

Melbourne Planning Scheme

Melbourne Planning Scheme – Amendment C284

Incorporated Document

87-127 Queens Bridge Street, Southbank, July 2018 (Amended August 2020)

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

Incorporated Documents – Clause 51.01 and Clause 72.04 – Schedule 1

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1. INTRODUCTION

This document is an incorporated document in the schedules to Clause 51.01 and schedule to Clause 72.04 of the Melbourne Planning Scheme.

The land identified in the document may be developed and used in accordance with the site specific controls in this document. The specific controls may exclude other controls of the Scheme.

If there is any inconsistency between the specific controls in this document and the general provisions of the Scheme, the specific controls will prevail.

2. LAND DESCRIPTION:

This document applies to land at 87-127 Queens Bridge Street, Southbank (**Land**) described as follows:

- 87-89 Queens Bridge Street, Southbank (Lot 1 on Title Plan TP143781F Volume 0994 Folio 528)
- 91-93 Queens Bridge Street, Southbank (Lot 1 on LP14105 Volume 06861 Folio 082)
- 95-105 Queens Bridge Street, Southbank (CP171249F Volume 09910 Folio 784).
- 107-127 Queens Bridge Street, Southbank (various Volume and Folio numbers known as Lots 1, 3 – 42, 45, 47, 49, 51, 53, CM1, CM2 and CM3 of Strata Plan 30378B)

3. APPLICATION OF PLANNING SCHEME PROVISIONS:

The following provisions of the Melbourne Planning Scheme do not apply to the proposal approved by this Incorporated Document:

- Clause 37.04 Schedule 3 to the Capital City Zone
- Clause 43.01 Heritage Overlay
- Clause 43.02 Schedule 1 to the Design and Development Overlay
- Clause 43.02 Schedule 3 to the Design and Development Overlay
- Clause 43.02 Schedule 4 to the Design and Development Overlay
- Clause 43.02 Schedule 10 to the Design and Development Overlay
- Clause 45.09 Schedule 1 to the Parking Overlay
- 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. EXPIRY OF THIS SPECIFIC CONTROL:

The use and development of the Land permitted under this Incorporated Document must commence within three years of the gazettal date of Amendment C284 to this Scheme and must be completed within six years of the gazettal date of Amendment C284 to this Scheme. The use permitted under this Incorporated Document must commence within six years of the gazettal date of Amendment C284 to this Scheme.

The Minister for Planning may extend the period for completion if a request is made in writing before the time period for completion expires or within six months afterwards if works have not commenced, or twelve months afterwards if the development started lawfully before this Incorporated Document expired.

This Incorporated Document will expire twelve months after the date of the issuing of the Certificate of Occupancy for the development or as otherwise agreed in writing by the Responsible Authority.

Upon expiry of the site specific control, the land may be used and developed only in accordance with the provisions of the planning scheme in operation at that time.

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5. THIS DOCUMENT ALLOWS:

Despite any provision to the contrary in the Scheme, the following is approved under the provisions of this document:

Demolition of 87-105 Queens Bridge Street, partial demolition of 107-127 Queens Bridge Street and construction of a multi-level building comprising dwellings, residential hotel, office and retail premises (other than Adult sex bookshop, Department store, Hotel, and Tavern) subject to the conditions of this Incorporated Document and in accordance with plans endorsed under the conditions of this document. The use and development of the Land must be generally in accordance with the detailed development plans to be endorsed under Condition 1 of this document, which must be generally in accordance with the following plans submitted by Fender Katsalidis Architects and Cox Architects, dated 22 May 2018:

