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SCHEDULE 2 TO THE COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as **CDZ2**.

CARLTON BREWERY

Carlton Brewery Comprehensive Development Plan October 2007

Land

Carlton Brewery, bounded by Victoria Street, Swanston Street, Queensberry Street and Bouverie Street, Carlton.

Purpose

To use and develop Carlton Brewery generally in accordance with the Carlton Brewery Comprehensive Development Plan October 2007 (the CDP) and the Carlton Brewery Masterplan October 2007 (the masterplan) prepared by Grocon Pty Ltd and NHArchitecture Pty Ltd.

To implement the vision for Carlton Brewery to create a mixed use, high density precinct comprising a range of uses including commercial, entertainment, residential and educational uses at a scale and intensity commensurate with the site's strategic location on the edge of the CBD and within the South Carlton educational precinct. The redevelopment will support a vibrant and safe public realm that is inviting to pedestrians, with a high level of cross- site permeability.

To provide for RMIT's presence and an education centre to complement RMIT's city campus on Swanston Street;

To retain and re-use the buildings and structures of heritage significance;

To reinforce Swanston Street as the civic and ceremonial spine of the City;

To reinforce the Shrine of Remembrance axis with an appropriate termination within the site;

To achieve excellence in architecture, urban design and landscape architecture and deliver exemplary design for all buildings;

To implement ESD measures in building design;

To encourage development that meets the design objectives and outcomes specific to the project and included in the CDP and the masterplan.

1.0 Table of uses

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Section 1 - Permit not required

Use	Condition
Accommodation (other than Corrective institution)	
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Child care centre	
Cinema based entertainment facility	
Display home	

Use	Condition
Education centre	
Home occupation	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Office	
Place of assembly (other than Nightclub and Reception centre)	
Postal Agency	
Retail premises (other than Adult sex bookshop, Bar, Hotel, Manufacturing sales, Motor vehicle, boat or caravan sales, Primary produce sales and Timber yard)	
Research and development centre	
Research centre	
Road	
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19
Warehouse (other than Fuel depot and Store)	Must not be a purpose listed in the table to Clause 52.10

Section 2 - Permit required

Use	Condition
Bar	
Car park	Must not be an open lot car park.
Hotel	
Industry (other than Automated collection point, Motor repairs and Research and development centre)	Must not be a purpose listed in the table to Clause 52.10
Leisure and recreation (other than Informal outdoor recreation)	
Manufacturing sales	
Motor vehicle, boat or caravan sales	
Nightclub	
Reception centre	
Utility installation (other than minor utility installation)	
Any other use not in section 1 or section 3	

Section 3 - Prohibited

Use
Adult sex bookshop
Agriculture
Corrective institution
Extractive industry
Fuel depot
Motor repairs
Primary produce sales
Service station
Store
Timber yard

2.0 Use of land

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The use of land must be generally in accordance with the CDP and the masterplan and contribute to the vision for a full and broad mix of uses at a scale and intensity that is commensurate with the site's location on the edge of Melbourne's CBD.

2.1 Exemption from notice and review

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An application to use land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

2.2 Decision guidelines

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Before deciding on an application to use land, the responsible authority must consider, as appropriate:

- The CDP, the masterplan and the vision for Carlton Brewery;
- The effect of the use on the amenity of the area and the means of addressing any unreasonable impacts;
- The adequacy of car parking spaces;
- Safety and efficiency of vehicle access arrangements;
- The adequacy of bicycle facilities;
- The views, if any, of Heritage Victoria and the Roads Corporation.

3.0 Subdivision

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A permit is required to subdivide land.

3.1 Exemption from notice and review

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An application for subdivision is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

4.0 Buildings and works

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4.1 Permit requirement

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A permit is required to construct a building or to construct or carry out works.

A permit is not required for the following:

- Site preparation and retention works including security fencing, site offices, bulk excavation and piling, footings, ground beams and ground slabs;
- Alterations to a building authorised under the Heritage Act, provided the works do not alter the existing building envelope or floor area.
- Footpath vehicle crossovers provided they are constructed to the satisfaction of the responsible authority;
- Bus and tram shelters required for public purposes by or for the Crown or a public authority in accordance with plans and siting to the satisfaction of the responsible authority;
- Street furniture;
- A work of art, statue, fountain or similar civic works required for public purposes by or for the Crown, a public authority or the City of Melbourne;
- Traffic control works required by or for the Crown, a public authority or the City of Melbourne;
- ~~The construction, or modification, of a waste pipe, flue, vent, duct, exhaust fan, air conditioning plant, lift motor room, skylight, security camera, street heater or similar minor works provided they are to the satisfaction of the responsible authority.~~
- A flagpole;
- A modification to the shop front window or entranceway of a building ~~to the satisfaction of the responsible authority having regard to the architectural character of the building~~.
- An addition or modification to a verandah, awning, sunblind or canopy of a building ~~to the satisfaction of the responsible authority~~.
- The painting, plastering and external finishing of a building or works outside areas subject to the Heritage Overlay to the satisfaction of the responsible authority.
- Changes to glazing of existing windows to not more than 20% reflectivity or to the satisfaction of the Responsible Authority.
- External works to provide disabled access that complies with all legislative requirements to the satisfaction of the responsible authority.

4.2 Application requirements

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An application to construct a building or to construct or carry out works must be generally in accordance with the CDP and the masterplan.

