

Melbourne Planning Scheme  
Incorporated Document  
University of Melbourne, University Square Campus, Carlton November 1999

### INTRODUCTION:

This document is an incorporated document in the schedule to Clause 81 of the Melbourne Planning Scheme.

The land identified in the document 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.

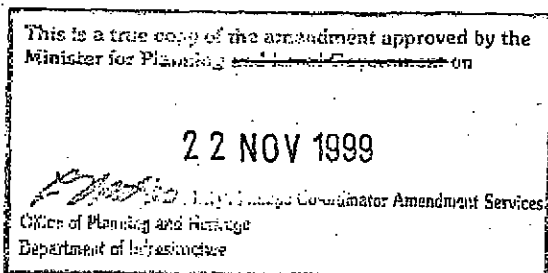
### PURPOSE:

The purpose of the specific site control is:

- To facilitate the use of the land for a mix of educational, research, commercial, residential and associated support uses.
- To encourage urban design solutions including the built form and use of open space in a manner which expresses the role of University Square and the University of Melbourne within the context of the Capital City.
- To ensure that the combination of uses and urban form is developed in an orderly and proper manner recognising the need for the precinct to:
  - be conducive to its educational and research role;
  - be integrated with both the existing University of Melbourne campus to the north and the Capital City Area to the south;
  - provide an appropriate physical resolution for an extension of an institution of world standing; and
  - demonstrate best practice urban design principles and resolution.

### ADDRESS OF THE LAND:

218 Berkeley Street, 243,249,251 & 253 Grattan St, Vol 9586 Fol 585  
153 Barry Street, Vol 8277 Fol 993  
155 Barry Street, Vol 8277 Fol 994  
157 Barry Street, Vol 8733 Fol 185  
159 Barry Street, Vol 8252 Fol 839  
161-163 Barry Street, Vol 8273 Fol 464  
95 Barry Street, Vol 8651 Fol 154  
97 Barry Street, Vol 4454 Fol 890686  
99 Barry Street, Vol 9310 Fol 338



22 NOV 1999

Office of Planning and Infrastructure  
Department of Infrastructure

101 Barry Street, Vol 990 Fol 598  
 103 - 105 Barry Street, Vol 2659 Fol 700  
 107 Barry Street, Vol 9605 Fol 235  
 109 Barry Street, Vol 9605 Fol 236  
 111-117 Barry Street, Vol 9968 Fol 851, Vol 4744 Fol 948694 & Vol 6549 Fol 1309658  
 119-129 Barry Street, Vol 10042 Fol 777 Part (combined with 131-137 Barry St & 200 Berkeley)  
 179-187 Pelham Street, Vol 8149 Fol 784  
 145-147 Leicester Street, Vol 4164 Fol 832756  
 149 Leicester Street, Vol 8369 Fol 589 & Vol 8369 Fol 320  
 62 Barry Street, Vol 8041 Fol 082  
 239-241 Bouverie Street, Vol 9955 Fol 707  
 Victorian Bowling Club, Grattan Street, Part Vol 0600 Fol 912  
 216-222 Leicester Street, Graduate Union, subterranean rights for carpark access, Vol 9767 Fol 292  
 202-216 Pelham Street also identified as 162-178 Berkeley Street, Vol 8986 Fol 351, Vol 9254 Fol 506, Vol 4152 Fol 341, Vol 1167 Fol 332, Vol 8986 Fol 350, Vol 8965 Fol 641, Vol 8390 Fol 463, Vol 8965 Fol 640

**THIS DOCUMENT ALLOWS:**

The development and use of the land for the purpose of Education centre, Residential hotel, Dwellings, Shop, Food and drink premises and Car park and ancillary uses generally in accordance with the plans prepared by Metier3 Architects and titled: 'University of Melbourne, University Square Campus, Drawing Number TP-058 revision 'D' and TP -059, -060, -061, -062, revisions 'C', dated November 1999, and endorsed by the Minister for Planning.