- Drawing No TP050 Revision 3 – Site Plan
- Drawing No TP051 Revision 3 – Existing Conditions
- Drawing No TP052 Revision 3 – Demolition Plan
- Drawing No TP099 Revision 3 – Basement Plan
- Drawing No TP100 Revision 3 – Ground Floor Plan
- Drawing No TP100b Revision 3 – Mezzanine Floor Plan
- Drawing No TP101 Revision 3 – Level 1 Floor Plan
- Drawing No TP102 Revision 3 – Level 2 Floor Plan
- Drawing No TP103 Revision 3 – Level 3 Floor Plan
- Drawing No TP104 Revision 3 – Level 4 Floor Plan
- Drawing No TP105 Revision 3 – Level 5 Floor Plan
- Drawing No TP106 Revision 3 – Level 6 Floor Plan
- Drawing No TP107 Revision 3 – Level 7 Floor Plan
- Drawing No TP108 Revision 3 – Level 8 Floor Plan
- Drawing No TP109 Revision 3 – Level 9-20 Floor Plan
- Drawing No TP121 Revision 3 – Level 21 Floor Plan
- Drawing No TP122 Revision 3 – Level 22 Floor Plan
- Drawing No TP123 Revision 3 – Level 23 Floor Plan
- Drawing No TP124 Revision 3 – Level 24 Floor Plan
- Drawing No TP125 Revision 3 – Level 25-32 Floor Plan
- Drawing No TP133 Revision 3 – Level 33 Floor Plan
- Drawing No TP134 Revision 3 – Level 34 Floor Plan
- Drawing No TP135 Revision 3 – Level 35 Floor Plan
- Drawing No TP136 Revision 3 – Level 36 Floor Plan
- Drawing No TP137 Revision 3 – Level 37 Floor Plan
- Drawing No TP138 Revision 3 – Level 38 Floor Plan
- Drawing No TP139 Revision 3 – Level 39 Floor Plan
- Drawing No TP140 Revision 3 – Level 40 Floor Plan
- Drawing No TP141 Revision 3 – Level 41 Floor Plan
- Drawing No TP142 Revision 3 – Level 42 Floor Plan
- Drawing No TP143 Revision 3 – Level 43 Floor Plan
- Drawing No TP144 Revision 3 – Level 44 Floor Plan
- Drawing No TP145 Revision 3 – Level 45 Floor Plan
- Drawing No TP146 Revision 3 – Level 46 Floor Plan
- Drawing No TP147 Revision 3 – Level 47 Floor Plan
- Drawing No TP180 Revision 3 – Apartment Types
- Drawing No TP181 Revision 3 – Apartment Types
- Drawing No TP200 Revision 3 – North & South Elevation
- Drawing No TP201 Revision 3 – West Elevation – Queens Bridge Street
- Drawing No TP202 Revision 3 – East Elevation – City Road
- Drawing No TP300 Revision 3 – Section AA & BB
- Drawing No TP301 Revision 3 – Section CC
- Drawing No TP320 Revision 3 – Streetscape Section – Queens Bridge Street
- Drawing No TP321 Revision 3 – Streetscape Section – Central Aperture

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- Drawing No TP322 Revision 3 – Streetscape Section – City Road
- Drawing No TP323 Revision 3 – Podium Section – Planters
- Drawing No TP324 Revision 3 – Podium Section – Heritage Facades
- Drawing No TP323 Revision 3 – Podium Section – Planters
- Drawing No TP500 Revision 3 – Development Summary

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6. THE FOLLOWING CONDITIONS APPLY TO THE USE AND DEVELOPMENT PERMITTED BY THIS DOCUMENT:

Amended Plans

1. Before the commencement of the development, including any demolition works and/or site preparation works, amended plans must be submitted to and be approved in writing by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the Incorporated Document. The plans must be drawn to scale with dimensions and three copies (plus an electronic copy including a 3D digital version) must be provided. The plans must generally be in accordance with the plans submitted by Fender Katsalidis Architects and Cox Architects dated 22 May 2018 (as listed in Section 5 of the Incorporated Document) but modified to show the following:
 - a) Queens Bridge Street hotel lobby to be constructed to street edge to at least grid line Z4 on drawing TP100 with levels to be managed internally.
 - b) The ground floor treatment should include the use of tactile materials which may include masonry or tile work, and the ground floor services should be fully considered with a detailed design resolution, shown at human scale.
 - c) Stronger ground level retail / office design strategy with clearly articulated shop fronts. Provide 1:20 drawings of typical shop front details to communicate design intent at the human scale.
 - d) Reconfigure services to City Road to avoid a 25.0 metre continuous run of services and vehicle entry. Scatter service elements as Kiosks to achieve a balance of activation and servicing.
 - e) Simplification of the Queens Bridge Street forecourt to reduce the dominance of stairs and ramps.
 - f) Setback levels 1-4 above 107-127 Queens Bridge Street a minimum of 6.0 metres from the Queens Bridge Street frontage.
 - g) Setback levels 5 and 6 above 107-127 Queens Bridge Street a minimum of 4.0 metres from the Queens Bridge Street frontage.
 - h) The podium form should not be extended further north over 107-127 Queens Bridge Street to compensate these recommended setbacks.
 - i) Access into and egress from the site to be restricted to a left in/left out arrangement. This may require the installation of No Right Turn signs/other measures, to the satisfaction of VicRoads and at no cost to Melbourne City Council or the Responsible Authority.
 - j) Detailed information about the location and design of the wind mitigation revolving door and sliding panels.
 - k) Access paths from the car parking levels to dwelling, residential hotel and office levels.
 - l) Access paths to bicycle parking areas for residents, office workers and hotel patrons/employees.
 - m) The layout of the car park, including spaces, ramp grades, transitions, accessways and headroom clearance should be generally designed in accordance with the Melbourne Planning Scheme and/or AS/NZS 2890.1:2004 (AS).
 - n) The entry door to the car parking area to be setback 6.0 metres from the City Road frontage.
 - o) A 2.0 metre wide pedestrian refuge provided within the footpath, between the access driveways to the car park and the loading area.
 - p) Any changes as required as a result of the requirement for a revised Wind Report.
 - q) Any changes as required as a result of the requirement for a revised Landscape Plan.
 - r) Any changes as required as a result of the requirement for a Façade Strategy.
 - s) Any changes as required as a result of the requirement for a revised Traffic Impact Assessment.
 - t) Any changes as required as a result of the requirement for a Loading Management Plan.
 - u) Any changes as required as a result of the requirement for a revised Waste Management Plan.

Layout Not Altered and Satisfactory Completion

2. When approved the plans, schedules and reports referred to in the conditions of this Incorporated Document will be endorsed by the Responsible Authority or the Melbourne City Council, as stated. The use and development of any land or building must be carried out in

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accordance with the development plans. The details of the use and development as shown on the plans, schedules and reports must not be altered without the prior written consent of the Responsible Authority.

3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Legal Agreement

4. Before the commencement of the development, excluding demolition, the owner of the land must enter into an agreement with the Melbourne City Council, pursuant to Section 173 of the *Planning and Environment Act 1987*. The agreement must provide for the following:

- a) if the land remains vacant for 6 months after completion of the demolition;
- b) demolition or construction activity ceases for a period of 6 months; or
- c) construction activity ceases for an aggregate of 6 months after commencement of the construction.

The owner must construct temporary works on the land to the satisfaction of the Responsible Authority.

Before the commencement of construction of the temporary works, details of the works must be submitted to and be to the satisfaction of the Melbourne City Council. Temporary works may include:

- a) The construction of temporary buildings for short-term retail or commercial use. Such structures shall include the provision of an active street frontage; or
- b) Landscaping of the site for the purpose of public recreation and open space.

The owner of the land must pay all of Council's reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title.

5. Before the commencement of the development, excluding demolition, the owner of the land must enter into an agreement with the Melbourne City Council, pursuant to Section 173 of the *Planning and Environment Act 1987*. The agreement must provide for the following:

- a) 24 hours a day, 7 days a week public access must be provided for the proposed pedestrian link between Queens Bridge Street and City Road and the open space forecourt on Queens Bridge Street.
- b) Liability and maintenance of those parts of the development projecting into airspace or sub-soil of land under the care and management of Council ('Projections').
- c) Payment of a lump sum license premium (payable at the outset rather than an annual fee) in respect to the Projections.
- d) A disclaimer of any right or intention to make or cause to be made at any time any claim or application relating to adverse possession of the land occupied by the Projections.

The owner of the land must pay all of Melbourne City Council's reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title.

