

**INCORPORATED
DOCUMENT**

CARLTON CONNECT INITIATIVE

UNIVERSITY OF MELBOURNE

700 Swanston Street and 114-152 Grattan Street, Carlton

MARCH 2018

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

1. INTRODUCTION

This document is an Incorporated Document in the schedule to Clause 52.03 and the schedule to Clause 81 of the Melbourne Planning Scheme (**the Planning Scheme**) pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.

2. PURPOSE

The purpose of this Incorporated Document is to permit and facilitate the use and development of land described in clause 3 for the purposes of the University of Melbourne's Carlton Connect Initiative (**CCI**), in accordance with clauses 4 and 5.

3. LAND DESCRIPTION

This Incorporated Document applies to the land at:

- 700 Swanston Street, Carlton, described as Crown Allotment 2033 in Certificate of Title Volume 11400, Folio 900; and
- Part of 720 Swanston Street, Carlton, described as Crown Allotment 2036 in Certificate of Title Volume 11742, Folio 611

and as identified in Figure 1 following (**Land**) and to the adjoining public realm.

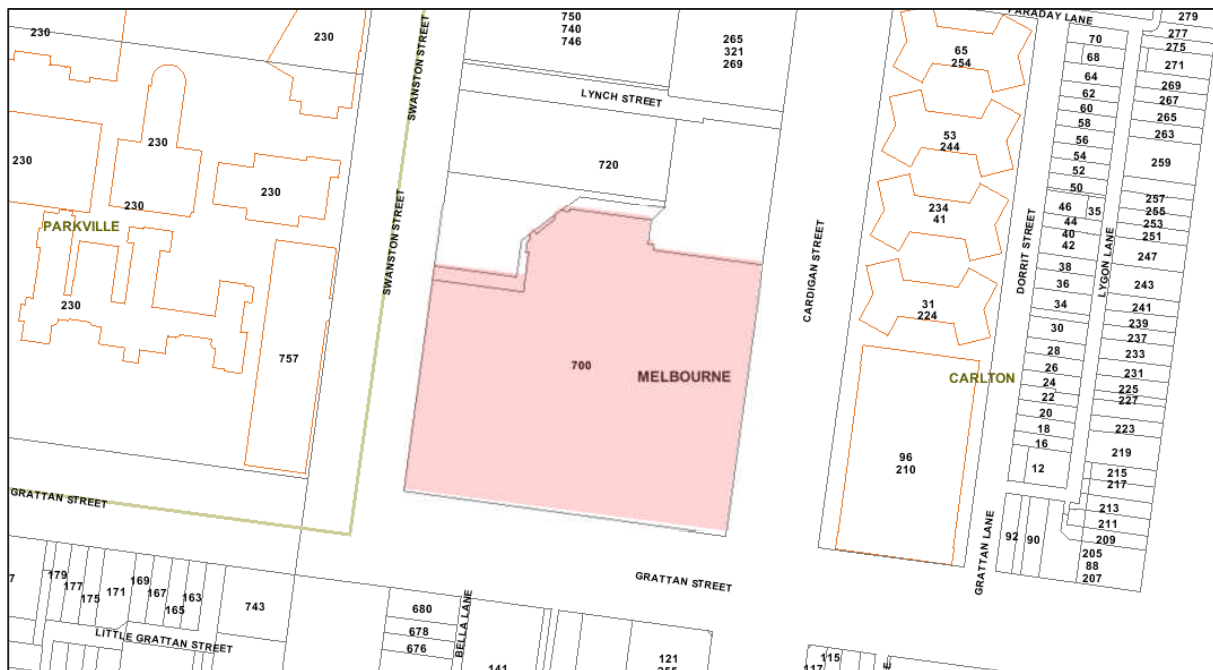


Figure 1: Map of Land subject to this Incorporated Document.

MELBOURNE PLANNING SCHEME

4. CONTROL

Despite any provision to the contrary or any inconsistent provision in the Planning Scheme, no planning permit is required for, and no provisions in the Planning Scheme operate to prohibit, control or restrict the use or development of the Land in accordance with this Incorporated Document for the purposes of, or related to, constructing, maintaining or using the University of Melbourne's CCI, or the development of the adjoining public realm in accordance with the Incorporated Document.