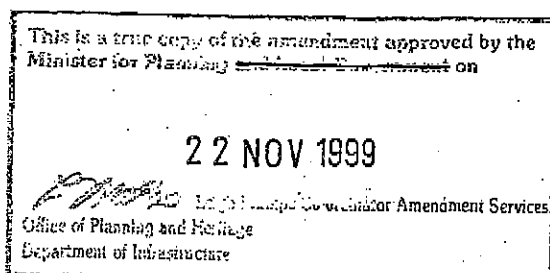
**THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT:****Development Plans**

1. Use and development of the land may be undertaken in stages. A staging plan must be submitted to and be to the satisfaction of the responsible authority prior to the commencement of development.
2. Prior to the commencement of the use and development of each stage of the development allowed by this Specific Site Controls, Development Plans, drawn to scale, must be submitted to and be to the satisfaction of the responsible authority. This requirement does not apply to the relocation of services.
3. An urban design context report must be submitted to and be to the satisfaction of the responsible authority. The urban design context report (that is, how the development relates to the surrounding areas) must include details of:
  - the location, height, dimensions, design and floor area of all buildings and works
  - elevations detailing facade articulation and external materials, colours and finishes

- how the development provides for the conservation of and compatible development with buildings, areas or other places of aesthetic, architectural or historical importance where applicable
  - rationale for the proposed demolition of buildings at 161-163 Barry Street and 218 Berkeley Street.
4. Prior to the commencement of each stage of the development a schedule and sample board of all external materials and finishes including the colour, type of materials, construction and appearance together with details of all external fixtures, must be submitted to and be to the satisfaction of the responsible authority.
  5. A detailed Environmental Management Plan (EMP) outlining how the applicant will manage the environmental issues associated with the development must be submitted to and be to the satisfaction of the responsible authority, in consultation with the City of Melbourne, prior to the commencement of development. The EMP must address demolition, management of the construction sites and land disturbance, including potential disturbance to existing buildings, hours of operation, noise, dust, traffic management, soiling of roadways, discharge of polluted waters, improper disposal of waste contaminated soil / asbestos and pollution of ground water.
  6. An urban design and landscape concept plan must be submitted to and be to the satisfaction of the responsible authority prior to the commencement of each stage of development. The landscape plan must include an ongoing maintenance management strategy.
  7. Urban design and landscaping works as shown on the relevant endorsed plans must be completed within 3 months of the completion of the building works to the satisfaction of the responsible authority and then maintained to the satisfaction of the responsible authority.
  8. The glazing material on all external walls must be of a type that does not reflect more than 25% of visible light when measured at an angle of 90<sup>0</sup> to the glass surface unless approved otherwise to the satisfaction of the responsible authority.
  9. No advertising is to be erected, painted or displayed on the land without the permission of the responsible authority, unless in accordance with the provisions of the Melbourne Planning Scheme.

#### Use of Land

10. A planning permit is not required for the use of the land for the purpose of an Education centre, Shop, Food and drink premises, Residential hotel or Dwelling. A planning permit is not required for the following uses provided the condition opposite is met. A planning permit is required where the condition opposite is not met.



USE	CONDITION
Research and development centre	Must not be a purpose listed in the table to Clause 52.10
Office	The combined leasable floor area for office must not exceed 4,000 square metres for each of Buildings B A, B and C.

### Traffic Management, Car Parking and Loading

11. Prior to the commencement of the development in accordance with the endorsed plans, a traffic management and pedestrian management plan must be submitted to and be to the satisfaction of the responsible authority. The traffic plan must show:
- traffic management and control works in adjoining roads when the development of any stage of the development is completed including the remediation and treatment of Barry and Leicester Streets following the completion of the underground car park
  - details of vehicular ingress and egress to the underground car park
  - timing of the proposed traffic works relative to the staging of the development
  - provision must be made for between 850 and 1300 car parking spaces in the proposed underground car park unless further written consent is obtained from the responsible authority
  - provision must be made for loading facilities for each of Buildings A, B, C and D to the satisfaction of the responsible authority
  - all vehicular crossings, which are to be constructed or demolished, must be done at no cost to and to the satisfaction of the responsible authority in consultation with the Melbourne City Council
  - bicycle storage and parking must be provided and located to the satisfaction of the responsible authority
  - Management of visitor and casual parking associated with Buildings A,B,C and D must be addressed.
12. The areas set aside for the parking of vehicles and access ways in the underground car park must be constructed, delineated and maintained at all times to the satisfaction of the responsible authority. The car parking spaces must not be used for any other purpose and all access aisles must be kept clear.
13. The internal design of the underground car park must be generally in accordance with Australian Standards AS2890.1-1993 to the satisfaction of the responsible authority in consultation with the Melbourne City Council.
14. The control system for access to the underground car park must be to the satisfaction of the responsible authority in consultation with the Melbourne City Council.