6. Within 36 months of the approval of this amendment or unless otherwise agreed upon with the written consent of the Melbourne City Council, the owner of the land must enter into an agreement with the Melbourne City Council, pursuant to Section 173 of the *Planning and Environment Act 1987*. The agreement must provide for the following:

- a) Require the owner(s) to make a payment of \$300,000 to Melbourne City Council to fund the pedestrian crossing on City Road as identified in the Final City Road Master Plan. The payment should be made by 1/9/2021, within six months of the commencement of development, or within six months of the commencement of works on the pedestrian crossing, whichever is the earlier date, unless otherwise agreed upon with the written consent of the Melbourne City Council.

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The owner of the land must pay all of Melbourne City Council's reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title.

Demolition and Construction Management Plan

7. Before the commencement of demolition, a Demolition Management Plan (DMP) must be submitted and be approved by Melbourne City Council. The objective of the DMP is to minimise the impact of works associated with the demolition on neighbouring properties and activities conducted in the area generally. The DMP must address the extent of building to be retained, demolition, bulk excavation, site preparation and retention works, management of the construction sites and land disturbance, hours of operation, noise, dust, traffic management, soiling of roadways, discharge of polluted waters, disposal of waste material/contaminated soil/asbestos and pollution of ground water. If required, the DMP may be submitted and approved in stages.
8. Before the commencement of the development, excluding demolition, a detailed Construction Management Plan must be submitted to and be approved by the Melbourne City Council. This Construction Management Plan is to be prepared in accordance with Melbourne City Council - Construction Management Plan Guidelines and is to consider the following:
 - a) public safety, amenity and site security;
 - b) operating hours, noise and vibration controls;
 - c) air and dust management;
 - d) stormwater and sediment control;
 - e) waste and materials reuse; and
 - f) traffic management.

If required, the CMP may be submitted and approved in stages. All development must be carried out in accordance with the approved Construction Management Plan to the satisfaction of the Melbourne City Council.

Façade Strategy

9. Before the commencement of the development, excluding any demolition and/or site preparation works, a Façade Strategy must be submitted to and be to the satisfaction of the Responsible Authority. When approved this will form part of the endorsed plans. All materials, finishes and colours must be in conformity with the approved Façade Strategy to the satisfaction of the Responsible Authority. The Façade Strategy for the development must be generally in accordance with plans prepared by Fender Katsalidis Architects and Cox Architects dated 22 May 2018 and detail:
 - a) A concise description by the architect of the building design concept and how the façade works to achieve this;
 - b) A schedule of colours, materials and finishes, including the colour, type and quality of materials showing their application and appearance. This can be demonstrated in coloured elevations or renders from key viewpoints, to show the materials and finishes linking them to a physical sample board with clear coding;
 - c) Cross sections or other method of demonstrating the façade systems, including fixing details indicating junctions between materials and significant changes in form and/or material;
 - d) Information about how the façade will be accessed and maintained and cleaned, including planting where proposed;
 - e) Example prototypes and/or precedents that demonstrate the intended design outcome indicated on the plans and perspective images to produce a high quality built outcome in accordance with the design concept;
10. Except with the prior consent of the Responsible Authority, all external glazing and finishes must be of a type that does not reflect more than 15% of visible light when measured at an angle of incidence normal to the glass surface.

Retain Architects

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11. Except with the written consent of the Responsible Authority, Fender Katsalidis Architects and Cox Architects must be retained to complete and provide architectural oversight during construction of the detailed design as shown in the endorsed plans and endorsed schedule of materials to the satisfaction of the Responsible Authority.

Acoustic Measures

12. Before the commencement of the development, excluding demolition, bulk excavation and site preparation works, an amended report from a qualified acoustic consultant, must be submitted to the satisfaction of the Responsible Authority certifying that the development has been designed to limit internal noise levels to a maximum of 45 dB in accordance with relevant Australian Standards for acoustic control. The report must be submitted to and be to the satisfaction of the Responsible Authority. The recommendations in the approved acoustic report must be implemented, at no cost to the Responsible Authority.
13. Before the occupation of the development, a report from a qualified acoustic consultant must be submitted to the satisfaction of the Responsible Authority certifying that the development has been designed to limit internal noise levels to a maximum of 45dB in accordance with relevant Australian standards for acoustic control.