The use and development to which this control applies includes, but is not limited to, an integrated mixed-use innovation precinct, containing research and development, education centre, a child care centre, office, shop, food and drink premises, place of assembly, student accommodation, and other complementary land uses, advertising signage, car and bicycle parking, landscaping and open spaces and servicing, and associated development on the adjoining public realm.

The use and development of the Land for the purpose of CCI must be undertaken generally in accordance with the following plans / documents and subject to the conditions at clause 5:

- Architectural plans titled 'Carlton Connect Initiative, TP-A1-000-000, TP-A1-010-001, TP-A1-010-101, TP-A1-010-102, TP-A1-012-010, TP-A1-012-020, TP-A1-012-025, TP-A1-012-030, TP-A1-012-040, TP-A1-012-050, TP-A1-012-055, TP-A1-012-060, TP-A1-012-070, TP-A1-012-080, TP-A1-012-085, TP-A1-012-090, TP-A1-012-100, TP-A1-012-110, TP-A1-012-B10, TP-A1-012-B20, TP-A1-012-BM0, TP-A1-012-G00, TP-A1-012-M00, TP-A1-013-201, TP-A1-013-202, TP-A1-013-203, TP-A1-013-204, TP-A1-013-210, TP-A1-013-221, TP-A1-013-222, TP-A1-013-223, TP-A1-013-301, TP-A1-013-302, TP-A1-013-303, TP-A1-013-304, TP-A1-013-305, TP-A1-013-306, TP-A1-013-401, TP-A1-013-402, TP-A1-013-403, TP-A1-013-404, TP-A1-047-001, TP-A1-047-002, TP-A1-047-003, TP-A1-047-005, TP-A1-047-006, TP-A1-047-007, TP-A1-047-008, TP-A1-047-009, TP-A1-047-010, TP-A1-047-011, TP-A1-047-012, TP-A1-047-013, TP-A1-098-010, TP-A1-098-013, TP-A1-098-021, TP-A1-098-022, TP-A1-098-023, TP-A1-098-024, TP-A1-098-025, TP-A1-098-026, TP-A1-098-027, TP-A1-098-028, TP-A1-098-029, TP-A1-098-030, TP-A1-098-031, various dates including 21 July 2017 and 11, 16, 19 and 24 January 2018, prepared by Woods Bagot and Hayball.
- Landscape plans, L1-02-0-00000 Revision G, L1-12-0-00G00 Revision K, L1-12-0-00100 Revision F, L1-12-4-00M04 Revision F, L1-12-4-13004 Revision F, L1-16-0-00G00 Revision E, L1-20-0-00G00 Revision E, L1-32-0-00201 Revision E, L1-32-0-00202 Revision D, L1-32-0-00203 Revision D, dated 21 July 2017, prepared by Aspect Studios.
- 'Carlton Connect Initiative Cnr Cardigan & Grattan St, Carlton - Landscape Town Planning Report', dated 27 July 2017, prepared by Aspect Studios.

5. CONDITIONS

The use and development permitted by this Incorporated Document must be undertaken in accordance with the following conditions:

Development Plans

1. Prior to the commencement of development, excluding demolition, bulk excavation, piling, site preparation and any retention works, development plans must be submitted to and be approved by the Minister for Planning (**Minister**). The plans must be drawn to scale with dimensions and three copies plus an electronic copy must be provided. The plans must be generally in accordance with the architectural plans prepared by Woods Bagot and Hayball, and landscape plans and report prepared by Aspect Studios referred to in clause 4 of this document, but modified to show:
 - a) Elevation and section details, including the ground, side and roof planes, generally at a scale of 1:50, or other suitable scale agreed to by the Minister, illustrating all laneway and arcade details, materials and finishes (in conjunction with the Façade Strategy required at condition 7).
 - b) Three-dimensional renders illustrating key laneway and arcade viewlines both internal and external to the Land.

MELBOURNE PLANNING SCHEME

- c) Plan, elevation and section details, generally at a scale of 1:50, or other suitable scale agreed to by the Minister, in consultation with the Melbourne City Council (**Council**), showing all canopies that should be designed to integrate with the architecture of the buildings and meet the Council's Road Encroachment Operational Guidelines.
- d) Sight triangles at the Land boundaries as indicated in the Traffic Assessment to be clearly shown/dimensioned on the plans.
- e) Deletion of reference to advertising signage unless approved under condition 68.
- f) Any modifications required as a result of any other condition of this Incorporated Document.