Amendment approved by the  
Melbourne City Council on

22 NOV 1999

15. If the eastern access tunnel from Bouverie Street to the underground car park is closed, the number of available car parking spaces in the car park must not exceed 50% of the total supply of car spaces.

#### Dwellings

16. No garbage or surplus materials generated by the residential use may be deposited or stored outside the site and bins must be returned to the garbage storage area as soon as practicable after garbage collection.
17. The areas shown on the endorsed plans as garbage storage areas must contain a floor waste and water tap and must be used only for garbage storage.
18. The residential development must provide the capacity for television and signal distribution to each residential unit and any satellite dishes, antennae or similar structures must be designed and located to the satisfaction of the responsible authority.
19. Prior to the commencement of residential development, further details must be submitted to and be to the satisfaction of the responsible authority which detail any balcony treatment and ground floor treatment to Pelham and Berkeley Streets.

#### Time Limit/Amended Plans

20. Notwithstanding other provisions of these conditions, the controls in this document will expire if one of the following circumstances applies:
  - the development is not started within two years of 24 December 1998
  - the development is not completed within five years of 24 December 1998.

The responsible authority may extend the periods referred to if a request is made in writing before these controls expire or within three months afterwards.

21. The layout of the site and the size of the proposed buildings and works as shown on the endorsed plans must not be altered or modified without the consent of the responsible authority.
22. The development plans may be prepared and approved in stages to the satisfaction of the responsible authority. The responsible authority may consider any element of the development plans and notify the applicant whether it is satisfactory. The development plans may be amended at the request of, or with the consent of, the owner to the satisfaction of the responsible authority.

#### Decision Guidelines

Before deciding on the development plans, the responsible authority must consider, as appropriate:

- the purpose of the specific site controls
- the comments and requirements of relevant authorities

- the size and shape of the parcel of land to which the building relates, the siting of the proposed development and the area to be occupied by the development in relation to the size and shape of the land, building envelope and adjoining land and adjoining development
- the safe movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport
- the provision of car parking and loading of vehicles and access to parking spaces and loading bays
- whether the proposed means of entrance to and egress from the site are adequate
- the streetscape, the scale and height of the neighbouring buildings and the proposed development, the proximity to heritage places, the design of verandahs, access from the street front, the protection of active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road
- the functional and physical integration of the development with adjacent developments in the surrounding area having particular regard to the heritage significance of University Square and the abutting development
- the location, area, dimensions and suitability of use of land proposed to be reserved for public use and open space
- the provision of urban design works and landscaping to the satisfaction of the responsible authority in consultation with the City of Melbourne and the Department of Natural Resources and Environment, particularly for University Square
- the effect of the proposed works on sun access to existing open spaces and community places
- the potential for additional ground level wind speeds and the effect on pedestrian comfort and the amenity of public places
- defining the responsibility for the maintenance of buildings, landscaping and paved areas
- the impact on the amenity of any existing dwellings on adjacent sites
- where new buildings incorporate dwellings, that the design respects and anticipates the development potential of adjacent sites, to ensure that the future development does not cause a significant loss of amenity to the subject site
- habitable rooms of new dwellings adjacent to high levels of external noise should be designed to limit internal noise levels to a maximum of 45dB(a) in accordance with relevant Australian Standards for acoustic control
- the design of buildings to provide for solar access, energy efficiency and waste management.

END OF DOCUMENT

Amendment approved by the  
Melbourne City Council on

22 NOV 1999

Amendment Services

## LIST OF AMENDMENTS

Amendment number	In operation from	Brief description
VC5	25 MAR 1999	Introduces <i>A Code of Practice for Telecommunications Facilities in Victoria</i> , and updates <i>Code of Practice - Private Tennis Court Development</i> as incorporated documents, amends the gaming provisions to provide for lists of strip shopping centres where gaming is prohibited, recognises existing use rights of privatised utility service providers, defines "Railway station", provides for vegetation removal if the vegetation has been planted for pasture or other crops, formatting and other changes arising from panel reports and operational experience.
C1	30 APR 1999	Amends the <i>Melbourne Docklands Area Planning Provisions</i> incorporated document to introduce noise and light regime requirements for the Business Park Precinct of Melbourne Docklands and amends provisions including building height, building setbacks and landuse to reflect the proposed development of the Precinct.
C2	25 MAY 1999	Amends HO 422, Map 12HO to delete Building 16 & Ward 22 of the Alfred Hospital site and includes the former Royal Park Psychiatric Hospital within the Heritage Overlay HO 325, Map 2HO.
C3	24 JUN 1999	The amendment corrects anomalies within the <i>Incorporated Document - Melbourne Docklands Area Planning Provisions</i> which refer to obsolete sections of the former Melbourne Planning Scheme, introduces a revised setback provision in all development precincts and updates the heritage provisions applying to the Victoria Harbour Precinct.