An application to construct a building or to construct or carry out works should include the following information, as appropriate:

Plans

- Site context and existing conditions plan including levels, existing heritage and other buildings, pedestrian and other areas used by the public and an evaluation of opportunities and constraints;
- Design rationale report and plan explaining how the development responds to the building envelope plan, building envelope elevations, design objectives and outcomes in the CDP and the masterplan;
- Demolition plan;

- Detailed land use plan;
- Layout plans for the basement(s), ground floor and other floors within the development, roof plan, elevations and sections. All plans must be to scale and with dimensions;
- Vehicle access and the location and layout of all car parking areas;
- Location and layout of loading and unloading areas / facilities;
- Location and layout of rubbish storage and waste recycling;
- Location of all external plant, building services and equipment, including lift over runs;
- Stages, if any, of development;
- Location of areas available for public use and the intended use;
- Shadow plans for 22 September on the hour between 11am and 2pm;
- Landscape concept plan;
- Verandah awning, sunblind or canopy of a building.
- Shopfront and signage strategy for the site.

Open space plan

The open space plan must:

- Include a management plan for the permanent maintenance of all open space areas available to the public.
- Show areas of open space that will be available to the public (public areas) and non- public areas.
- Show by plans and elevations open space that will be part of a building.
- Specify the uses to which public areas may be put.
- Lighting plan.
- Include a landscape concept plan for all public areas.
- Any temporary structures.

Development schedule

- A development schedule showing uses, floor area (net floor area) by use, car parking spaces and bicycle facilities; number of levels and building height using the AHD.

Other information

- Initial wind assessment;
- Proposed external materials, finishes and colours;
- Report addressing pedestrian connections and access arrangements for people with mobility impairment;
- ESD report;
- A traffic management and car parking assessment report.
- Perspective views;

Heritage

In addition to any other requirements specified in this schedule, the plans must be generally consistent with any relevant permit(s) or other approval issued under the Heritage Act 1995.

4.3 Exemption from notice and review

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An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if it is generally consistent with the CDP.

4.4 Decision Guidelines

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Before deciding on an application to construct a building or to construct or carry out works; the responsible authority must consider, as appropriate:

- The response to the building envelope plan, building envelope elevations, design objectives and outcomes in the CDP;
- The masterplan;
- The quality of the architecture, urban design and landscape;
- The effect on the safety, use and amenity of areas available to the public, in particular shadow and wind impacts;
- The quality of the pedestrian connections through the site;
- The impact on public transport;
- The adequacy of ESD measures;
- The impact on heritage buildings and structures;
- Arrangements for the maintenance of areas available to the public;
- The impact of any temporary structures on public accessible space;
- The adequacy of the number of car parking spaces;
- The safety and efficiency of vehicle access;
- The adequacy of bicycle facilities;
- The views, if any, of Heritage Victoria and the Roads Corporation and the extent to which plans can be amended to address any issues raised.

5.0 Preferred maximum building height

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A building or works should not exceed the preferred maximum building height above the Australian Height Datum (AHD) or building setback for any particular building envelope shown on the building envelope plan and the building envelope elevations in the CDP.

A permit is required to exceed the preferred maximum building height and building setback for any building envelope shown on the building envelope plan and the building envelope elevations in the CDP, excluding architectural features and building services. In addition to the information required in Clause 4 of this schedule (where applicable), an application to exceed the preferred maximum building height and building setback must also include an urban context report that provides the rationale for the increased height.

The building envelopes and the building envelope elevations shown in the CDP provides for up to 15% of the overall envelope area to be utilised to enable the desired façade articulation.

5.1 Exemption from notice and review

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An application to exceed the preferred maximum building height and building setback is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

6.0 Preferred maximum number of car parking spaces and loading facilities

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Car parking

Development within the zone is exempt from the provisions of Clause 52.06 of the Scheme.

The CDP provides for a preferred maximum number of 1500 car parking spaces. This does not include car parking provided on public roads.

A permit is required to exceed the 1500 car parking spaces. An application to exceed 1500 car parking spaces must provide a justification prepared by a qualified traffic engineer supporting the proposed number of car parking spaces and include measures to encourage public transport use.

The car parking space dimensions, access, aisle and driveway requirements shall comply with AS 2890.1 unless otherwise approved in writing by the responsible authority.

6.1 Exemption from notice and review

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An application to exceed the preferred maximum number of car parking spaces is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Loading bays

Facilities for vehicles to load and unload must be provided on the land to the satisfaction of the responsibility authority.

7.0 Advertising signs

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A permit is required to erect an advertising sign, except for:

- Advertising signs exempted by Clause 52.05.3
- An under-verandah business sign if:
  - It does not exceed 2.5 metres measured horizontally, 0.5 metres vertically and 0.3 metres between the faces of the sign;
  - It is located between 2.7 metres and 3.5 metres above ground level and perpendicular to the building façade; and
  - It does not contain any animation or intermittent lighting;
- A ground floor business sign cantilevered from a building if:
  - It does not exceed 0.84 metres measured horizontally, 0.61 metres vertically and 0.3 metres between the faces of the sign;
  - It is located between 2.7 metres and 3.5 metres above ground level and perpendicular to the building facade; and
  - It does not contain any animation or intermittent lighting;
- ~~A window display.~~
- A non-illuminated sign on a verandah fascia, provided no part of the sign protrudes above or below the fascia.
- Renewal or replacement of an existing internally illuminated business identification sign.

7.1 Decision Guidelines

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Before deciding on an application to erect an advertising sign, the responsible authority must consider, as appropriate:

- The approved shopfront and signage strategy.

7.2 Exemption from notice and review

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An application to erect or construct or carry out works for an advertising sign is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.