Land Use and Development

- 2. The use and development of the Land, and the adjoining public realm for the purposes of the CCI, as shown on the endorsed development plans must not be altered or modified without the prior written consent of the Minister.

Retention of Design Team

- 3. Except with the written consent of the Minister, the primary design team of Woods Bagot, Hayball and Aspect Studios must be retained throughout the design development and documentation phases of the CCI, and up until completion.

Continuity of Construction

- 4. Unless otherwise approved by the Minister, the CCI shall be constructed in a continuous manner. Temporary works must be constructed on the Land if there is any anticipated delay in the construction schedule for a time period of more than two months. Temporary works may include landscaping of the land for the purpose of public recreation and open space.
- 5. Plans for the temporary works must be submitted to and be approved by the Minister, in consultation with the Council and the works must be completed within three months of the temporary works being approved, unless otherwise approved by the Minister.

Adjoining public realm

- 6. Prior to the commencement of development, excluding demolition, bulk excavation, piling, site preparation and any retention works, the following conditions of the Incorporated Document require that plans or documents must be submitted to and be approved by the Minister, with the consent of the Council, for any works in the adjoining public realm:
 - a) Disability Discrimination Act Assessment / Audit – condition 16
 - b) Landscape Plan – condition 20
 - c) Arboricultural Impact Statement – condition 23
 - d) Tree Protection Management Plan – condition 24
 - e) Lighting Plan – condition 26
 - f) Stormwater Management Plan – conditions 29
 - g) Vehicle crossings, footpaths and roads – conditions 31, 32, and 33

Façade Strategy and Materials and Finishes

- 7. In conjunction with the submission of development plans under condition 1, a Façade Strategy and Materials and Finishes Schedule must be submitted to and be approved by the Minister, in consultation with the Council. All materials, finishes and colours must be in conformity with the approved Façade

MELBOURNE PLANNING SCHEME

Strategy to the satisfaction of the Minister. Unless otherwise approved by the Minister, the Facade Strategy must be generally in accordance with the development plans and must detail:

- a) A concise description by the architect(s) of the building design concept(s) and how the façade works to achieve this.
 - b) Elevation details generally at a scale of 1:50 illustrating typical podium details, entries and doors, and utilities, typical tower detail, and any special features which are important to the building's presentation such as the brick work. The drawings must document the:
 - authenticity of the brickwork on the Swanston and Grattan Street building and any corbelling or pattern that is to be employed.
 - the external brick or brick tiles of the student accommodation building, including the authenticity of the brickwork and any corbelling or pattern that is to be employed.
 - design, materials, finishes, colours and application of the 3-dimensional prismatic glass within the curtain wall system and the faceted sunhood screens on the glazed facades.
 - design of the vertical recesses within the Swanston Street and Grattan Street building facades.
 - 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 any planting if proposed.
 - e) Example prototypes and/or precedents that demonstrate the intended design outcome as indicated on plans and perspective images, to produce a high quality built, durable outcome in accordance with the design concept.
 - f) A schedule of colours, materials and finishes, including the colour, type and quality of materials showing their application and appearance. Materials and finishes must be of a high quality, contextually appropriate, durable and fit for purpose. 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 coding.
8. Except with the consent of the Minister, all external glazing 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.

Laneways, Arcades and Open Space ('the oculus')

9. New laneways and arcades (excluding stairways) must not exceed a maximum gradient of 1:20 to eliminate the requirement for handrails and/or balustrades. Details of the fixed/removable furniture and other elements in the lanes and impacts on resulting travel paths must be shown.
10. The type, function and quantum of open space at the ground plane, which largely comprises a series of laneways and arcades that connect to the oculus, as shown on the development plans, shall not be altered or amended without the prior approval of the Minister. The development plans under condition 1 must show a minimum area of the oculus as 1200 square metres measured from the glazing line of development fronting the oculus.
11. Prior to occupation of the development, an Open Space Management Strategy must be submitted to and approved by the Minister. The Open Space Management Strategy must include details of how the oculus, laneways and arcades are to operate, including signage to optimise public access and to provide details of how these spaces will be accessed and function during events run by the University of Melbourne or other tenants, to the satisfaction of the Minister. The Open Space Management Strategy may be amended, to the satisfaction of the Minister.
12. The extent of activation of the ground level of all laneways and arcades must be optimised and be to the satisfaction of the Minister.

