

Victoria Police Precinct, Sky Bridges

263-283 Spencer Street and 313 Spencer Street, Docklands

Incorporated Document

June 2018

Incorporated document in the Melbourne Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987 (Vic).

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 two temporary sky bridges at Levels 6 and 12 (the **Sky Bridges**) that connect the Victoria Police Centre (263-283 Spencer Street, Docklands) with the City West Police Complex (313 Spencer Street, Docklands), in accordance with Clauses 4 and 5.

3. LAND DESCRIPTION:

The Incorporated Document applies to the land at:

- Lot 1 PS704434 (313 Spencer Street, Docklands – City West Police Complex)
- Lot 2 PS704434 (263-283 Spencer Street, Docklands – Victoria Police Centre)

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, using the **Sky Bridges** between the Victoria Police Centre and the City West Police Complex, in accordance with the Incorporated Document.

The use and development to which this control applies includes, but is not limited to **Sky Bridges** at 263-283 Spencer Street and 313 Spencer Street.

- 4.1 The use and development of the Land for the purposes of the **Sky Bridges** must be undertaken generally in accordance with the following plans and subject to conditions at clause 5:

Architectural Plans, titled Victoria Police Centre, dated 8 May 2018, and prepared by Woods Bagot:

- AR-TP-1006 – Overall Layout Level 6
- AR-TP-1012 – Overall Layout Level 12
- AR-TP -1301 – Overall Elevation South
- AR-TP -1302 – Overall Elevation North
- AR-TP -1303 – Overall Elevation East
- AR-TP -1304 – Overall Elevation West
- AR-TP -3201 – Link Bridges (Sections)

The use and development of the land for the purposes of the **Sky Bridges** as shown on the plans as approved by the Minister for Planning (the **Minister**) under this clause must not be altered or modified without the prior consent of the Minister, as stated under clause 5.1.

5. CONDITIONS

Land Use and Development

- 5.1 The use and development of the Land and buildings or part thereof as shown on the endorsed development plans must not be altered or modified without the prior written consent of the Minister.

Materials and Finishes

- 5.2 Except with the consent of the Minister, 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.

Removal of Temporary Bridges

- 5.3 Should Victoria Police terminate or finish their lease and vacate either building at 263-283 Spencer Street or 313 Spencer Street, Docklands, the **Sky Bridges** must be removed to the satisfaction of the Minister and at no cost to the Minister.

3D Model

- 5.4 Prior to the commencement of the construction of the **Sky Bridges**, or as otherwise agreed with the Minister, a 3D digital model of the **Sky Bridges** is to be provided together with the connecting Victoria Police Centre and City West Police Complex buildings, to the satisfaction of the Minister in conformity with the Department of Environment, Land, Water and Planning's Advisory Note 3D Digital Modelling. In the event that the development is altered or modified, a revised 3D digital model reflecting such alteration or modification must be submitted to and be to the satisfaction of the Minister.

Advertising Signs

- 5.5 No advertising signs either external or internal to the **Sky Bridges** shall be erected, painted or displayed without the written permission of the Minister.

Expiry

- 5.6 The controls in this Incorporated Document expire if one of the following circumstances applies:
- (i) The development allowed by the control is not commenced within two years of the approval date of Amendment C317 to this Planning Scheme.
 - (ii) The development allowed by the control is not completed within four years of the approval date of Amendment C317 to this Planning Scheme.
 - (iii) Victoria Police (or its successor) vacate either building on the land identified at Clause 3 of this Incorporated Document.

The Minister may extend these periods if a request is made in writing before these controls expire or within three months afterwards.

END OF DOCUMENT