts (wind and shadow etc) within Carlton Brewery have been carefully considered and the building envelope plan and the building envelope elevations have been prepared to show footprints and heights for new buildings. The CDP provides for buildings to be designed to fit within the building envelope in accordance with the design objectives and outcomes in the CDP.

The building envelope plan and the building envelope elevations show the preferred maximum building height for new buildings, and form part of the CDP.

The nominal number of levels that could be accommodated as shown on the building envelope plan, is provided for illustrative purposes only and has no statutory effect.

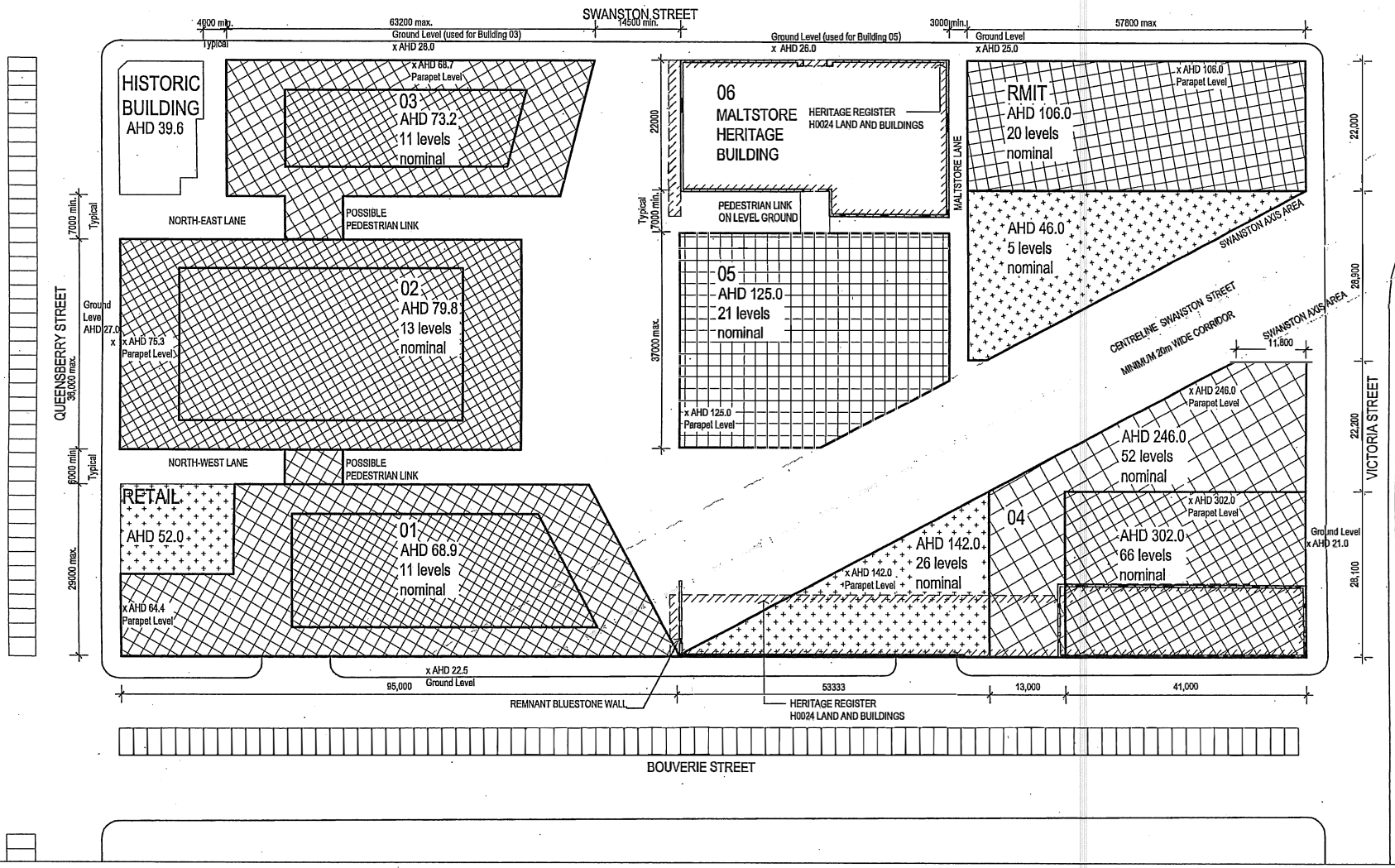
The building envelope plan and building envelope elevations show a preferred maximum building height for a building to be designed within the envelope. The nominated building height provides for an articulated building to be designed to fit within the envelope. The building envelope plan and building envelope elevations provides for up to 15% of the overall envelope area to be utilised to enable the desired façade articulation.



BUILDING ENVELOPE PLAN

Scale 1:1000 @ A4

Comprehensive Development Plan October 2007



Note: All building levels are described above the nominated existing footpath ground level