Environmentally Sustainable Design (ESD)

14. Before the occupation of the development, the performance outcomes specified in the 87-127 Queens Bridge Street ESD Report prepared by WSP and dated 15 December 2017 must be implemented at no cost to Melbourne City Council or the Responsible Authority and be to the satisfaction of the Responsible Authority. Any change during detailed design, which affects the approach of the approved ESD Statement, must be assessed by an accredited professional. A revised ESD statement must be submitted to the Responsible Authority for approval.

Wind Mitigation

15. Before the commencement of the development, including demolition, a revised Wind Tunnel Assessment must be undertaken to include the retained heritage buildings, the requirements of Condition 1 and to establish that the Queens Bridge Street side of the sliding panels will demonstrate that suitable wind conditions can be achieved to the satisfaction of the Responsible Authority. The assessment should not rely on trees or landscaping for suitable wind conditions within the adjoining public realm. With any change to the building, a revised environmental wind assessment must be submitted to the satisfaction of the Responsible Authority.

Potentially Contaminated Land and Remediation

16. Before the commencement of the development, excluding demolition, bulk excavation and any works required to enable the assessment / remediation, the applicant must carry out a Preliminary Environmental Assessment (PEA) of the site to determine if it is suitable for the intended use(s). This PEA must be submitted to, and be approved by the Responsible Authority prior to the commencement of the development.
17. The PEA should include:
 - a) Details of the nature of the land uses previously occupying the site and the activities associated with these land uses. This should include details of how long the uses occupied the site.
 - b) A review of any previous assessments of the site and surrounding sites including details of the anticipated sources of any contaminated materials.
 - c) Identification of the likelihood of the site being potentially contaminated.
18. Should the PEA reveal that further investigative or remedial work is required to accommodate the intended use(s), then prior to the commencement of the development, excluding demolition, bulk excavation and any works required to enable the assessment / remediation, the applicant must carry out a Comprehensive Environmental Assessment (CEA) of the site to determine if it is suitable for the intended use(s).

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19. This CEA must be carried out by a suitably qualified environmental professional who is a member of the Australian Contaminated Land Consultants Association or a person who is acceptable to the Responsible Authority. This CEA must be submitted to, and be approved by, the Responsible Authority prior to the commencement of the development.
20. The CEA is to include:
 - a) Details of the nature of the land uses previously occupying the site and the activities associated with these land uses. This includes details of how long the uses occupied the site.
 - b) A review of any previous assessments of the site and surrounding sites, including details of any on-site or off-site sources of contaminated materials. This includes a review of any previous Environmental Audits of the site and surrounding sites.
 - c) Intrusive soil sampling in accordance with the requirements of Australian Standard (AS) 44582.1. This includes minimum sampling densities to ensure the condition of the site is accurately characterised.
 - d) An appraisal of the data obtained following soil sampling in accordance with ecological, health-based and waste disposal guidelines.
 - e) Recommendations regarding what further investigative and remediation work, if any, may be necessary to ensure the site is suitable for the intended use(s).
 - f) Recommendations regarding whether, on the basis of the findings of the CEA, it is necessary for an Environmental Audit in accordance with Section 53Y of the *Environment Protection Act 1970* to be performed or a Statement of Environmental Audit in accordance with Section 53Z of the *Environment Protection Act 1970* is required, to ensure the site is suitable for the intended use(s).
21. The recommendations of the CEA must be complied with to the satisfaction of the Responsible Authority for the full duration of any buildings and works on the land in accordance with the development hereby approved, and must be fully satisfied (other than matters identified in the letter submitted under condition 34 that are part of any ongoing monitoring program) prior to the occupation of the development.
22. Before the occupation of the development the applicant must submit to the Responsible Authority a letter confirming compliance with any findings, requirements, recommendations and conditions of the CEA.
23. Should the CEA recommend that an Environmental Audit of the site is necessary then, prior to occupation of the development, the applicant must provide to the responsible authority either:
 - a) A Certificate of Environmental Audit in accordance with Section 53Y of the *Environment Protection Act 1970*; or
 - b) A Statement of Environmental Audit in accordance with Section 53Z of the *Environment Protection Act 1970*. This Statement must confirm that the site is suitable for the intended use(s).
24. Where a Statement of Environmental Audit is provided, all of the conditions of this Statement must be complied with to the satisfaction of the Responsible Authority for the full duration of any buildings and works on the land, and must be fully satisfied prior to the occupation of the building (other than any ongoing monitoring requirements which are subject to condition 37). Written confirmation of compliance must be provided by a suitably qualified environmental professional who is a member of the Australian Contaminated Land Consultants Association or other person acceptable to the Responsible Authority.
25. If there are conditions on the Statement that the Responsible Authority consider requires significant ongoing maintenance and/or monitoring, the applicant must enter into a legal agreement in accordance with Section 173 of the *Planning and Environment Act 1987* with the Responsible Authority. This Agreement must be executed on title prior to the occupation of the building. The owner of the site must meet all costs associated with the drafting and execution of this agreement including those incurred by the Responsible Authority.

