

19/01/2006
VC37

SCHEDULE 1 TO THE INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as **IPO1**.

236-254 ST KILDA ROAD, SOUTHBANK

1.0

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Purpose

To provide a framework of specific site controls for the land to enable detailed planning to proceed with certainty having regard to specific design guidelines.

2.0

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Design guidelines

- To preserve the vista of the Shrine of Remembrance from St Kilda Road and Swanston Street.
- To ensure that development enhances the boulevard character of St Kilda Road and recognises its importance as Melbourne's major civic and ceremonial route, and in particular that:
 - built form and external finishes along the St Kilda Road frontage are respectful of the Victoria Barracks, the Victorian College of the Arts, and the Domain gardens;
 - any substantial increase in building height above 30 metres Australian Height Datum (AHD) in Height Control Area B on Plan 1, should generally not occur over more than 20% of the area of that Height Control Area; and
 - landscaping along the St Kilda Road frontage area is complementary to the existing landscape treatment of the boulevard.
- To ensure that development does not dominate the Shrine or detract from its appearance, having regard to viewing points from the centre point of the upper forecourt of the Shrine and the mid-point of the eastern footpath of Princes Bridge.
- To ensure high quality urban design, having regard to the massing, articulation and detailing of buildings, and in particular:
 - built form on St Kilda Road and Grant Street is to be generally parallel to the relevant street frontage and incorporate rooftop building services within the roof forms;
 - active uses on street frontages at ground level are to be encouraged; and
 - built form on Grant Street shall provide a high quality frontage to that street.

3.0

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General

The provisions of this Incorporated Plan Overlay provide specific controls for land situated at 236-254 St Kilda Road, being land bounded by St Kilda Road, Wadey Street, Wells Street and Grant Street, Southbank.

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Requirements and conditions for permits

4.1

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Subdivision

There is no requirement for public open space to be provided or set aside in respect of subdivision, or for any payment to be made by the owner of the land in lieu of such provision or setting aside.

4.2

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Height and setback

In areas marked Height Control Area B, C or D on Plan 1, buildings must not be constructed above the respective heights listed in Column 1 of Table 1.

Table to Schedule 1

Height Control Area	Column 1 Height (Ahd)	Column 2 Height (Ahd)
B	25 metres	45 metres
C	50 metres	70 metres
D	60 metres	75 metres

Notwithstanding the above, buildings may be constructed above the heights listed in Column 1, but not exceeding the height nominated in Column 2, for the respective parts of the land if the responsible authority is satisfied that such buildings are generally in keeping with the relevant design guidelines as specified in Clause 2 to this schedule.

Building heights listed in the table to this schedule are measured to the top of the roof slab (excluding architectural features and building services). Architectural features and building services to the satisfaction of the responsible authority may exceed the building heights nominated.

Subject to Clause 4.4(g), no above-ground buildings or works may be constructed or carried out in Height Control Area A, as shown in Plan 1, except for driveways, footpaths, street furniture, fences, landscape works, or architectural features if such buildings and works are to the satisfaction of the responsible authority.

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Crown Allotment 44F

For Crown Allotment 44F, being the land comprised in Certificate of Title Volume 10341 Folio 002 as at 23 January 1998 (as shown on Plan No. TP 800001 B), (Lot 44F), buildings and works may be carried out on that land in accordance with the height and setback controls in Clause 4.2 subject to the following:

- a) No buildings or works shall be constructed on Parcel A of Lot 44F directly above the Melbourne City Link Project tunnels which result in a loading on structures of the tunnels in excess of a loading equivalent of 40 kPa uniform loading.
- b) No buildings or works shall be constructed on Parcel B of Lot 44F which would have a material adverse effect on the structural integrity of the adjacent Melbourne City Link Project tunnels.

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General requirements

- a) Except with the consent of the responsible authority, any glazing material used on external surfaces must not reflect more than 20% of visible light when measured at an angle of incidence normal to the glass surface.
- b) The loading and unloading of service vehicles and the delivery of goods, plant and materials shall at all times take place within the curtilage of the land.
- c) All garbage and other waste material shall at all times be stored in areas set aside for such purposes to the satisfaction of the responsible authority.
- d) Drainage of the site must be constructed to the satisfaction of the Melbourne City Council.
- e) The owner of the land shall remove all vehicle crossings not required for the development.
- f) The area set aside for the parking of vehicles and accessways shall be constructed, surfaced, sealed, drained, delineated and maintained at all times to the satisfaction of the responsible authority and such works shall be completed prior to the commencement of the use.
- g) Notwithstanding any other provision of this planning scheme, the subject land or any part thereof may be developed and used for the purpose of a temporary display and marketing facility together with associated landscaping, signage and car parking.

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h) No permit is required for the dispensation of car parking providing it is to the satisfaction of the responsible authority.

Incorporated Plan Overlay No. 1

236-254 St Kilda Road, Southbank

Plan No. 1