Figure 4 Building Envelope Plan
Carlton Brewery

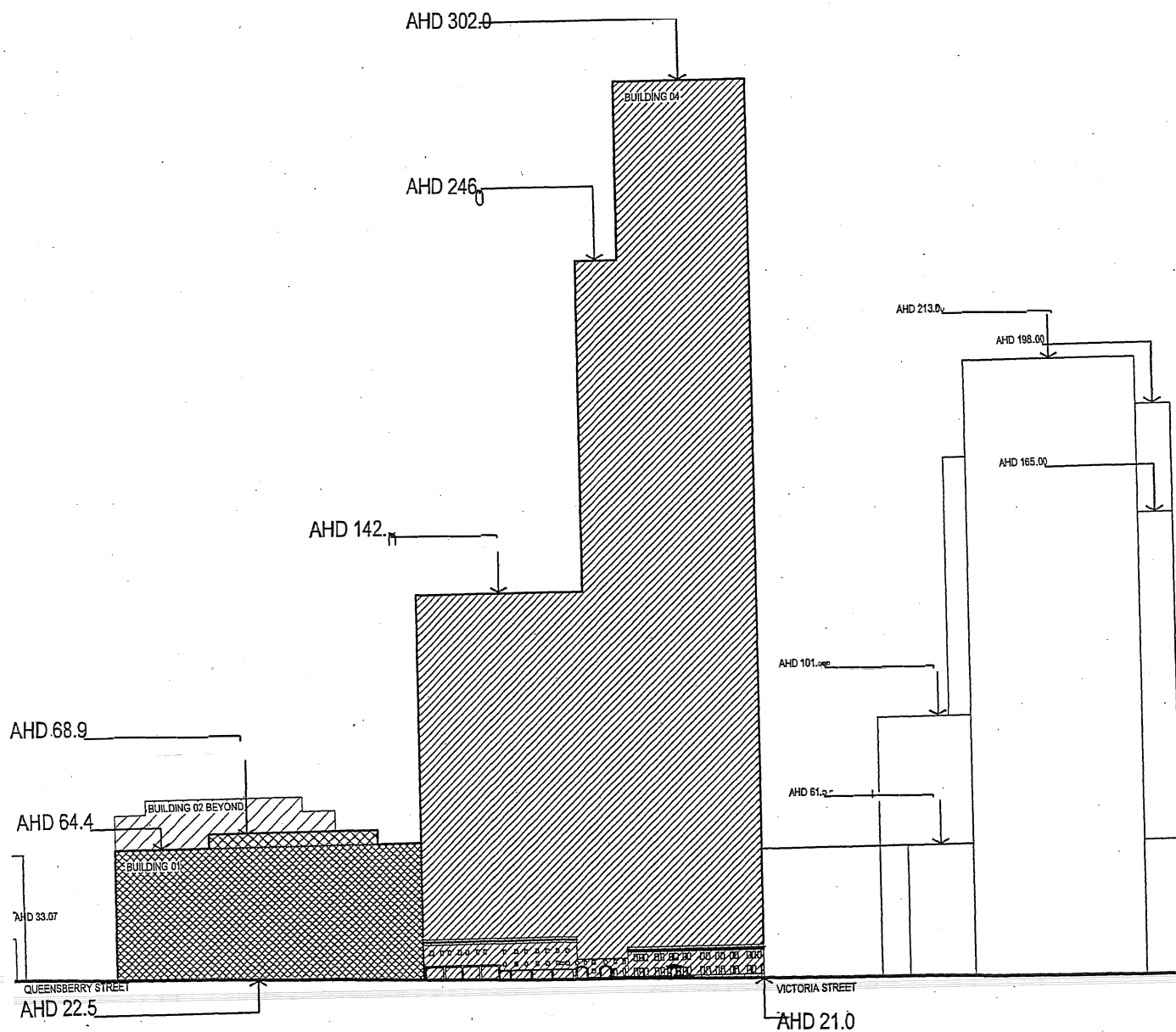


Figure 5 Building 01 Bouverie Street Elevation

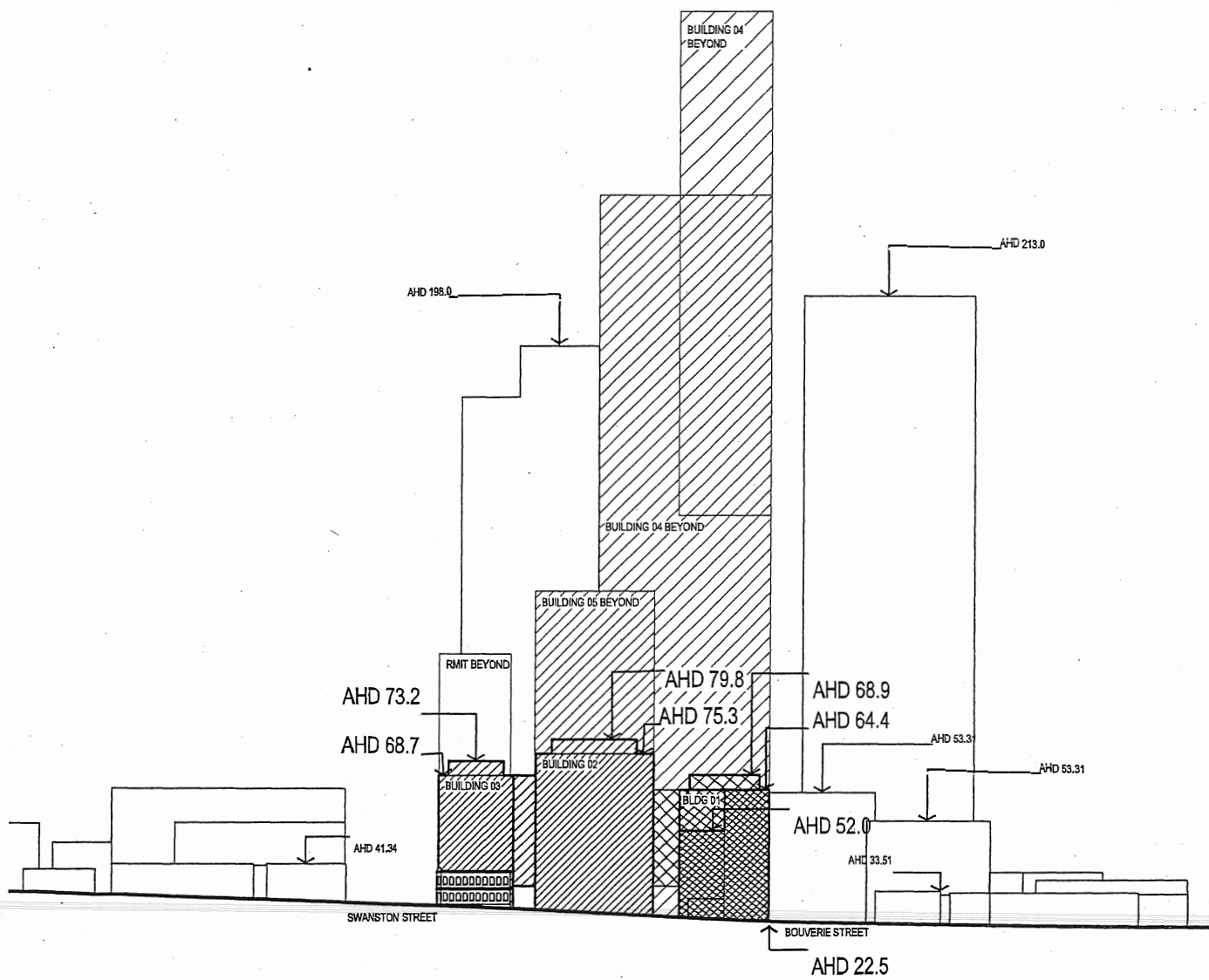


Figure 6 Building 01 Queensberry Street Elevation

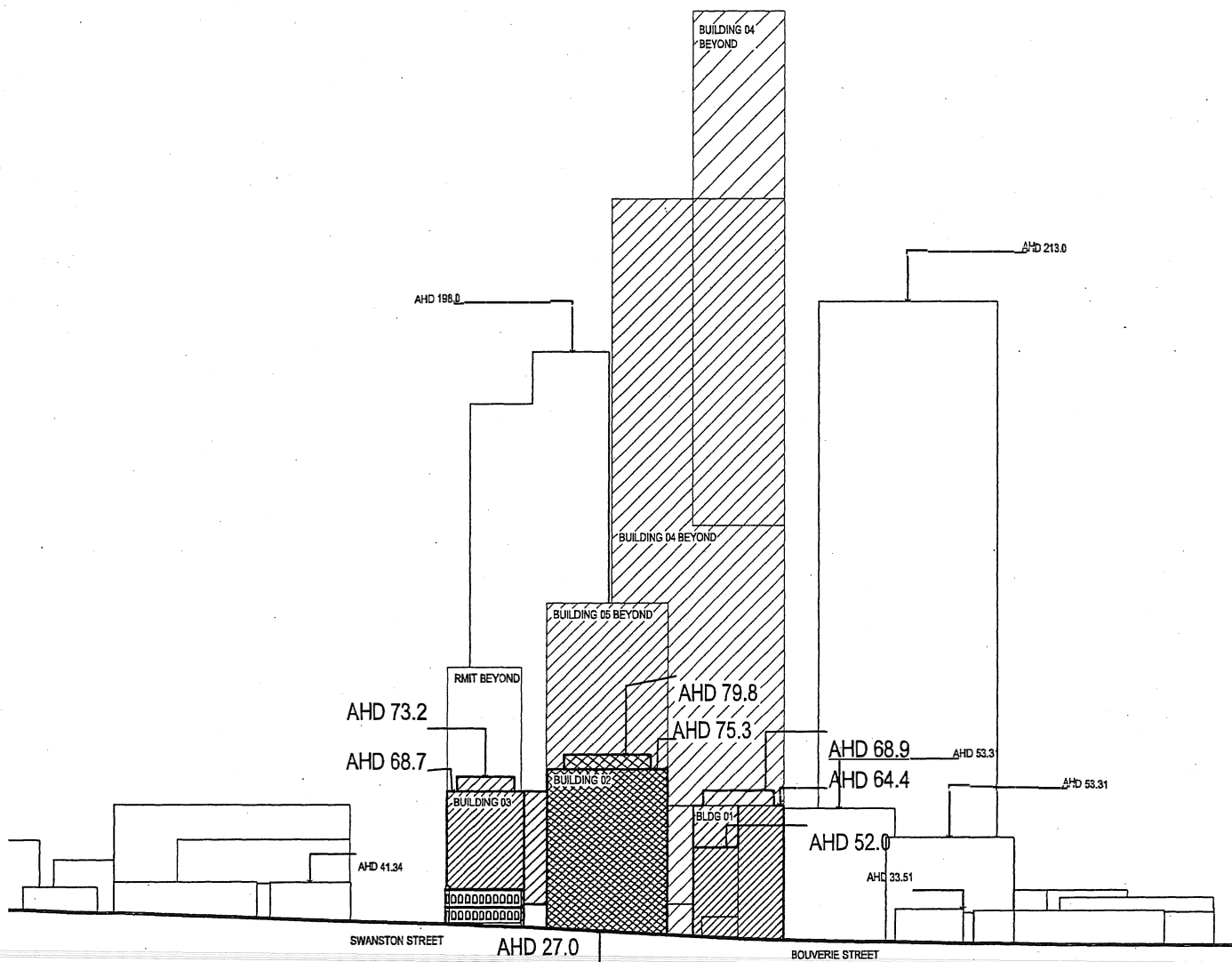


Figure 7 Building 02 Queensberry Street Elevation

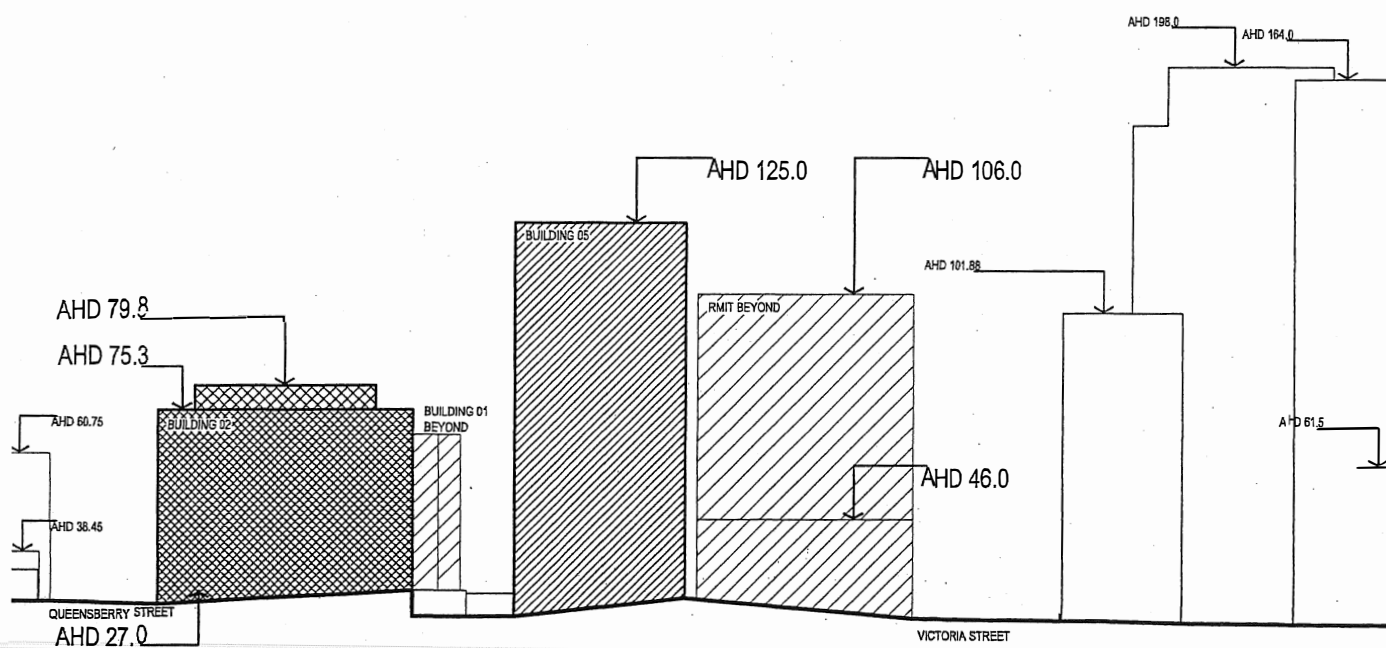


Figure 8 Building 02 Section through site

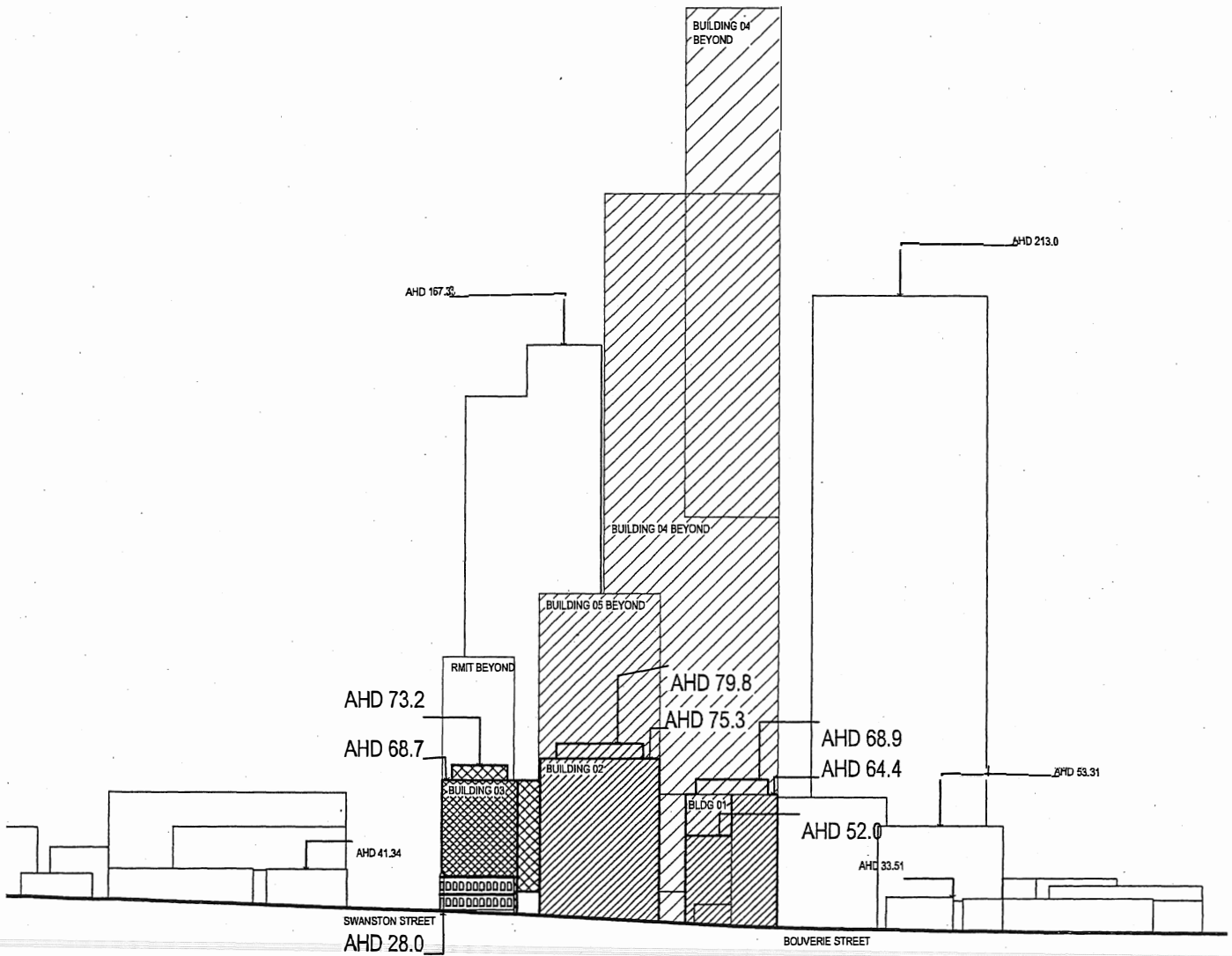


Figure 09 Building 03 Queensberry Street Elevation

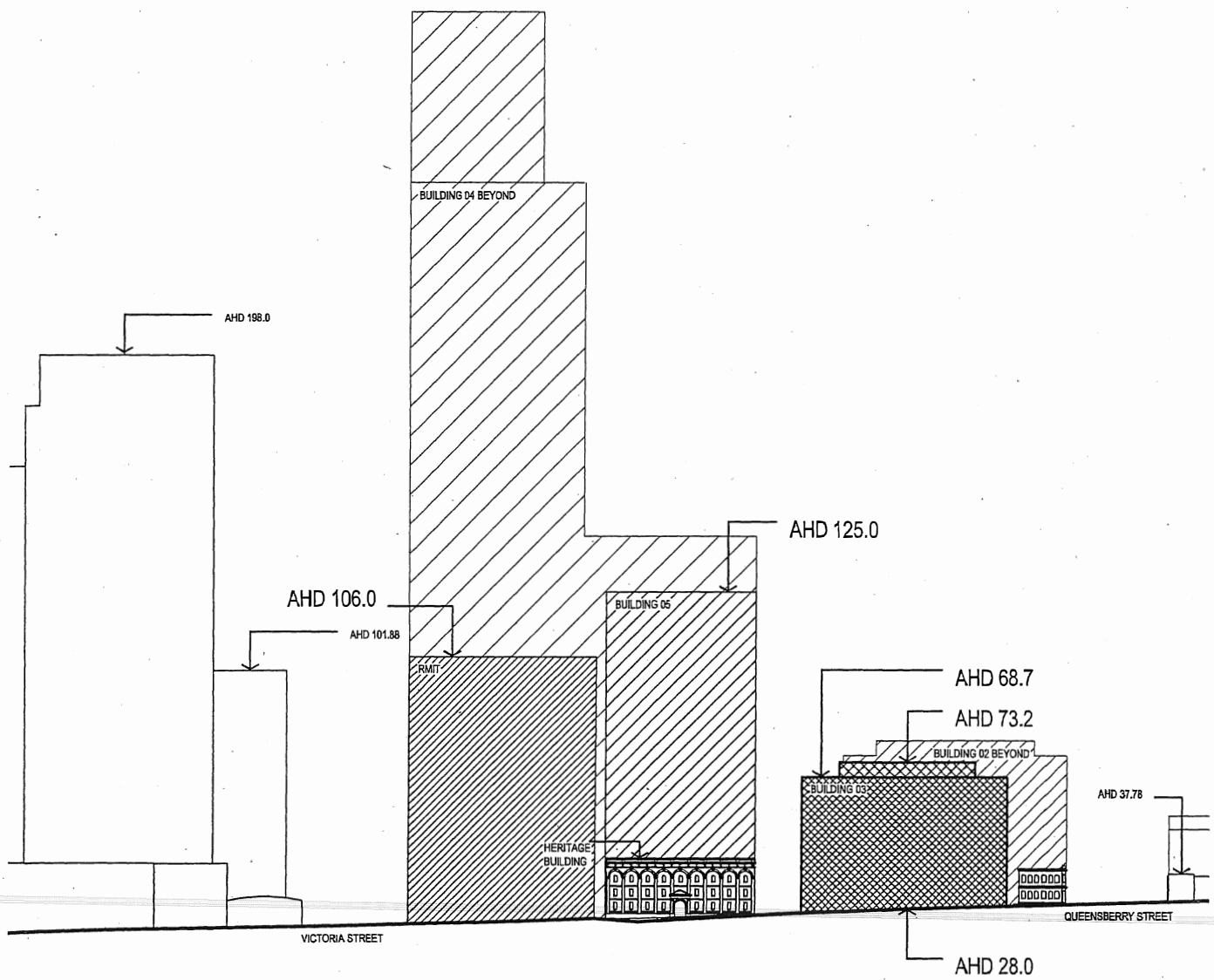


Figure 10 Building 03 Swanston Street Elevation

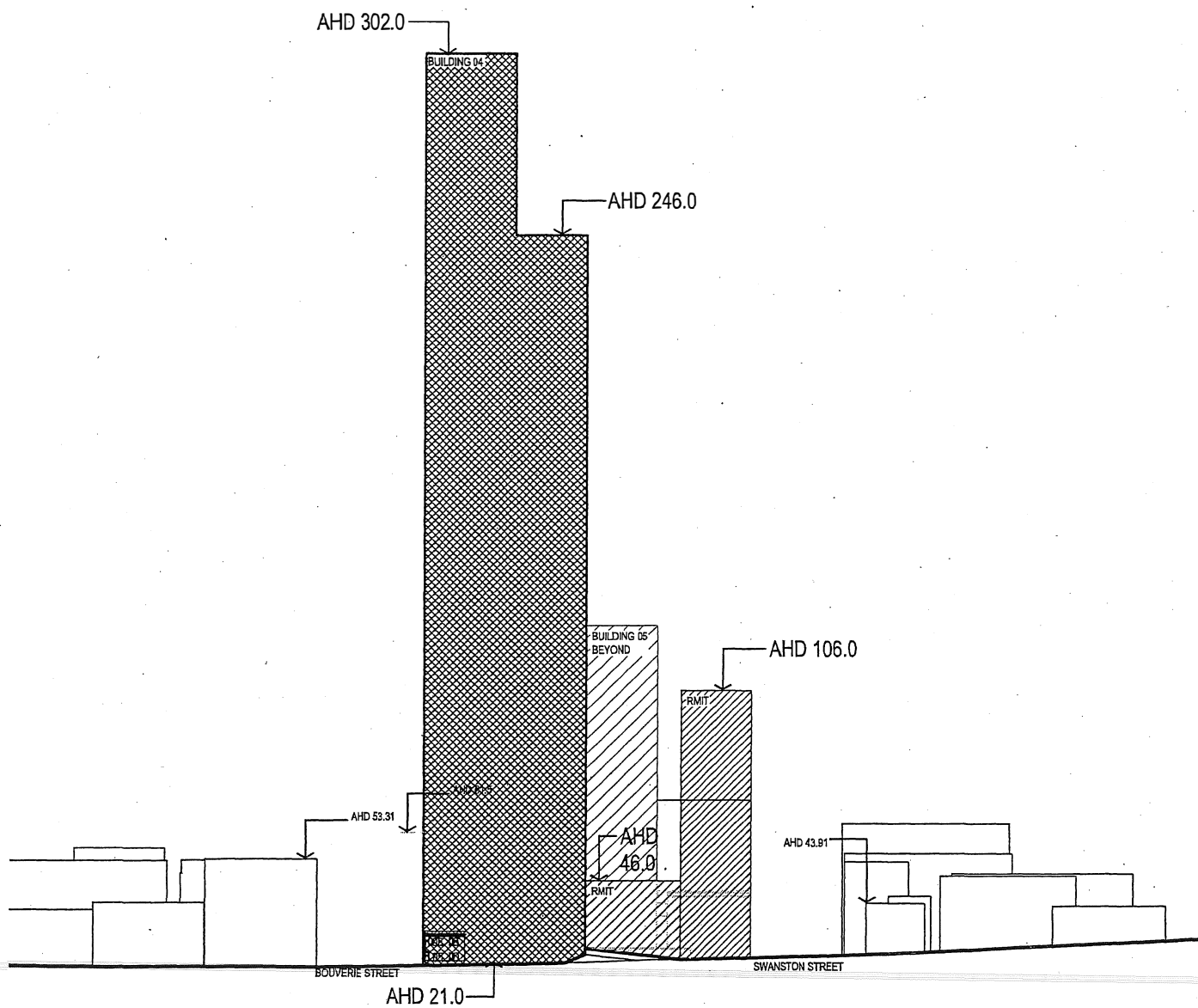


Figure 11 Building 04 Victoria Street Elevation

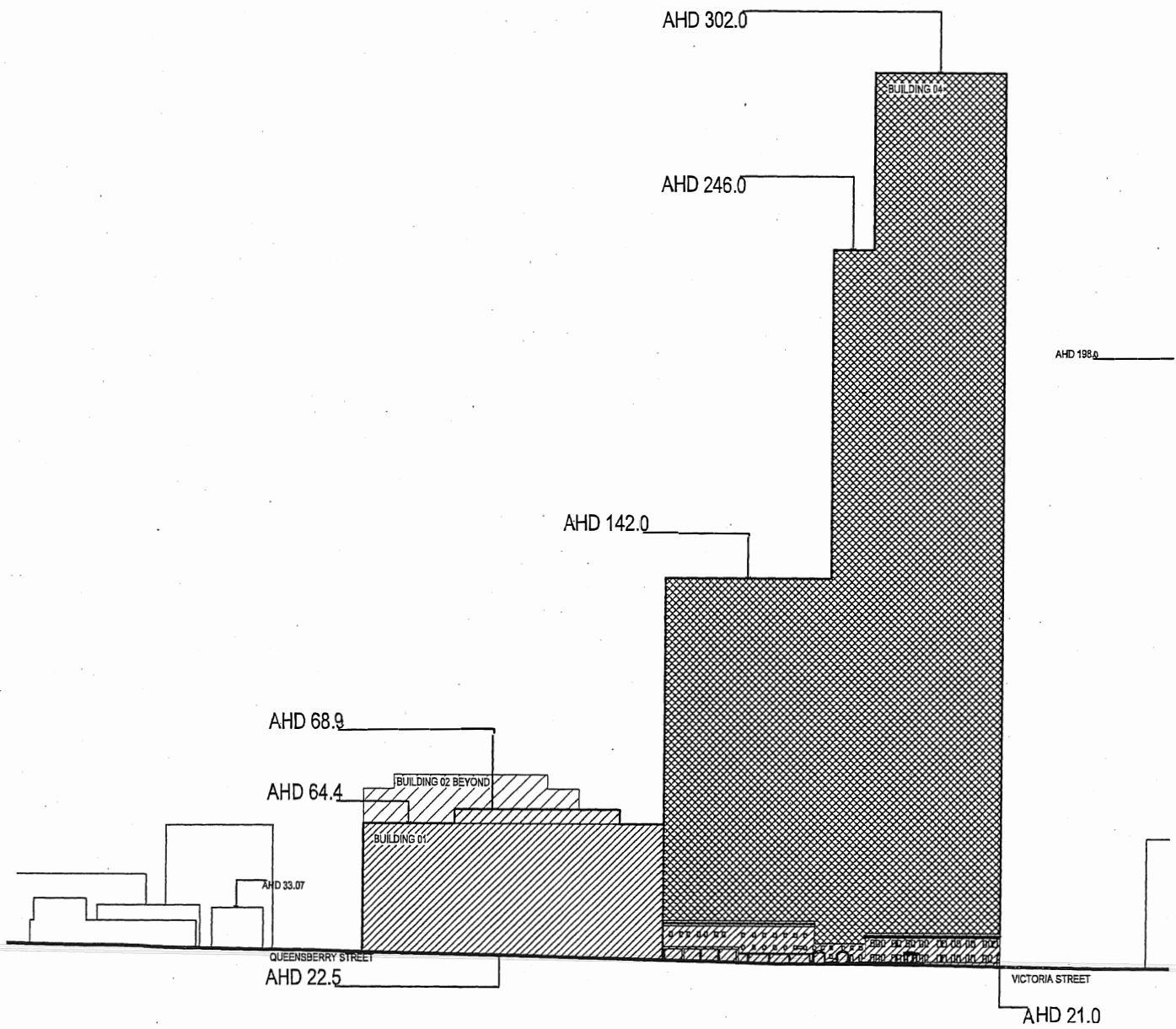


Figure 12 Building 04 Bouverie Street Elevation

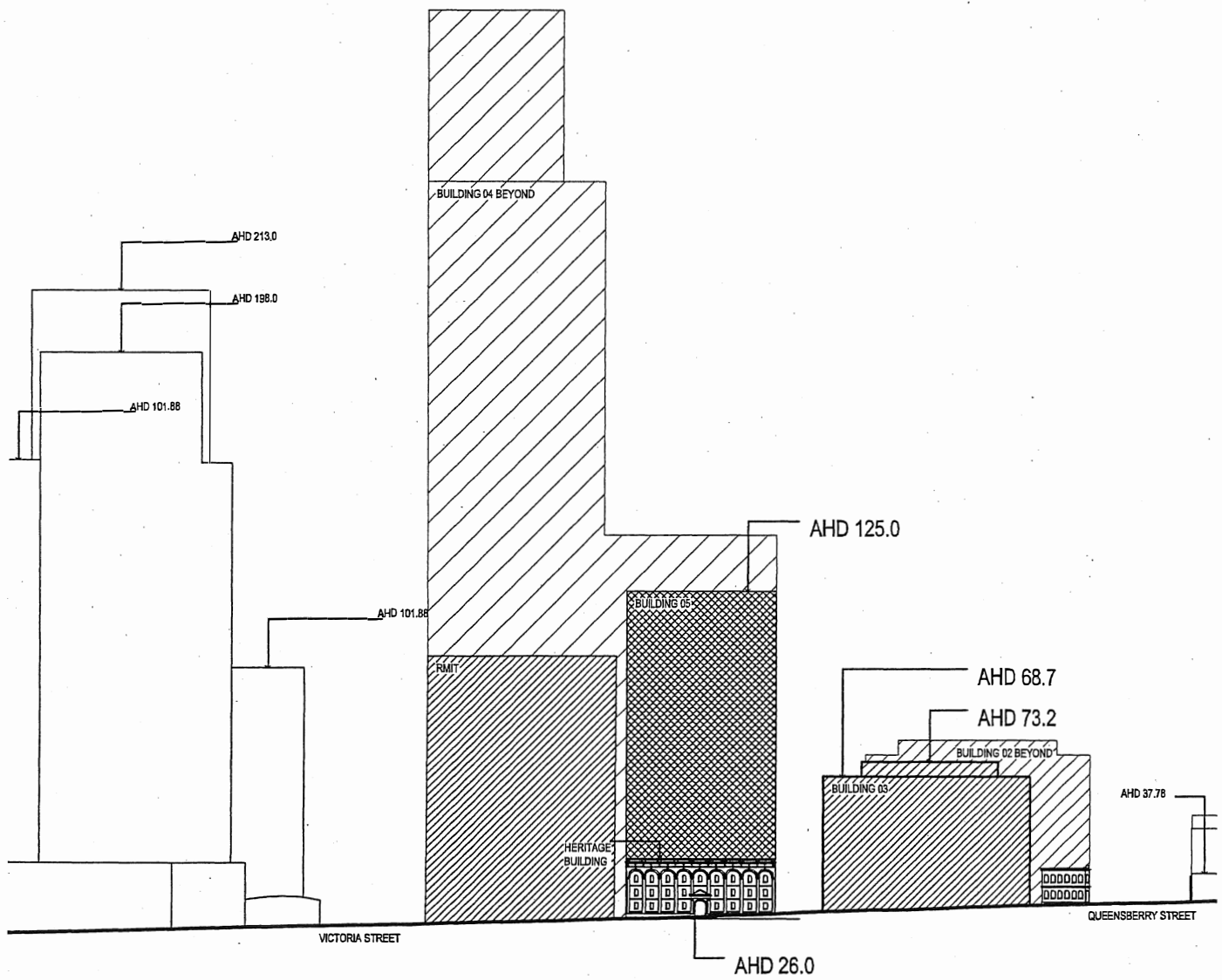


Figure 13 Building 05 Swanston Street Elevation

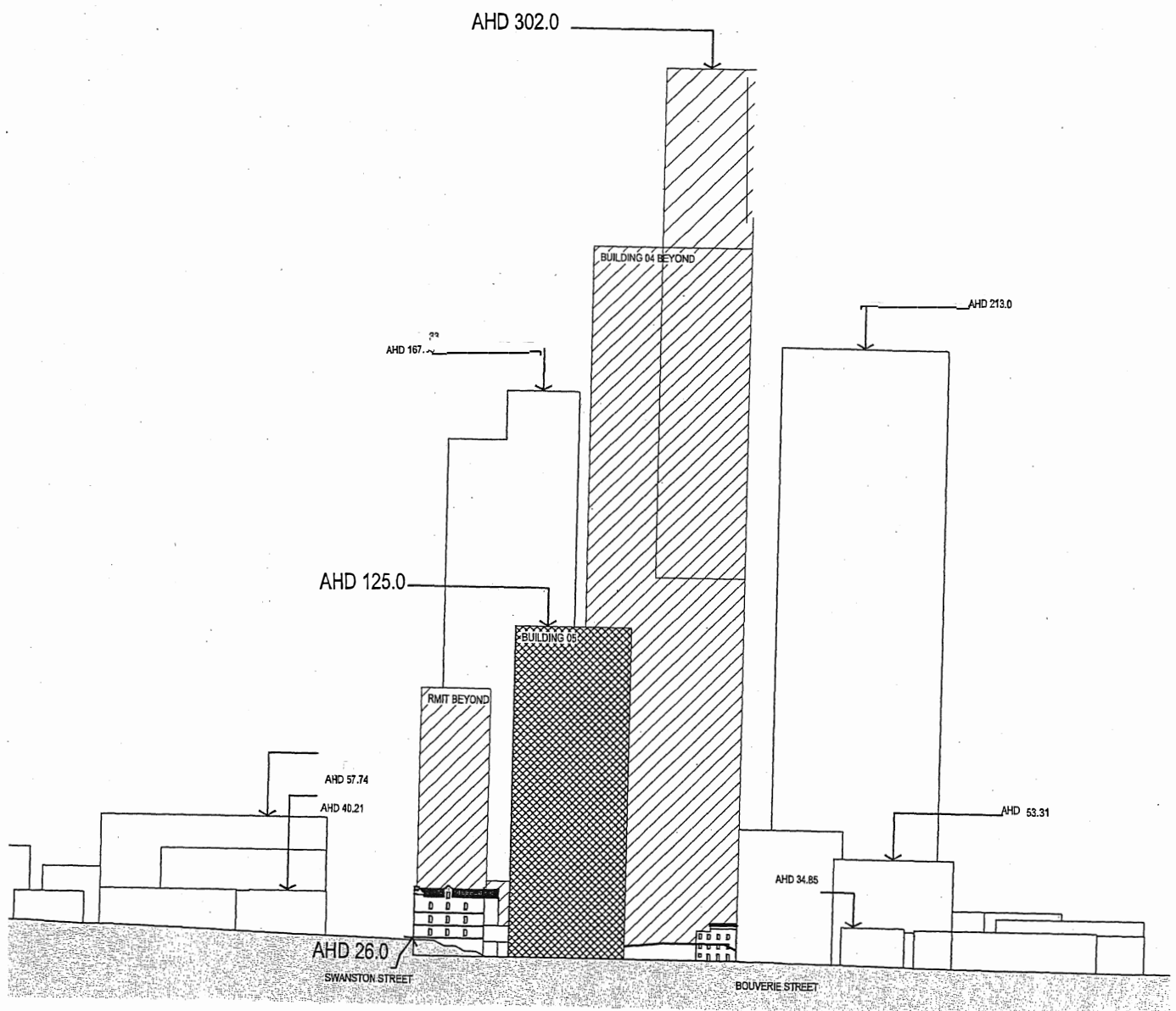


Figure 14 Building 05 Section through site

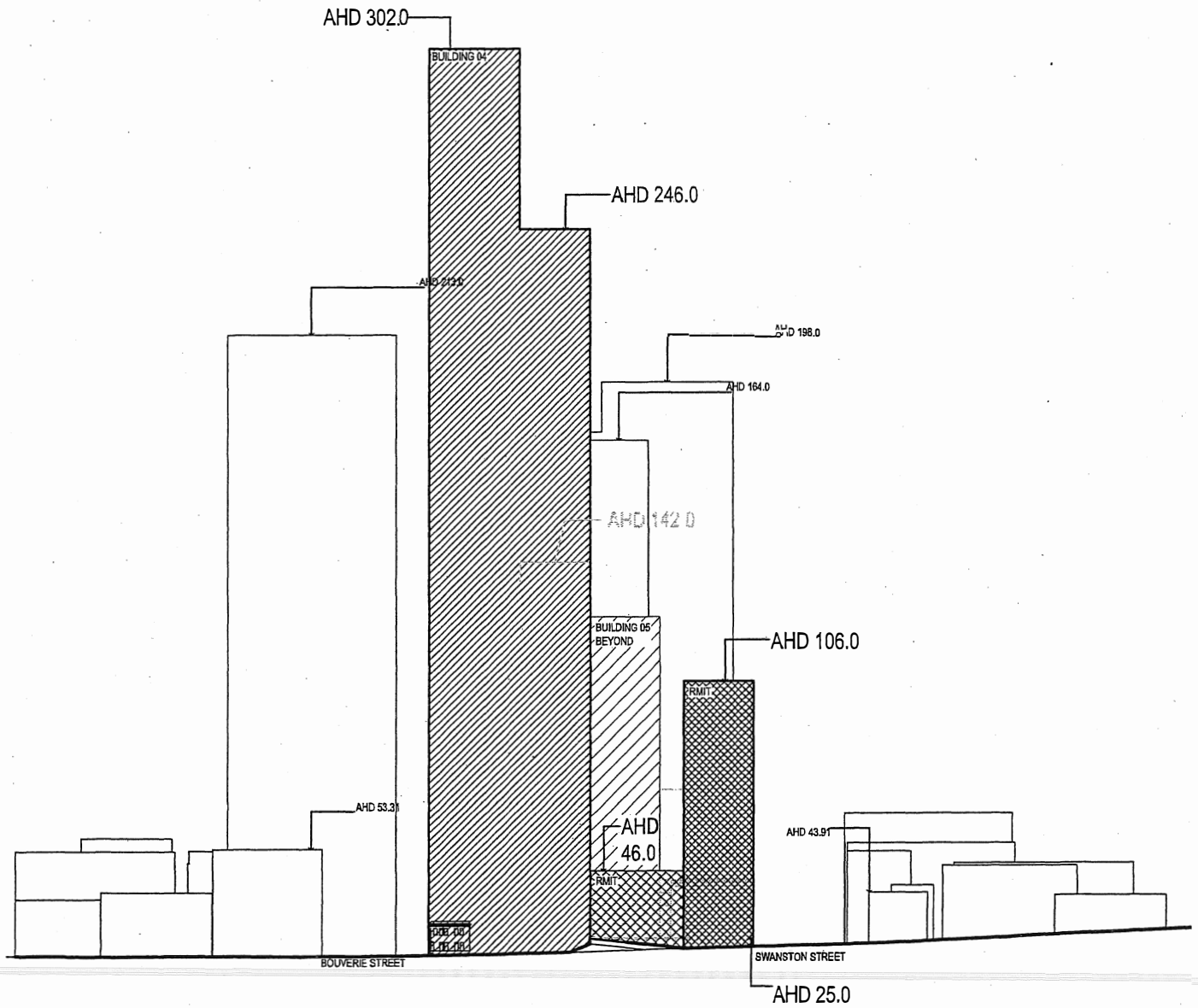


Figure 15 RMIT Victoria Street Elevation

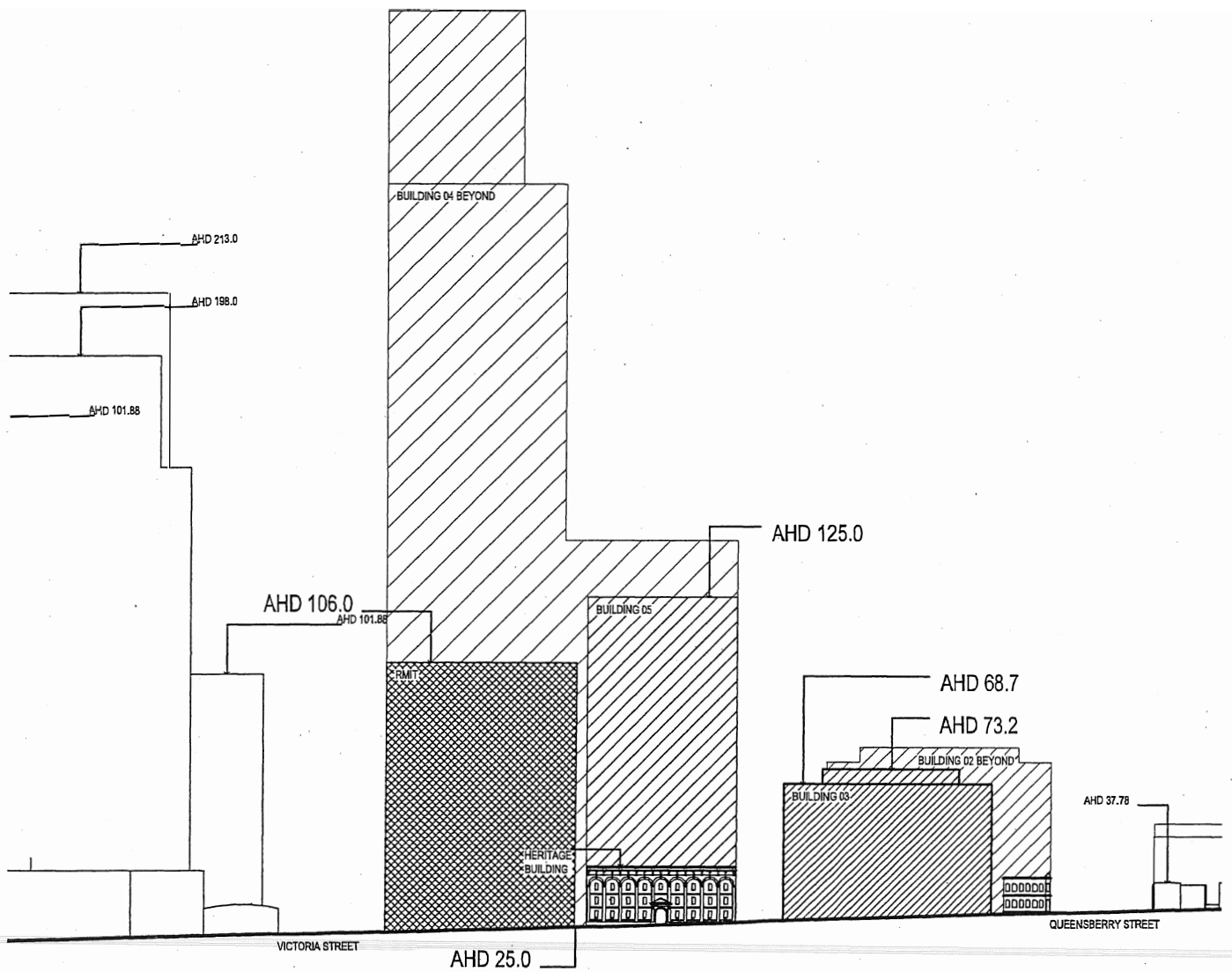


Figure 16 RMIT Swanston Street Elevation

Design objectives and outcomes

The CDP design objectives envisage development that:

- Achieves excellence in architecture, urban design and landscape architecture;
- Reinforces the Shrine of Remembrance axis with an appropriate termination within the site;
- Reinforces Swanston Street as the civic and ceremonial spine of the City.

In particular, Building 4 and the RMIT Design Hub demand an exemplary design commensurate with their high level of visibility.