MELBOURNE PLANNING SCHEME

13. The design, detailing and the quality, durability and type of materials and finishes to all elevations of the laneways, including the ceiling/roof elevations, and the oculus must be to the satisfaction of the Minister.

Legal Agreement

14. Prior to occupation of the development, the owner of the Land must enter into an agreement with the responsible authority pursuant to section 173 of the *Planning and Environment Act 1987* regarding the east west through block links between Swanston Street and Cardigan Street and the oculus. The agreement must:
 - a) provide that the links and the oculus will remain the responsibility of the owner of the Land in perpetuity;
 - b) require the owner of the Land to maintain 24-hour unobstructed public access (7 days a week) to the Link, except with prior written agreement of Melbourne City Council; and
 - c) provide that the owner of the Land is solely responsible for the care and maintenance of the links and the oculus at the owner of the Land's cost and to the satisfaction of the responsible authority.

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

Wayfinding

15. Prior to occupation of the development, an Integrated Wayfinding Strategy must be submitted to and be approved by the Minister. The Strategy must ensure that the laneways, arcades and the oculus are legible and welcoming as publicly accessible spaces.

Disability Assessment / Audit

16. Prior to occupation of the development, a Disability Discrimination Act Assessment / Audit must be prepared by a suitably qualified consultant and be submitted to and be approved by the Minister. This document must provide an assessment of the CCI (including adjoining public realm works) against the applicable accessibility provisions of the Building Code of Australia and the applicable provisions of the *Disability (Access to Premises – Buildings) Standards 2010*.

Building Appurtenances

17. All building plant and equipment on the roofs are to be concealed to the satisfaction of the Minister. The construction of any additional plant machinery equipment, including but not limited to air-conditioning equipment, ducts, flues, all exhausts including car parking and communications equipment, are to be to the satisfaction of the Minister.
18. Any satellite dish, antennae or similar structures associated with the development must be designed and located at a single point on each building in the development to the satisfaction of the Minister, unless otherwise approved by the Minister.

Heritage Interpretation

19. Within six months of the commencement of development, excluding demolition, bulk excavation, piling, site preparation and any retention works, or as otherwise agreed with the Minister, a Heritage Interpretation Strategy must be submitted to and approved by the Minister in consultation with the Council. The Strategy must be prepared by a qualified heritage consultant and address the potential opportunities and constraints for the salvage, future installation and interpretation of the heritage significance of the former Royal Women's Hospital that occupied the Land. The Strategy is to provide an integrated and innovative interpretation scheme across the Land, responding to the relevant themes and influences of the former Hospital.

Landscaping

MELBOURNE PLANNING SCHEME

20. Within six months of commencement of development, or as otherwise agreed with the Minister, a Landscape Plan for the detailed design and landscaping of all open space must be submitted to and approved by the Minister in consultation with the Council. The plan should be generally in accordance with the Landscape Plans prepared by Aspect Studios dated 21 July 2017 and include the following:
- a) A schedule of all soft and hard landscaping and treatments generally to the Council's standards;
 - b) Incorporation of urban design elements that include but are not limited to paving, lighting and seating, and a clear demarcation of the adjoining public realm and private space, including pedestrian, bicycle and vehicle circulation;
 - c) Detailed landscaping of the laneways and arcades to ensure legibility without sole reliance on signage;
 - d) Incorporation of recommendations of the Heritage Interpretation Strategy, as appropriate;
 - e) Water sensitive urban design principles, as appropriate;
 - f) Location of buildings and trees on neighbouring properties within three metres of the property boundary, including street trees;
 - g) 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; and
 - h) Details of surface finishes of any retaining walls, pathways, kerbs, laneways, arcades and the oculus.
21. Prior to the commencement of all landscaping works, a Landscape Management Plan detailing the ownership, maintenance regime and management responsibilities of the open spaces associated with the development must be submitted to and be approved by the Minister.
22. Landscaping as shown in the approved landscape plan must be completed within three months of the completion of the development, or as otherwise agreed with the Minister.