3D Model Submission

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26. Before the commencement of the development, excluding demolition, a 3D digital model of the approved development must be submitted to the satisfaction of Melbourne City Council and the Responsible Authority. The model should be prepared having regard to the relevant Advisory Notes. In the event that substantial modifications are made to the building envelope a revised 3D digital model must be submitted to, and be to the satisfaction of Melbourne City Council and the Responsible Authority.

Landscaping Plan

27. Before the commencement of the development, excluding any demolition, bulk excavation, construction or carrying out of works, an amended detailed landscape plan prepared by a suitably qualified landscape architect must be submitted and approved by the Responsible Authority in consultation with Melbourne City Council. This plan must include the retained heritage buildings and the following:
- a) A schedule of all soft and hard landscaping and treatments.
 - b) Urban design elements including, but not limited to, paving, lighting, seating and public art, and clear demarcation of public realm and private spaces, including arrangements for pedestrian, bicycle and vehicular circulation.
 - c) How the project responds to water sensitive urban design principles, including how storm water will be mitigated, captured, cleaned and stored for onsite use and the location and type of irrigation systems to be used including the location of any rainwater tanks to be used for irrigation.
 - d) Position, type and spread of all trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to retain the trees in a satisfactory condition together with details of any proposals for the felling, topping or lopping of any tree.
 - e) Location of buildings and trees on neighbouring properties within three metres of the boundary, including street trees;
 - f) Planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
 - g) Details of surface finishes of retaining walls, pathways and driveways.
 - h) A landscape management plan detailing the ownership, maintenance regime and management responsibilities of the open spaces associated with the development.
28. This landscape plan must be to the satisfaction of the Responsible Authority and when approved will form a part of the endorsed plans of this permit.
29. Before the occupation of the development, landscape works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority.
30. All landscape works (including within all common areas of the development) must be maintained to the satisfaction of the Responsible Authority.

Street Trees

31. Before the commencement of the development, including demolition, a Tree Protection Plan (TPP) must be submitted to and approved by council. The TPP must be in accordance with AS 4970-2009 – Protection of trees on development sites and include:
- a) City of Melbourne asset numbers for the subject trees.
 - b) Site specific details of the temporary tree protection fencing to be used to isolate publically owned trees from the demolition and construction activities.
 - c) Specific details of any special construction methodologies to be used within the Tree Protection Zone of any publically owned tree.
 - d) Full specification of any pruning required to publically owned trees.
 - e) Any special arrangements required to allow ongoing maintenance of publically owned trees for the duration of the development.
 - f) Details of the frequency of the Project Arborist monitoring visits, interim reporting periods and final completion report (necessary for bond release).

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32. Following the approval of a Tree Protection Plan (TPP) a bank guarantee equivalent to the combined environmental and amenity values of council trees that may be affected by the development will be held against the TPP for the duration of demolition and construction activities. The bond amount will be calculated by council and provided to the applicant/developer/owner of the site. Should any tree be adversely impacted on, Melbourne City Council will be compensated for any loss of amenity, ecological services or amelioration works incurred.