The City of Melbourne's Urban Design Strategy (Draft July 2006), the objectives in the Urban Design Outside the Capital City Zone Policy at Clause 22.17 and the objectives in the Urban Design Within the Capital City Zone Policy at Clause 22.01 in relation to facades, roof profiles, projections, wind and weather protection, public spaces and access and safety, support the masterplan and its design intentions.

Within this broad design framework, the CPD and the masterplan also responds to specific design objectives and outcomes developed for the project and in response to the site's particular context, opportunities and constraints. The design objectives and outcomes are set out in Figure 17 Design Objectives and outcomes.

Planning permit applications for the individual components of the masterplan will be assessed against the broad design framework and the specific design outcomes for the site in the CDP to ensure that design excellence is achieved.

Figure 17 - Design objectives and outcomes

Carlton Brewery Objective	Response	Guidelines (References to Carlton Brewery Masterplan October 2007 (Masterplan))	Guidelines Reference No.
DESIGN To deliver excellence in design for all architectural and public realm components.	Invited architectural ideas competition held for Buildings 01, 02, 03, 04, 05 each to be designed by different practices to achieve genuine diversity.	The site layout, describing discrete building blocks, provides multiple architectural expressions. A design competition shall be undertaken to provide diversity to the individual buildings.	01
	Architectural and public realm design excellence will be delivered and approved through the planning permit process.	High quality, durable finishes shall be used to all exterior elements.	02