Street Trees

23. Prior to the commencement of the development, excluding any demolition, bulk excavation, construction or carrying out of works, an Arboricultural Impact Assessment (**AIA**) of vegetation in the adjoining public realm is to be undertaken by a suitably qualified arborist.
24. Prior to the commencement of development, excluding any demolition, bulk excavation, construction or carrying out of works, a Tree Protection Management Plan (**TPMP**) with respect to the existing street trees must be submitted which must be to the satisfaction of the Council – Urban Forest and Ecology. The TPMP must be generally in accordance with the guidelines '*Tree Protection in the City of Melbourne- Information for developers and builders*'. The TPMP should be informed by the AIA required by condition 23.
25. Any trees in the adjoining public realm which are to be removed, relocated or replaced must not be removed, lopped or pruned without the prior written consent of Council – Urban Forest and Ecology and must be in accordance with the AIA required by condition 23, TPMP required by condition 24 and the Landscape Plan required by condition 20. Prior to the removal of the trees, all costs in connection with the removal, relocation or replacement of the trees, including any payment for the amenity value of a tree to be removed, must be met by the owner of the Land or developer. The costs of these works will be provided and must be agreed with the Council before the Council will remove the trees

Lighting Plan

26. Prior to commencement of development, excluding demolition, bulk excavation, piling, site preparation and any retention works, or as otherwise agreed to by the Minister, a Lighting Plan must be submitted to and be approved by the Minister, in consultation with the Council. The Lighting Plan must address the

MELBOURNE PLANNING SCHEME

permanent lighting of the adjoining public realm and should be prepared in accordance with the Council's current Lighting Guidelines.

Street Lighting

27. Prior to occupation of the development, the current lighting levels in surrounding streets must be reviewed and a lighting design must be submitted and be approved by the Minister in consultation with the Council. Lighting design must meet AS1158 category P3 requirements at a minimum.

Construction Management Plan

28. Prior to the commencement of development, excluding demolition, bulk excavation, piling, site preparation and any retention works, a Construction Management Plan (**CMP**) must be submitted to and be approved by the Council. All development must be carried out in accordance with the approved CMP to the satisfaction of the Council. The CMP must describe how the occupier of the Land will manage the environmental, construction and amenity impacts associated with the construction of the development. The CMP must address the following, as appropriate:
- a) Staging of construction
 - b) Excavation works, site preparation, soil removal, site remediation, retention works, ground works and temporary structures.
 - c) Public safety, amenity and site security;
 - d) Hours of construction;
 - e) Air and dust management;
 - f) Stormwater and sediment control;
 - g) Waste and material reuse;
 - h) Site access and traffic management (including any temporary disruptions to adjoining vehicular, bicycle and pedestrian access ways);
 - i) Management of public access including vehicle, bicycle and pedestrian linkages around the site during construction;
 - j) Any works within the adjoining street network, road reserves or public spaces;
 - k) Re-routing / temporary underground public utilities and services;
 - l) Sediment control and site drainage;
 - m) Discharge of polluted waters;
 - n) Control of noise, vibrations, dust and soiling of roadways or pathways;
 - o) Collection and disposal of building and construction waste; and
 - p) Reasonable measures to ensure that disruption to nearby public transport services are kept to a minimum.

Engineering and Drainage

29. Prior to the commencement of the development, excluding demolition, bulk excavation, piling, site preparation and any retention works a stormwater drainage system incorporating integrated water sensitive urban design principles, and designed generally in accordance with the Stormwater Management Plan prepared by Arup dated 20 July 2017, must be submitted to and approved by the Council – Engineering Services. This system must be constructed prior to occupation of the development.

MELBOURNE PLANNING SCHEME

30. All projections over the street alignment must be drained to a legal point of discharge in accordance with plans and specifications first approved by the Council – Engineering Services.
31. Prior to occupation of the development, all necessary vehicle crossings must be constructed and all unnecessary vehicle crossings must be demolished in the adjoining public realm and the footpath, kerb and channel reconstructed, in accordance with plans and specifications first approved by the Council – Engineering Services.
32. The footpaths in the adjoining public realm along Swanston, Grattan and Cardigan Streets must be reconstructed in sawn bluestone together with associated works including the renewal of kerb and channel, construction of tree plots, supply and installation of street furniture and/or relocation of services as necessary at the cost of the owner of the Land or the developer, in accordance with plans and specifications first approved by the Council.
33. Any altered portions of road (including the provision of bluestone footpaths, public lighting, drainage, pavement marking and signage) in the adjoining public realm to Swanston, Grattan and Cardigan Streets must be constructed prior to occupation of the development, in accordance with plans and specifications first approved by the Council – Engineering Services.
34. Prior to the commencement of the development, excluding any demolition or bulk excavation, a lighting plan showing a review of the existing street lighting levels in the adjoining public realm must be approved by the Council. All street lighting works shall be completed at the cost of the owner of the land or the developer, in accordance with plans and specifications first approved by the Council. Existing public street lighting must not be altered without first obtaining the written approval of the Council – Engineering Services.
35. Existing street furniture must not be removed or relocated without first obtaining the written approval of the Council – Engineering Services.
36. Any proposed relocation of the median break in Cardigan Street is to be undertaken in accordance with plans and specifications first approved by the Council – Engineering Services.
37. All projections over the street alignment must satisfy the Council's *Road Encroachment Operational Guidelines* with respect to projections impacting on street trees and clearances from surface pavement and face/back of kerb.