Car Parking, Bicycle Parking, Loading/Unloading and Waste Management

33. Before the commencement of the development, including demolition, a Traffic Impact Assessment must be submitted to and be approved by the Melbourne City Council. The report must be generally in accordance with the Traffic Impact Assessment prepared by One Mile Grid date 18 December 2017, but modified to show the following:
- a) Any amendments as required by Condition 1.
 - b) The layout of the car park, including spaces, ramp grades, transitions, accessways and headroom clearance should be generally designed in accordance with the Melbourne Planning Scheme and/or AS/NZS 2890.1:2004 (AS).
 - c) The entry door to the car parking area to be setback 6.0 metres from the City Road frontage.
 - d) A 2.0 metre wide pedestrian refuge provided within the footpath, between the access driveways to the car park and the loading area.
34. Before the occupation of the development a formal Road Safety Audit must be undertaken, assessing access/loading arrangements and any potential conflicts between all road users, both in the vicinity of the car park access and within the car park to the satisfaction of the Melbourne City Council (Engineering Services). The recommendations of the Audit must be incorporated into the final layout at the owner's expense.
35. Areas set aside for the parking of vehicles within the site must not be operated as a public car parking facility.
36. All mechanical exhaust systems to the car park must be sound attenuated to prevent noise nuisance to the occupants of the surrounding properties, to the satisfaction of Melbourne City Council.
37. The layout of the bicycle parking area, including the dimensions of spaces and accessways, must be generally in accordance with the Melbourne Planning Scheme.
38. Before the commencement of the development, a Loading Management Plan must be submitted to and be approved by the Melbourne City Council, specifying how the access/egress of loading vehicles is to be managed and ensuring that:
- a) The delivery needs of the various uses of the development can be accommodated;
 - b) Vehicles do not queue on-street;
 - c) Vehicles are able to both access/egress the land in a forward direction;
 - d) Any potential conflicts between various vehicles (and other road users) are satisfactorily addressed; and
 - e) The loading facilities should be designed generally in accordance with AS2890.2.
39. Before the commencement of the development, a revised Waste Management Plan (WMP) must submitted to and be approved by the Melbourne City Council. The WMP must be generally in accordance with the WMP prepared by Leigh Design and dated 15 December 2017 but amended to include:
- a) Minimum height clearance of 5.0 metres in the bin collection area;
 - b) The turntable as shown on the swept path diagram; and
 - c) Management of traffic to address dual vehicle entry and exit from the loading bay.

Waste storage and collection arrangements must not be altered without the prior written consent of the Melbourne City Council.

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40. No garbage bin or surplus materials generated by the permitted uses may be deposited or stored outside the land and bins must be returned to the garbage storage areas as soon as practicable after garbage collection, to the satisfaction of Melbourne City Council.
41. The loading and unloading of vehicles and delivery of goods to and from the premises must at all times take place within the boundaries of the land, to the satisfaction of Melbourne City Council.

Civil Works

42. Existing street levels in Queens Bridge Street and City Road adjacent to the subject site must not be altered for the purpose of constructing new vehicle crossings or pedestrian entrances without first obtaining approval from Melbourne City Council (Engineering Services).
43. Before the completion of the development, all necessary vehicle crossings must be constructed and all unnecessary vehicle crossings must be demolished and the footpath, kerb and channel reconstructed, to the satisfaction of Melbourne City Council.
44. Before the completion of the development, the footpath(s) adjoining the site along Queens Bridge Street and City Road must be upgraded in sawn bluestone together with associated works including the renewal of kerb with 300mm sawn bluestone and channel with 250mm saw bluestone gutter stone and/or services as necessary at the cost of the developer, to the satisfaction of Melbourne City Council.
45. Existing public street lighting must not be altered without the prior written approval of the Melbourne City Council.
46. Existing street furniture and parking meters must not be removed or relocated without the prior written approval of the Melbourne City Council.

Projections

47. Any projections over the street alignment must be drained to a legal point of discharge in accordance with plans to the satisfaction of Melbourne City Council.

Drainage

48. Before the development starts, excluding demolition and bulk excavation, a stormwater drainage system incorporating integrated water cycle management design principles must be submitted to, and approved, by the Melbourne City Council. The system must be constructed prior to the occupation of the development and provision made to connect this system to Melbourne's City Council's underground stormwater drainage system.

Advertising Signs

49. No advertising signs are to be erected, painted or displayed on the land without the permission of the Responsible Authority or Melbourne City Council unless in accordance with the provisions of the Melbourne Planning Scheme.