CIVIC AMENITY To reinforce Swanston Street as the civic and ceremonial spine of the city.	The transition and extension of Swanston Street into a civic parade. The raised ground plane improves sightlines to the Shrine of Remembrance.	Views to the Shrine are given prominent public access and will have high regard to their ceremonial function.	03
	Carlton Brewery is structured by a hierarchy of diverse publicly used spaces branching from the Swanston axis.	Views into the site from Swanston Street will reinforce legibility for public access. Refer 3.9.5 Views Micro of the Masterplan.	04
		Mark the Swanston axis termination with a combined landscape and architectural response of design excellence. Refer 3.1.1 Topography, Spine and Grid of the Masterplan.	05
CIVIC AMENITY To complement the existing network of significant public buildings and spaces at the perimeter of the CBD grid.	The exceptional context of the site in the CBD is reflected by the density of development and the extensive publicly accessible spaces.	Provide public spaces generally in accordance with the network identified in 3.3 to 3.8 of the Masterplan.	06
	In the tradition of Carlton Gardens – Melbourne Museum, Melbourne Cricket Ground, Federation Square et al, the Carlton Brewery will seek to become another celebration of civic life. Existing and proposed events/festivals will be reviewed for incorporation in the base building/public realm design.	Accessible public entries to be provided to all buildings on Lower Ground, Ground and Level 1.	07