Wind Assessment

38. Prior to commencement of development, excluding demolition, bulk excavation, piling, site preparation and any retention works, a Wind Assessment, including wind tunnel testing, must be submitted to and be approved by the Minister. The Assessment should be generally in accordance with the Pedestrian Wind Environment Study prepared by Windtech, dated 19 September 2017 and demonstrate that suitable wind conditions can be achieved to the satisfaction of the Minister. The wind report should not rely on trees for suitable wind conditions within the adjoining public realm. Any further modifications required to the development to ensure acceptable wind conditions to the adjoining public realm and the public open space, targeting long term stationary criteria for open space areas, must be carefully developed as an integrated high quality architectural and landscape solution.
39. The recommendations of the approved Wind Assessment must be implemented at no cost to the Minister or the Council and be to the satisfaction of the Minister.

Environmentally Sustainable Design

40. Prior to commencement of development, excluding demolition, bulk excavation, piling, site preparation and any retention works, an Environmentally Sustainable Design (**ESD**) Statement must be prepared by an accredited professional and must be submitted to and be approved by the Minister. The ESD Statement must demonstrate that the building has the potential to achieve the targets detailed in the Sustainability Report prepared by Arup, dated 19 July 2017, and demonstrate that the building can achieve a minimum:

MELBOURNE PLANNING SCHEME

- a) 6 Star Green Star Design & As Built rating tool (Version 1.1 of the Green Building Council of Australia) for all buildings except the student accommodation building; and
 - b) 5 Star Green Star Design & As Built rating tool (Version 1.1 of the Green Building Council of Australia) for the student accommodation building.
41. The performance outcomes specified in the approved ESD Statement must be implemented prior to occupancy at no cost to the Minister or the Council and be to the satisfaction of the Minister.
42. Any significant change during detailed design, which affects the approach of the endorsed ESD Statement, must be assessed by an accredited professional and a revised statement must be endorsed by the Minister prior to the commencement of construction.

Acoustic Assessment

43. Prior to commencement of development, excluding demolition, bulk excavation, piling, site preparation and any retention works, an Acoustic Assessment prepared by a qualified acoustic consultant must be submitted to and be approved by the Minister. The Assessment must be generally in accordance with the Acoustics Report prepared by Arup, dated 25 July 2017 and provide for noise attenuation measures in the habitable rooms of the student accommodation building to achieve a maximum noise level of 45 dB(A) Leq in accordance with relevant Australian Standards.
44. The Assessment must be based on average external noise levels measured as part of a noise level assessment. Prior to occupation of the student accommodation building, the recommendations in the approved acoustic report must be implemented, at no cost to the Minister.

Waste Management Plan

45. The waste storage and collection arrangements must be in accordance with the Waste Management Plan (**WMP**) prepared by S2D dated 25 July 2017. The WMP must not be modified or altered without the prior consent of the Council – Engineering Services.

Traffic Assessment

46. Prior to commencement of development, excluding demolition, bulk excavation, piling, site preparation and any retention works, a Traffic Assessment, generally in accordance with the Traffic Assessment prepared by Arup, dated 24 July 2017 must be submitted to and approved by the Minister in consultation with the Council – Engineering Services.
47. The areas set aside for parking on the endorsed development plans must not be operated as a public car parking facility independent of the permitted uses of the Land.

Transport

48. Prior to the commencement of development, excluding demolition, bulk excavation, piling, site preparation and any retention works, a Traffic Management Plan must be submitted to and approved by the Head Transport for Victoria (**TfV**), which outlines how traffic will be managed throughout the construction of the development and mitigate impacts to public transport including trams and buses to the satisfaction of the Head, TfV. All traffic management and mitigation costs must be at the full cost of the owner of the Land or the developer and in accordance with the approved Traffic Management Plan, to the satisfaction of the Head, TfV.
49. All reasonable steps must be taken to ensure that disruption to tram operations along Swanston Street is kept to a minimum during the construction of the development. Foreseen disruptions to tram operations during construction and mitigation measures must be communicated to Yarra Trams and Public Transport Victoria fourteen days prior.

