

Melbourne Planning Scheme

Melbourne Planning Scheme – Amendment C287

Incorporated Document

271 Spring Street, Melbourne, Transitional Arrangements, May 2016

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 52.03 and Clause 81.01-Schedule

May 2016

Melbourne Planning Scheme

INTRODUCTION

This document is an Incorporated Document in the schedules to Clause 52.03 and Clause 81.01 of the Melbourne Planning Scheme.

This document provides transitional arrangements for a permit application to be made, considered and decided under the provisions of the Melbourne Planning Scheme in force immediately prior to the introduction of Amendment C262 to the Melbourne Planning Scheme.

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

ADDRESS OF THE LAND

This document applies to part of the land contained in Certificate of Title Volume 10720 Folio 134 and described as Lot 1 on Plan of Subdivision 446765C (**Land**). The street address is 13-21 Little Lonsdale Street, 261-265 Spring Street and 267-271 Spring Street, Melbourne.

CONTROL

Despite any contrary or inconsistent provision in the Melbourne Planning Scheme, an application for a planning permit may be made for development of land, including part demolition and new construction under the Heritage Overlay, for the purpose of a multi-level building and associated works on the Land generally in accordance with the plans prepared by John Wardle Architects (Project No.1426) and the Proposed Restoration Works for the retained heritage buildings prepared by Trethowan Architecture, Interiors and Heritage, as listed below:

John Wardle Architects (undated, but received by the Department of Environment, Land, Water and Planning on 22 March 2016):

- Precinct Plan TP 0500 Rev L
- Site Demolition Plan TP 505 Rev L
- Basement B01 Plan TP1001 Rev M
- Lower Ground Floor Plan TP1002 Rev N
- Ground Floor Plan TP 1003 Rev M
- Level 01 Floor Plan TP1004 Rev M
- Level 02 Floor Plan TP1005 Rev M
- Level 03 Floor Plan TP1006 Rev M
- Level 04 Floor Plan TP1007 Rev M
- Level 05 Floor Plan TP1008 Rev M
- Level 06 Floor Plan TP1009 Rev M
- Typical Office Floor Plan TP 1010 Rev M
- R01 Roof Plan TP 1020 Rev M
- R02 Overall Roof Plan TP1021 Rev M

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- North Elevation TP 3001 Rev M
- East Elevation TP 3002 Rev N
- West Elevation TP 3003 Rev N
- South Elevation TP 3004 Rev N
- Section AA TP 3501 Rev M
- Section BB TP 3502 Rev M
- Section CC TP 3503 Rev M
- Façade Concept Section AR 3505 Rev M
- West Façade Concept AR 3506 Rev N
- External – Materials and Finishes Outline Scope Rev M

Trethowan Architecture, Interiors and Heritage:

- Spring St. Elevation–Restoration Notes, Proposed Restoration Works , 271 Spring Street Melbourne , Drawing TP-200 Rev 1
- Little Lonsdale St. Elevation-Restoration Notes , Proposed Restoration Works, 271 Spring Street Melbourne, Drawing TP -201 Rev 1
- Griffin Lane Elevation -Restoration Notes, Proposed Restoration Works , 271 Spring Street Melbourne Drawing TP- 202 Rev 1

The proposed office development includes partial demolition and restoration works to the retained heritage buildings at 267-271 Spring Street (Elms Family Hotel) and 261 Spring Street (Former Church of England Mission Building) in accordance with the Heritage Impact Statement dated October 9, 2015 and plans for restoration works prepared by Trethowan Architecture, Interiors and Heritage.

The provisions of the Melbourne Planning Scheme as they were in force immediately before commencement of Amendment C262 on 4 September 2015 will apply to such an application.

CONDITIONS

1. Only one planning permit application in respect of the Land may be made, considered and decided under this Incorporated Document.
2. The use permitted must not have any form of Accommodation.
3. This Incorporated Document will expire if a planning permit application is not made pursuant to it within three months of the gazettal date of Amendment C287 to the Melbourne Planning Scheme.

END OF DOCUMENT