	A layered public domain connected by inclined ground planes reflecting precedent edge conditions at The Shrine, Federation Square and Treasury Place.	Sunlight access on 22 Sept between 11-2pm on the ground surface at each public space for a minimum of 1 hour duration. Refer 3.2.5 Shadow Study of the Masterplan.	08

Melbourne Planning Scheme

Carlton Brewery Objective	Response	Guidelines (References to Carlton Brewery Masterplan October 2007 (Masterplan))	Guidelines Reference No.
<p>CIVIC AMENITY Functional, publicly used spaces are to become the primary ordering element within and adjacent to the Carlton Brewery site.</p> <p>To forge vibrant connections between the main public spaces and the existing neighbourhood.</p>	<p>Carlton Brewery is structured by a hierarchy of diverse publicly used spaces branching from the Swanston axis. The Parade and Forum provide the core spaces linking the multiple ground levels together.</p>	<p>Connect all the Public Spaces identified in 3.3 to 3.8 with access designed for all weather conditions, day and night.</p>	09
	<p>Outdoor environmental principles are included in the Carlton Brewery Masterplan regarding wind environments, particularly for publicly used spaces. A high standard of solar access and view connections is included in the Masterplan design.</p>	<p>Provide legible linkages, through the public realm, between the various public spaces on the site. Engage wayfinding consultants to co-ordinate with the architectural design at permit application stage.</p>	10