MELBOURNE PLANNING SCHEME

50. All reasonable steps must be taken to ensure track, tram and overhead infrastructure is not damaged. Any damage to public transport infrastructure must be rectified to the satisfaction of Public Transport Victoria at the full cost of the owner of the Land or the developer.
51. All reasonable steps must be taken to ensure that disruption to bus operations along Grattan Street is kept to a minimum during the construction of the development. Foreseen disruptions to bus operations and mitigation measures must be communicated to Public Transport Victoria fourteen days prior.
52. The existing bus stop and associated infrastructure on Grattan Street must not be altered without the prior consent of Public Transport Victoria. Any alterations including temporary works or damage during construction must be rectified to the satisfaction of Public Transport Victoria and at the cost of the owner of the Land or the developer.
53. The existing bus stop on Grattan Street must continue to operate during construction, however if a temporary stop in an alternative location is required, the temporary bus stop must be provided in consultation with, and to the satisfaction of Public Transport Victoria.

Green Travel Plan

54. Prior to occupation of the development, a Green Travel Plan must be prepared to the satisfaction of the Minister. The Green Travel Plan should be generally in accordance with the Plan prepared by Arup, dated 24 July 2017 and must encourage the use of sustainable modes of transport by the occupiers of the Land.

Loading Management Plan

55. Prior to the commencement of the development, excluding demolition, bulk excavation, piling, site preparation and any retention works, a comprehensive Loading Management Plan is to be prepared, specifying how the access/egress of loading vehicles is to be managed and ensuring that:
 - a) The delivery needs of the various components 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; and
 - d) Any potential conflicts between various vehicles (and other road users) are satisfactorily addressed.

The owner of the Land or the developer must reimburse the Council for all costs associated with any on-street parking changes.

Student Accommodation

56. Prior to occupation of the student accommodation building, a Management Plan must be submitted to and approved by the Council. The Management Plan must establish a set of 'house rules' for the use, to be followed thereafter to the satisfaction of the Council. The Management Plan must ensure that a suitably qualified full-time manager with responsibility to oversee student behaviour is permanently located on the site and must detail the maintenance, cleaning, garbage storage and collection, supervision and security of the site.
57. Prior to occupation of the student accommodation building, the owner of the Land must enter into an agreement with the responsible authority pursuant to section 173 of the *Planning and Environment Act 1987*. The agreement must provide for:
 - a) Any accommodation provided on the Land as 'student accommodation' to be used for the exclusive accommodation of students enrolled full time, or students from equity groups enrolled part-time, at a secondary or tertiary level educational institution and to be vacated within three months of completion of studies, or for short term accommodation use of visiting academics in conjunction with the University of Melbourne;

MELBOURNE PLANNING SCHEME

- b) The student accommodation facility is to operate always in accordance with the Management Plan as required by condition 56 of this Incorporated Document to the satisfaction of the Council. The Management Plan must establish a set of 'house rules' for the use, to be followed thereafter, to the satisfaction of the Council.

The requirements in condition 57 (a) and (b) above must be included in any lease of the student accommodation building which the owner of the Land may enter with another party. The owner of the Land must pay all the responsible authority's reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title.

- 58. Any future subdivision of the student accommodation building must show all communal facilities (including the laundry and bicycle parking) as common property to be managed for the benefit of the student residents.

Aviation and flight path

- 59. Prior to the commencement of development or by such time as agreed by the Minister and Department of Health and Human Services (**DHHS**) in writing, an Obstacle Lighting Plan in accordance with Chapter 9.4 of the Civil Aviation Safety Authority Manual of Standards Part 139 must be submitted to and be approved by Minister with the consent in writing of the DHHS.
- 60. Obstacle lighting must be installed and operated on the highest point of any building or structure on the Land in accordance with the approved obstacle lighting plan to ensure the structure can be seen within the helicopter flight paths.
- 61. Prior to the commencement of development or by such time as agreed by the Minister and DHHS in writing, a Flight Path Construction Management Plan (**FPCMP**) must be submitted to and be approved by the Minister with the consent in writing of the DHHS. The FPCMP must include measures to minimise the impact of the construction of the CCI buildings on the safe and unfettered operation of the Royal Melbourne Hospital helipad. The management measures incorporated within the plan must be implemented during the construction of the building to the satisfaction of the DHHS and the Minister.
- 62. Any exhaust plumes from the development must not exceed an upward velocity of 4.3 metres per second.