This amendment approved by the  
Minister for Planning on ~~11th of November 1999~~

22 NOV 1999

Minister for Planning  
Department of Planning and Infrastructure  
Amendment Services  
Level 10, 100 Collins Street  
Melbourne, Victoria 3000

Amendment number	In operation from	Brief description
C6	22 JUL 1999	<p>The amendment substitutes in the table to the schedule of Clause 52.03 and Clause 81, the Incorporated Documents titled:</p> <ul style="list-style-type: none"> <li>'Promotional Panel sign, Crown Allotment 21D, Power Street, Southbank', with 'Promotional Panel sign, Crown Allotment 21D, Power Street, Southbank, July 1999'</li> <li>'Young and Jackson's Hotel, Promotional Panel Sky sign, Melbourne', with 'Young and Jackson's Hotel, Promotional Panel Sky sign, Melbourne, July 1999'</li> <li>'Cliveden Hill Private Hospital, 29 Simpson Street, East Melbourne', with 'Cliveden Hill Private Hospital, 29 Simpson Street, East Melbourne, July 1999'</li> <li>'Sports and Entertainment Precinct, Melbourne', with 'Sports and Entertainment Precinct, Melbourne, July 1999'</li> <li>'Flinders Gate car park, Melbourne', with 'Flinders Gate car park, Melbourne, July 1999'</li> </ul>
C7	22 JUL 1999	<p>The amendment substitutes in the table to the schedule of Clause 52.03 and Clause 81, the Incorporated Document titled, 'University of Melbourne, University Square Campus, Carlton' with 'University of Melbourne, University Square Campus, Carlton, July 1999'.</p>
C4	5 AUG 1999	<p>Amends Map Overlay 6RXO to close roads to facilitate the Melbourne University Square Campus project.</p>

This is a true copy of the amendment approved by the Minister for Planning and Local Government on

22 NOV 1999

*[Signature]*  
 Coordinator Amendment Services  
 Office of Planning and Heritage  
 Department of Infrastructure



Amendment number	In operation from	Brief description
VC7	16 AUG 1999	Makes changes to the SPPF relating to Melbourne Airport and brothels; clarifies that land identified in a schedule to the Public Park and Recreation Zone or the Public Conservation and Resource Zone may be used and developed in accordance with the schedule or the specific controls contained in an incorporated document corresponding to the land; introduces a new State Resources Overlay; amends the Airport Environs Overlay to establish the lessee of Melbourne Airport in decision guidelines and as a referral authority; extends the expiry date of major promotion signs displayed in accordance with a permit granted between 19 September 1993, and 18 September 1997; amends definitions in accordance with changes to the Prostitution Control Act 1994.
C5	26 AUG 1999	The amendment makes the Minister for Planning and Local Government the Responsible Authority for the following sites: <ul style="list-style-type: none"> <li>• Land at 21-37 Lorimer Street, Southbank, Title Vol 10043 Fol 053 and 054</li> <li>• Land at 450 Little Bourke Street, Melbourne, Title Vol 10204 Fol 923</li> </ul>
C9	2 SEP 1999	Provides for the Docklands Authority to be the Responsible Authority for applications for subdivision and other applications made under the <i>Subdivision Act 1988</i> , following the creation of the municipality of Docklands.
C17	NOV 1999	The amendment substitutes in the table to the schedule of Clause 52.03 and Clause 81, the Incorporated Document titled, 'University of Melbourne, University Square Campus, Carlton July 1999' with 'University of Melbourne, University Square Campus, Carlton, November 1999'

This amendment was approved by the Minister for Planning and Local Government on

22 NOV 1999

City of Melbourne, Department of Planning and Heritage  
Department of Infrastructure