	<p>The site is uniquely placed for desire line interconnectivity between neighbouring cultural, medical and educational facilities. Through site pedestrian routes reinforce this access.</p>	<p>Prepare Wind Engineering advice including modelled simulations at permit application stage for each building. Refer 3.9 Urban design elements of the Masterplan.</p>	11
	<p>Resources provided at Carlton Brewery including public car and bicycle parking, 24 hour outdoor gathering (in all weather), public realm equipment (bins, seats) heritage revitalisation, convenience retail and multi-function interactive spaces will benefit the surrounding community.</p>	<p>Incorporate wind amelioration devices to facilitate appropriate functions for public spaces and footpaths as per Wind Engineering advice. Refer 5.5 Wind mitigation principles of the Masterplan.</p>	12
		<p>Multi level connectivity to be facilitated as described at 3.1.3 Connections and 4.0 Access and Circulation of the Masterplan.</p>	13
<p>MEMORY To reinforce the former Carlton and United Brewery prominent cultural role in Melbourne and the interpretation of the remnant built heritage.</p>	<p>The transition and extension of Swanston Street into a civic parade.</p>	<p>Active edges adjacent the Swanston Parade included to assist its' local and regional public role.</p>	15
	<p>Investigations will be undertaken for the provision of shared facilities for the site including interpretation display, festive events, galleries, auditorium and public lounges.</p>	<p>Enhance the interpretation of the existing Brewery fabric in conjunction with contemporary elements. Provide interpretive displays and information to describe the sites history.</p>	16
		<p>Heritage remnants are actively incorporated and adaptively reused.</p>	17