Contaminated Land

- 63. Prior to commencement of development, excluding demolition, bulk excavation, piling, site preparation and any retention works, the owner of the Land or the developer must carry out a Preliminary Environmental Assessment (**PEA**) of the Land to determine if it is suitable for the intended use. This PEA must be submitted to and be approved by the Minister prior to the commencement of the development, excluding demolition. The PEA should include:
 - a) Details of the nature of the land uses previously occupying the Land and the activities associated with these land uses. This should include details of how long the uses occupied the Land.
 - b) A review of any previous assessments of the Land and surrounding sites including details of the anticipated sources of any contaminated materials.
- 64. Should the PEA recommend that further investigative or remedial work is required to accommodate the intended use, then prior to commencement of development, excluding demolition, the owner of the Land or the developer must carry out a Comprehensive Environmental Assessment (**CEA**) of the Land to determine if it is suitable for the intended use(s). The 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 Minister. The CEA must be submitted to, and be approved by the Minister prior to the commencement of the development, excluding demolition. The CEA should include:
 - a) Details of the nature of the land uses previously occupying the Land and the activities associated with these land uses. This includes details of how long the uses occupied the Land.

MELBOURNE PLANNING SCHEME

- b) A review of any previous assessments of the Land and surrounding sites (including the PEA), including details of any on-site or off-site sources of contaminated materials. This includes a review of any previous Environmental Audits of the Land 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 Land 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 investigation and remediation work, if any, may be necessary to ensure the Land is suitable for the intended use(s).

Prior to occupation of the development, the owner of the Land or the developer must submit to the Minister a letter confirming compliance with any findings, requirements, recommendations and conditions of the CEA.

- 65. Should the CEA recommend that an Environmental Audit of the Land is necessary then prior to occupation of the development, the owner of the Land or the developer must provide 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 Land is suitable for the intended use(s).
- 66. Where a Statement of Environmental Audit is provided, all the conditions of the Statement must be complied with to the satisfaction of the Minister and prior to occupation of the development. Written confirmation of compliance with the Statement of Environmental Audit 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 Minister. In addition, the written confirmation of compliance must be in accordance with any requirements in the Statement of Environmental Audit regarding the verification of works.
- 67. If there are conditions on the Statement of Environmental Audit that require significant ongoing maintenance and/or monitoring, the owner of the Land must enter into a legal agreement in accordance with section 173 of the *Planning and Environment Act 1987* with the responsible authority to require the owner of the Land to carry out any ongoing maintenance and/or monitoring as recommended in the Statement of Environmental Audit. The Agreement must be executed and registered on title prior to occupation of the development. The owner of the Land must meet all costs associated with the drafting and execution of this agreement including those incurred by the responsible authority.

Advertising Signage

- 68. Prior to the commencement of development, excluding demolition, bulk excavation, piling, site preparation and any retention works, an Advertising Signage Strategy must be submitted to and be approved by the Minister in consultation with the Council.
- 69. No advertising signs other than those approved under the Strategy may be erected, painted or displayed on the development without the permission of the Minister. The signs, including their structure and advertising material as shown on the endorsed development plans, must be maintained in good order and condition, to the satisfaction of the Minister.

3D Model

- 70. Prior to commencement of development, or otherwise agreed with the Minister, a 3D digital model of the development and its immediate surrounds, as appropriate, must be submitted to and be to the satisfaction of the Minister. The 3D Model is to be prepared in accordance with the Department of Environment, Land, Water and Planning Advisory Note 3D Digital Modelling.

MELBOURNE PLANNING SCHEME

If substantial modifications are made to the building envelope a revised 3D digital model must be submitted to and be to the satisfaction of the Minister.

Expiry

71. The controls in this Incorporated Document expires if any of the following circumstances applies:
- The development allowed by the control is not started by 31 December 2020.
 - The development allowed by this control is not completed by 31 December 2024.
72. The Minister may extend these periods if a request is made in writing before the expiry date or within three months afterwards.

END OF DOCUMENT