Building Appurtenances

50. All building plant and equipment on roofs and public thoroughfares must 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, flues, all exhausts including car parking and communications equipment must be to the satisfaction of the Responsible Authority.
51. Any satellite dishes, antennas or similar structures associated with the development must be designed and located at a single, unobtrusive area on each building in the development to the satisfaction of the Responsible Authority.

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VicRoads

52. Before the use approved by this permit commences the following roadworks on City Road, Southbank must be completed at no cost to and to the satisfaction of the Roads Corporation:
- The installation of signs, line marking, splitter island and associated road works permitting only "left turn in" and "left turn out" vehicular access from City Road.
 - Modification or removal of any existing car parking spaces, street tree/s and associated road works on the north side of City Road to accommodate the new vehicular access arrangement.
53. All disused or redundant vehicle crossings must be removed and the area reinstated to kerb, channel and footpath to the satisfaction of and at no cost to VicRoads prior to the occupation of the building hereby approved.

Note: The proposed development requires reinstatement of disused crossovers to kerb and channel. Separate approval under the *Road Management Act 2004* for this activity may be required from VicRoads (the Roads Corporation). Please contact VicRoads prior to commencing any works.

Melbourne Water

54. Finished floor levels of all lobbies including lobbies containing lifts, storage areas, service areas and loading bays must be constructed with a minimum finished floor level of 3.0 metres to Australian Height Datum (AHD).
55. Retail tenancies must be constructed with finished floor levels set no lower than 2.4 metres to AHD.
56. The entry/exit driveway to the basement bike parking and the loading bay must incorporate a flood proof apex to the level of 3.0 metres to AHD, which is a minimum of 600mm above the flood level of 2.4 metres to AHD.
57. All doors, windows, vents and openings to the basement and lowered internal spaces must be a minimum of 600mm above the applicable flood level.
58. Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels (as constructed) reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements.
59. All electrical and plumbing fittings must be to the standards of the relevant authority for areas subject to inundation, for all services contained within the ground floor.

Transport for Victoria

60. The permit holder must take all reasonable steps to ensure that disruption to tram and bus operation along Queensbridge Street is kept to a minimum during the construction of the development. Foreseen disruptions to tram and bus operations during construction and mitigation measures must be communicated to Transport for Victoria 8 weeks prior. Any damage to public transport infrastructure must be rectified to the satisfaction of Transport for Victoria at the full cost of the permit holder.

Notes

- Nothing in this Incorporated Document or any plans or documents approved in accordance with the conditions of this Incorporated Document should be taken to imply that the development meets the requirements of the *Building Act 1993* and its regulations.

Melbourne Planning Scheme

- All necessary approvals and permits are to be first obtained from the Melbourne City Council (Engineering Services) and VicRoads and the works performed to the satisfaction of the Melbourne City Council (Engineering Services) and VicRoads.
- All necessary approvals and permit for works in the public realm including, but not limited to: temporarily relocate street lighting and their reinstatement, to temporarily relocate and/or remove street furniture, all street furniture such as street litter bins, recycling bins, seats and existing public street lighting must not be altered without the prior consent, and obtained and completed to the satisfaction of the Melbourne City Council (Engineering Services).
- All street furniture such as street litter bins, recycling bins, seats and bicycle rails must be supplied and installed on the surrounding footpaths outside the proposed building to plans and specifications first approved by the Melbourne City Council (Engineering Services).
- Melbourne City Council note that all internal roads and pedestrian links must remain the responsibility of the Owner in perpetuity.
- Council may not change the on-street parking restrictions to accommodate the access, servicing, delivery & parking needs of this development, except to allow for the proposed vehicle crossover shown on the development plans.
- As developments in this area are not entitled to resident parking permits, the residents/occupants/staff/visitors of this development will not be eligible to receive parking permits and will not be exempt from any on-street parking restrictions.
- Separate consent may be required from VicRoads (the Roads Corporation) under the *Road Management Act 2004* for buildings and works (i.e. canopies and architectural features/projection) undertaken outside the title boundary within a Road Zone Category 1 (i.e. City Road). Please contact VicRoads prior to commencing any works.

END OF DOCUMENT