Carlton Brewery Objective	Response	Guidelines (References to Carlton Brewery Masterplan October 2007 (Masterplan))	Guidelines Reference No.
<p>URBAN LIFE</p> <p>A new vertical mixed use cluster at the junction of Victoria and Swanston collectively forming a landmark at the CBD edge.</p>	<p>The intensity of programme activities and the scale of buildings will mark the site as a recognisable landmark at the north of the CBD.</p> <p>Building design excellence responding to the approach views to/from the CBD (East, West, North, South) and the street / building pattern of the CBD.</p>	<p>All occupied spaces to be designed to allow interchangeable programme i.e. residential uses converted to office suites, office space remodelled into large format retail.</p> <p>Accessible public entries to be provided to all buildings on Lower Ground, Ground and Level 1.</p> <p>Deliver a landmark gateway to the CBD's Northern approaches. Refer 3.9.4 Views Macro and 4.0 Building envelope of the Masterplan.</p>	<p>18</p> <p>07</p> <p>19</p>
<p>URBAN LIFE</p> <p>Support the precinct and active street role as an activity heart for the transient student and tourist populations.</p> <p>To recognise the strategic location of the Carlton Brewery in the connection of Melbourne University to the CBD.</p>	<p>The range of publicly used outdoor spaces to accommodate diverse activities by a range of site occupants and visitors.</p> <p>The site is uniquely placed for desire line interconnectivity between neighbouring cultural, medical and educational facilities. Through site pedestrian routes reinforce this access.</p> <p>Maintain the amenity of the existing network of Bicycle paths to the sites perimeter.</p> <p>Privately funded and maintained spaces serviced with public orientated management.</p>	<p>Provide a functional brief for each of the public spaces, accessways at permit application stage.</p> <p>Include a combination of formal and informal spaces supported by hard and soft landscaping. Refer 3.2.2 Landscape of the Masterplan.</p> <p>Multi level connectivity to be facilitated as described at 3.1.3 Connections and 4.0 Access and Circulation of the Masterplan.</p>	<p>20</p> <p>21</p> <p>13</p>
<p>INSTITUTIONS</p> <p>To leverage the extensive tertiary facilities in the precinct for the mutual benefit of both commercial and civic functions provided.</p>	<p>Investigations will be undertaken for the provision of shared facilities for the site including interpretation display, festive events, galleries, auditorium and public lounges.</p> <p>Resources provided at Carlton Brewery including public car and bicycle parking, outdoor gathering (all weather), heritage revitalisation, convenience retail and multi-function interactive spaces will benefit the surrounding community.</p>	<p>Direct connectivity between RMIT building with its associated Plaza and the larger Carlton Brewery public realm. Refer 3.5 Plaza and 3.2.1 Components of the Masterplan.</p> <p>External public facilities supplied and managed by the landowner of Carlton Brewery will be designed in consultation with City of Melbourne for suitability and design.</p> <p>Multi level connectivity to be facilitated as described at 3.1.3 Connections and 4.0 Access and Circulation of the Masterplan.</p>	<p>22</p> <p>14</p> <p>13</p>

Carlton Brewery Objective	Response	Guidelines (References to Carlton Brewery Masterplan October 2007 (Masterplan))	Guidelines Reference No.
<p>LOCAL To improve the existing commercial facilities serving local residents, workers and visitors to Carlton.</p>	<p>The increased local resident and worker population (approximately 10,000 workers, residents) is serviced through the range of retail facilities, these will also be of benefit to the existing local population.</p> <p>Opportunities for services supporting occupant and visitor needs are to be reviewed for instance medical centres, gymnasiums and child care centres.</p> <p>The large allocation of publicly used spaces can accommodate temporary events at Carlton Brewery to enhance its regional profile and interactive role.</p> <p>Resources provided at CARLTON BREWERY including public car and bicycle parking, outdoor gathering (in all weather), heritage revitalisation, convenience retail and multi-function interactive spaces will benefit the surrounding community.</p>	<p>Public carparking, high pedestrian amenity and bicycle accessibility to be provided with direct connections to convenience retail facilities.</p> <p>A range of convenience retail facilities will be provided, in different formats, through the Basement and Ground levels.</p> <p>External public facilities supplied and managed by the landowner of Carlton Brewery will be designed in consultation with City of Melbourne for suitability and design.</p>	<p>23</p> <p>24</p> <p>14</p>
<p>SCALE To make a transition of CBD built form into the diverse character of Carlton.</p>	<p>A stepped profile of building masses from Victoria street to Queensberry Street across the site blends the two existent scales together.</p> <p>The Hoddle grid and its' northern boundary edge at Victoria Street is reinforced by the massing of buildings at Carlton Brewery.</p>	<p>Stepped transition form CBD to Carlton, refer 3.9.1 Precinct scale relationships.</p> <p>Grid interface between CBD to Carlton provided through extended Swanston Parade, refer 3.2.1 Components.</p>	<p>25</p> <p>26</p>
<p>NETWORK To establish a legible hierarchy of building arrangements to assist wayfinding into and around the site.</p> <p>To incorporate matters of universal design and CPTED through the public and private environments on the site.</p>	<p>The Masterplan clarity described in the figure ground layout of buildings is a clear delineation between public and private uses. Sight lines to/from the site offer direct navigation between key vertical and horizontal intersection points.</p> <p>The masterplan design is based upon high levels of passive surveillance of publicly used spaces, in addition active, professional monitoring of facilities will be provided throughout the site.</p> <p>Principles to promote all hours and free access to publicly used spaces shall be incorporated in the Masterplan design.</p>	<p>Provide legible linkages, through the public realm, between the various public spaces on the site. Engage wayfinding and lighting consultants to co-ordinate with the architectural design at permit application stage.</p> <p>Environmental graphics and external lighting of high design quality and coordinated with the architectural, public realm design will be provided.</p> <p>Implementation of recommendations by a Disability Access Consultant to be carried out for all internal and external areas. In addition the detailed design will confirm all the principles of Universal Design throughout these spaces.</p> <p>Submit report to describe compliance with CPTED principles at permit application stage for the public realm.</p>	<p>27</p> <p>28</p> <p>29</p> <p>30</p>

Carlton Brewery Objective	Response	Guidelines (References to Carlton Brewery Masterplan October 2007 (Masterplan))	Guidelines Reference No.
<p>TRANSPORT</p> <p>To minimise disruption to the existing transport patterns and usage.</p> <p>To minimise the impact of vehicular traffic on site.</p> <p>To encourage pedestrian and cycle use within and through the site.</p>	<p>SIDRA modelling has concluded minor adjustments to the intersection design as a result of the CARLTON BREWERY vehicle demand.</p> <p>A large number of publicly available carparks are provided reducing the demand for on street parking and to assist the increasing patronage of neighbouring institutions.</p> <p>The site is uniquely placed for desire line interconnectivity between neighbouring cultural, medical and educational facilities. Through site pedestrian routes reinforce this access.</p> <p>CARLTON BREWERY has made provision for a large number of worker, resident and visitor bicycle parking spaces distributed through the CARLTON BREWERY site. A clear bicycle circulation design is included within the Masterplan.</p>	<p>Consultation and approval from Local and State authorities will be required for traffic impacts from Carlton Brewery activities.</p> <p>Multi level connectivity to be facilitated as described at 3.1.3 Connections and 4.0 Access and Circulation of the Masterplan.</p> <p>Public carparking, high pedestrian amenity and bicycle accessibility to be provided with direct connections to convenience retail facilities.</p> <p>The amenity of the existing pedestrian and bicycle accessways (including the Swanston Copenhagen Lane) to the perimeter of Carlton brewery shall be maintained.</p> <p>Loading areas shall be integrated into the architectural design and provide high visual and acoustic amenity. Refer 4.0 Access and Circulation.</p>	<p>31</p> <p>13</p> <p>23</p> <p>32</p> <p>33</p>
<p>ESD</p> <p>To manage resource depletion through the construction, in the building fabric and during the operational life cycle of the site.</p> <p>To invest in methodologies towards a long term sustainable draw in mains supplied potable water.</p> <p>To demonstrate the urban ecological village character of Carlton Brewery.</p>	<p>Design of the roof areas to the low rise buildings to thoroughly consider incorporation of "Green Roof" design approaches including both active and passive accessible areas.</p>	<p>All buildings on the site to achieve at least a Greenstar 5 rating in accordance with the Green Building Council of Australia As Built provisions.</p> <p>Aspire to ensuring that all fit outs on the site larger than 1,000 sq.m. achieve at least a Greenstar 4 Star rating in accordance with the Green Building Council of Australia fit out As Built provisions.</p> <p>All buildings on the site to achieve a level of "Award of Merit" when assessed under the Victorian Docklands ESD Guide.</p> <p>The design of all buildings on the site to show compliance with the requirements for 4.5 star AGBR rating level.</p>	<p>34</p> <p>35</p> <p>36</p> <p>37</p>

Access and circulation

The outcomes for Carlton Brewery envisaged in the CDP include:

- Creation of safe and attractive publicly accessible areas and pedestrian areas;
- Reinforcing Swanston Street as the civic and ceremonial spine of the City; and
- Reinforcing the Shrine of Remembrance axis with an appropriate termination within the site.

The CDP provides for generous and attractive areas to be available to the public with a high level of cross-site permeability. The masterplan provides for a series of linked spaces accessible to the public and includes illustrative examples of the character and quality of the spaces to be provided.

