

YARRA PLANNING SCHEME

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INCORPORATED DOCUMENT

CROWN LAND CAR PARK WORKS, BURNLEY
August 2005

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INTRODUCTION:

This document is an incorporated document in the Schedule to Clause 81 of the Yarra Planning Scheme. It consists of the written provisions of this document and plans marked:

- Plan of Extent of Works, (referenced 9341 M11 Version 3 prepared by Millar and Merrigan Pty Ltd) dated 7 September 2005.
- GE 96 Space Car Park Flood Level Concept Plan, (referenced 104140/SK/08) Issue P3 prepared by Grogan Richards) dated 14 June 2005.

Pursuant to Clause 52.03 of the Scheme the land shown as the “Extent of Works” identified in the ‘Plan of Extent of Works’ may be developed and used in accordance with the specific controls contained in the document. The specific controls may exclude other controls in the Scheme.

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

PURPOSE:

The purpose of the specific site control is:

- To facilitate the use and development of car parking on Crown Allotment 2273 in conjunction with the further occupation of the Botanicca Corporate Park.

ADDRESS OF THE LAND:

The land affected by the amendment is nominated as the ‘Plan of Extent of Works’ on the ‘Crown Allotment 2273 Parish of Jika Jika’ referenced 9341 M11 Version 3 prepared by Millar and Merrigan dated 7 September 2005.

The land is generally defined and described as follows:

- Crown land (Crown Allotment 2273) to the west of Kevin Bartlett Reserve, Burnley.
- Crown land immediately east of Crown Allotment 2273 comprising a rectangular piece of land measuring approximately 19 metres by 9 metres.
- Crown Land extending approximately 2.0 metres south of Crown Allotment 2273.
- Crown land immediately west of Crown Allotments 2773 comprising an irregular piece of land measuring 50 metres by 11 metres and a rectangular piece of land measuring approximately 9 metres by 6 metres.

THIS DOCUMENT ALLOWS:

The use and development of a car park. This may involve the removal, destruction or lopping of vegetation, demolition and the construction or carrying out of works all generally in accordance with the plans forming part of this document or such modified plans which may be substituted with the consent of the responsible authority.

The following provisions of the Yarra Planning Scheme do not apply:

- Clause 36.02 Public Park and Recreation Zone
- Clause 36.01 Public Use Zone 4
- Clause 36.04 Road Zone 1
- Clause 42.01 Environmental Significance Overlay
- Clause 42.01 Schedule 1 to the Environmental Significance Overlay
- Clause 43.01 Heritage Overlay
- Clause 43.01 Schedule to the Heritage Overlay
- Clause 43.02 Design and Development Overlay
- Clause 43.02 Schedule 1 to the Design and Development Overlay
- Clause 44.04 Land Subject to Inundation Overlay
- Clause 44.04 Schedule to the Land Subject to Inundation Overlay
- Clause 45.07 City Link Project Overlay
- Clause 52.06 Car Parking
- Clause 52.17 Native Vegetation

THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT:

1. The development must be carried out in accordance with the plans forming part of this document or such modified plans which may be substituted with the consent of the responsible authority.
2. Before the use of the car park starts, the area(s) set aside for the parking of vehicles as shown on the endorsed plans must be:
 - (a) constructed
 - (b) properly formed to such levels that they can be used in accordance with the plans
 - (c) surfaced with an all-weather-seal coat
 - (d) drained
 - (e) line marked to indicate each space and all access lanes
 - (f) clearly marked to show the direction of traffic
 - (g) maintainedto the satisfaction of the responsible authority.
3. Signs to the satisfaction of the responsible authority must be provided directing drivers to the area set aside for car parking and must be located and maintained to the satisfaction of the responsible authority. The area of each sign must not exceed 1.0 square metre. A sign advising that the car park is available for general public use between 5pm and 7am, and on weekends and public holidays must be provided to the satisfaction of the responsible authority.

4. Vehicular crossings between the car park and F.R. Smith Drive and adjoining properties must be constructed to the satisfaction of the responsible authority. The alterations of surface levels involving an increased or decreased level at boundaries must be retained by the provision of an adequate retaining wall or other suitable alternative approved by the Responsible Authority and such facilities must be maintained to the satisfaction of the responsible authority.
5. Access through the car park for the shared pedestrian/bicycle path must be kept available at all times.
6. Concrete kerbs or other barriers must be provided to the satisfaction of the responsible authority.
7. Remnant sections of the original kerbing and guttering affected by the car park works are to be salvaged and re-used in the car park construction where possible. Where salvage and re-use is not feasible the kerbing and guttering is to be replaced with material of the same dimension, profile and with a similar exposed aggregate finish to the satisfaction of the responsible authority.
8. External lighting for the car park must be provided to the satisfaction of the responsible authority.
9. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining properties or roads to the satisfaction of the responsible authority.
10. Drainage of the site must be constructed to the satisfaction of the responsible authority.
11. The vegetation removal hereby approved shall be in accordance with the endorsed plan.
12. Before occupation or use of the development starts a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. Then plan must show:
 - a) A survey (including botanical names) of all existing vegetation to be retained and/or removed.
 - b) A 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.
13. Before the use starts or by such later date as is approved by the responsible authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority.

Melbourne Water Conditions

14. 24 car parks must be above the 50 year Average Recurrence Interval (ARI) flood level but subject to up to a metre of flooding in a 100 year ARI event.
15. 72 car parks must be at levels considered safe, being less than 350mm deep in a 100 year ARI event.
16. An alarm and emergency response plan for monitoring of the car park with links to the City Link operation centre to allow early possible evacuation or closure of the car park and Monash Freeway before the 50 year ARI flood level is reached, must be provided.

City Link Melbourne Limited (CML) Conditions

17. The proposed car park is not to be located on any part of the City Link Lease.
18. There are to be no alterations to the City Link Lease.
19. The boundaries between the GE (car park) site and the City Link Lease are to be fenced to a standard approved by CML.
20. No works are to be located on or affect the City Link Lease without the prior written consent of CML.
21. Any structure installed on the City Link Lease will require proof engineering from a suitably qualified, CML approved, independent structural engineer.
22. Uninterrupted 24 hours access for City Link vehicles to the area immediately west of the proposed car park is to be maintained along the extension of F.R. Smith Drive.
23. Any works affecting the advertising sign located on the Heyington Railway Bridge require the prior consent of Cody Outdoor Signage (Tel: 9867 2800).
24. The proposed works and operation of the car park must not obstruct the Cody Outdoor advertising sign located on the Heyington Railway Bridge.
25. Maintenance access is to be maintained to the Cody Outdoor advertising sign located on the Heyington Railway Bridge.
26. CML is not responsible for any costs associated with the works including any costs as a consequence of requirements placed by CML.
27. A Work Permit is required prior to undertaking any works on the City Link Lease.

VicRoads Conditions

28. Suitable screening must be provided to ensure that CML is protected from headlight glare from the car park.
29. A road safety audit must be undertaken and recommendations from the audit are to be addressed to ensure that there is no adverse impact on CML.

Time Limits

30. This approval will expire if one of the following circumstances applies:
31. The use and development is not started by 31 December 2007.
32. The development is not completed within four years of the commencement of construction.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.
33. The development must, after it is commenced, be continued and completed to the satisfaction of the responsible authority.