The CDP includes an access and circulation plan that shows the pedestrian and bicycle paths through the site to achieve these objectives.

Wind assessment

Schedule 2 to the Comprehensive Development Zone requires an application to construct a building or to construct or carry out works to include an initial wind assessment, if appropriate. Minor works are unlikely to generate wind impacts and will not require a wind assessment.

A permit condition will require a comprehensive wind tunnel testing of the development to be undertaken before commencement of construction to demonstrate that wind conditions to the surrounding streets and public areas are acceptable.

Mel Consultants Pty Ltd will develop the relevant wind speed criteria for assessment of individual developments.

ESD

The development will achieve a 5 star green star rating (Green Building Council of Australia) as built.

The development will also comply with the Docklands Environmental Design Guide such that it would achieve an "Award of Merit" as described in the guide.

Schedule 2 to the Comprehensive Development Zone requires an application to construct a building or to construct or carry out works to include an ESD report as part of the assessment of the application.

Car parking

The CDP provides for a preferred maximum number of 1500 car parking spaces on Carlton Brewery which can be varied by permit.

Traffic

Maunsell Australia Pty Ltd has prepared a Traffic Impact Assessment Report (June 2007) supporting the Carlton Brewery masterplan and the proposed scale, mix and intensity of the uses carried forward to the CDP. The Maunsell report addresses:

- Traffic impacts
- Public transport
- Bicycle access and provision
- Off-street parking
- Traffic generation
- Intersection Analysis
- Pedestrian connectivity and access
- Loading dock access
- Garbage collection; and
- Car parking layout.

The report addresses the impact the development may create on the existing road network. It concludes that:

- The proposed development is expected to significantly increase train and tram patronage;
- The development site enjoys direct access to some of the primary bicycle routes within central Melbourne;
- Bicycle parking facilities will be provided to earn 2 Green Star points for commercial bicycle provision and satisfy the Melbourne Planning Scheme requirements for other land use categories;
- The parking supply meets the current requirements of the planning scheme (1500 spaces);
- Adequate on-site loading facilities can be provided; and
- Traffic impacts are predicted to be spread widely over the network.

The report recommends intersection design modifications at the intersection of Victoria and Bouverie Streets and at the intersection of Queensberry Street and Bouverie Streets.

Schedule 2 to the Comprehensive Development Zone requires details of vehicle access, bicycle facilities and a traffic and parking assessment report to be submitted with a planning permit application.

The CDP provides for vehicle access to be located on Bouverie Street and for car parking to be provided in basements. The vehicle access points shown on the Access and Circulation Plan are preferred access points and can be relocated subject to a traffic assessment report. Relocation of vehicle crossovers along Bouverie Street is provided for in the CDP and is generally consistent with and in accordance with the CDP.

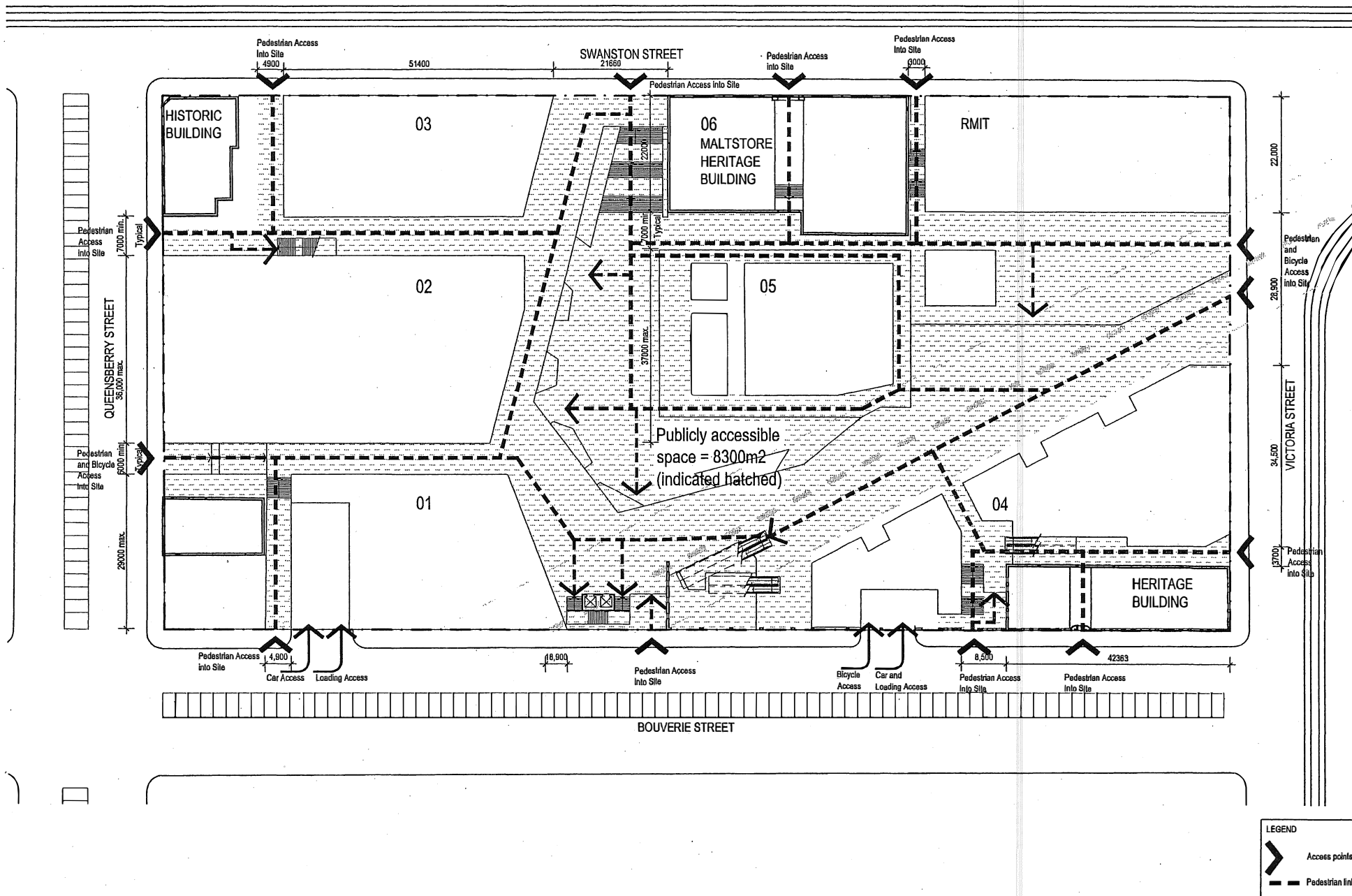


Figure 18 Access and Circulation Plan
Carlton Brewery

ACCESS AND CIRCULATION PLAN

Scale 1:1000 @ A4

Comprehensive Development Plan October 2007

Staging of redevelopment

The redevelopment of Carlton Brewery includes a number of possible stages. The CDP recognises that the proposed staging is indicative only and will change over the life of the project in response to factors such as market conditions and tenant requirements. Changes to the proposed staging described in the CDP are considered to be generally consistent with and in accordance with the CDP.

These proposed stages are described under the various title boundaries and land holdings on Carlton Brewery.

Grocon site

The Grocon site has frontages to Victoria, Swanston, Bouverie and Queensberry Streets. The general arrangement of the site, its area and multiple street frontages provide opportunities for a multi-staged development. Whilst a number of scenarios are possible, the most likely scenario for the staged development of the Grocon site is set out below.

The Grocon site can be redeveloped independently of other land holdings within the Comprehensive Development Zone.

The car parking and basement levels are considered as a single stage and they would precede any other development on the Grocon site. This stage would commence generally at the southern end and move towards the north. During the construction of the basement and retail levels, the core and structure of the buildings to be constructed in future above these levels would be incorporated into the construction of the basements.

The works above the car parks and retail basement levels are broken into a number of distinct building footprints, each to be delivered by a different architect. The order of construction of these upper buildings will be determined by market conditions, however it is likely the tower, building 4, would be the first to commence followed by building 5 and then buildings 2, 1 and then 3. Building 4 would have a construction period of approximately 4 years while the other buildings would have a construction period of 3 years.

RMIT site

The RMIT site development of the new Design Hub is able to proceed independently of the Grocon redevelopment, although in time there are interface issues that will integrate the Design Hub into the site.

Development of the Design Hub is contemplated to commence in early 2008. The Hub will include one or two basement levels with a tower above.

Until such time as the Grocon basement is completed, temporary loading arrangements will be required for the Design Hub, most probably off Swanston Street. Once the Grocon basement is complete, the loading dock access is proposed via Bouverie Street and the Grocon basement loading and car park entry.

The first phase of the Design Hub construction does not utilise all of the available area for development on the site. It is likely that RMIT will undertake further development works on the Design Hub site over time.

Queensberry Hotel

The Queensberry Hotel is presently in private ownership and is not part of the Grocon masterplan. The site will continue to enjoy effectively the same planning controls following implementation of the masterplan as it enjoyed prior to the masterplan.

Works may occur at the Queensberry Hotel site independent of the redevelopment of Carlton Brewery.

Warehouse on Queensberry Street

The small warehouse/retail outlet site on Queensberry Street is presently in private ownership and is not part of the Grocon masterplan. The site will continue to enjoy effectively the same planning controls following implementation of the masterplan as it enjoyed prior to the masterplan.

Works may occur at the small warehouse/retail outlet site on Queensberry Street independent of the redevelopment of Carlton Brewery.