

# **Project Core Building, Federation Square**

## **Incorporated Document**

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December 2017

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

## 1. INTRODUCTION

- 1.1. This document is an Incorporated Document in the Melbourne Planning Scheme (**Planning Scheme**) pursuant to section 6(2)(j) of the *Planning and Environment Act 1987* (Vic).
- 1.2. This incorporated document facilitates the delivery of the **Project Core Building**, Federation Square, being:
  - Project Core (**Project Part A**)
  - Enabling Works (**Project Part B**).
- 1.3. The control in clause 4 prevails over any contrary or inconsistent provisions in the Planning Scheme.

## 2. PURPOSE

- 2.1. The purpose of the control in clause 4 is to permit and facilitate the use and development of land described in clause 3 for the purposes of Project Part A and Project Part B, in accordance with clauses 4 and 5.

## 3. LAND DESCRIPTION

- 3.1. The control in clause 4 applies to two portions of land within Federation Square with a site address of Tenancy 24-28/2 Swanston Street, Melbourne, and identified as lot 2 on title plan 18290B; together with surrounding land required for public realm works; as outlined in Figure 1 below (**Land**).

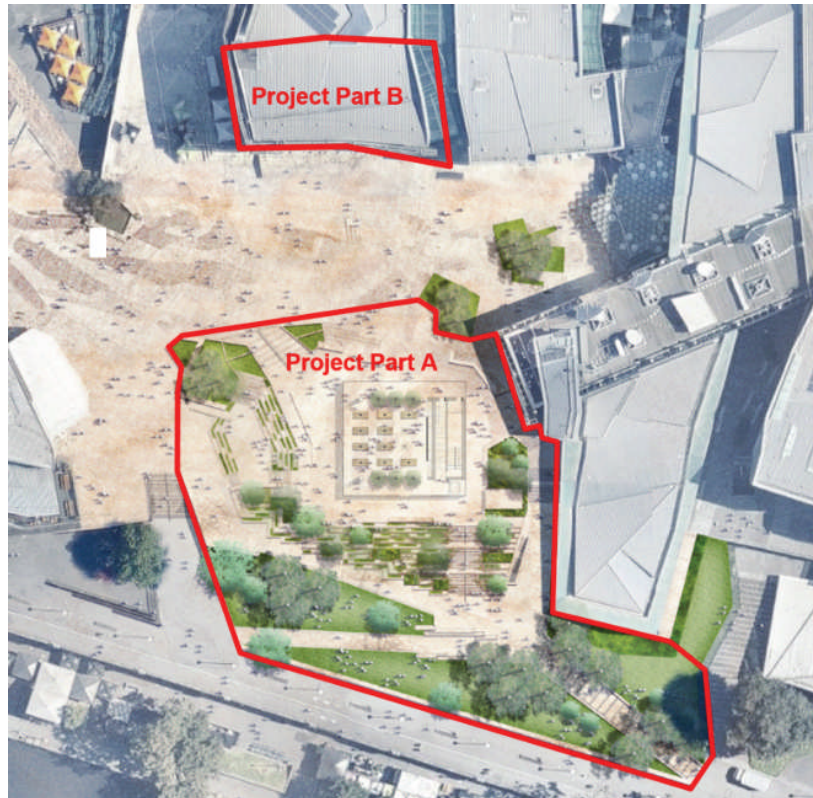


Figure 1

#### 4. CONTROL

##### Exemption from Planning Scheme Requirements

- 4.1. 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 the control in this clause for the purposes of, or related to, constructing, maintaining or using Project Part A or Project Part B.
- 4.2. The Project Part A development to which this control applies includes, but is not limited to:
- Dismantling and demolition of the existing 'Yarra' building.
  - Re-development of the 'Yarra' building land for the purposes of a retail premises building.
  - Redevelopment of land adjacent to the retail premises building for public realm works including landscaping and paving.
  - Site preparation works including (but not limited to):
    - Relocation of all services, equipment and obstacles from within the 'Yarra' building
    - Dismantling, relocating and remodelling mechanical and electrical services.

- Installation of all utility and service terminations and separate metering (together, the **Site Preparation Works**).
- 4.3. The Project Part B development to which this control applies includes, but is not limited to:
- Buildings and works to the 'Alfred Deakin' building.
  - Public realm works, including paving.
  - Site preparation works including (but not limited to) relocation of services.

### **Conditions**

- 4.4. The use and development permitted by this Incorporated Document must be undertaken in accordance with the following conditions applying to Project Part A and Project Part B respectively.

#### *Project Part A conditions*

#### 4.5. Plans

- 4.5.1. The development of the Land for the purposes of Project Part A must be undertaken generally in accordance with the following plans titled: "Project Core Architectural Drawings" dated November 2017:
- Demolition Plans ('Yarra' building)  
Prepared by Foster + Partners  
AD-101, AD-111, AD-112, AD-113, AD-142, AD-141
  - Proposal Plans  
Prepared by Foster + Partners and Oculus  
A-101, A-111, A-112, A-141, A142, A-171, A-201, A-202, A-203, A204, A-221, A-222
  - "Concept Planning Report" prepared by Oculus and dated 14 November 2017
- but as modified and approved by the Minister for Planning (**Minister**) under clause 4.6.

#### 4.6. Modifications to plans

- 4.6.1. Prior to the commencement of any development, excluding any Site Preparation Works, modified plans must be submitted to the Minister for approval. The plans must be drawn to scale with dimensions and levels and three copies and one digital copy must be provided. The plans must be generally in accordance with the plans referred to in condition 4.5.1, but modified to show:
- a. All setback dimensions to neighbouring existing buildings on plans.
  - b. Dimensions and areas of the outdoor performance spaces.
  - c. A schedule of existing and proposed development areas (in square metres of gross floor area) and public realm areas (in square metres).

- d. Detailed roof plan.
  - e. Any design requirements as a result of the Disability Assessment/Audit approved under condition 4.21.
- 4.6.2. The development of the Land for the purposes of Project Part A as shown on the modified plans as approved by the Minister under clause 4.6.1 must not be altered or modified without the prior consent of the Minister.
- 4.7. Retention of Design Team
- 4.7.1. Except with the written consent of the Minister, the primary design team of Foster + Partners and Oculus must be retained throughout the design development and documentation phases of Project Part A, and up until the completion of Project Part A.
- 4.8. Continuity of Construction
- 4.8.1. Unless otherwise approved by the Minister, Project Part A shall be constructed in a continuous manner. Temporary works must be constructed on the Land if there is any anticipated delay in the demolition or construction schedule for a time period of more than two months. Temporary works may include landscaping of the land for the purpose of public recreation and open space.
- 4.8.2. Plans for the temporary works must be submitted to and be approved by the Minister, in consultation with Federation Square Pty Ltd, and the works must be completed within three months of the temporary works plans being approved, unless otherwise approved by the Minister.
- 4.9. Façade Strategy and Materials and Finishes
- 4.9.1. Before Project Part A starts, excluding Site Preparation Works, a Façade Strategy must be submitted to and be approved by the Minister in consultation with the Office of the Victorian Government Architect, the Melbourne City Council and Federation Square Pty Ltd. All materials, finishes and colours must be in conformity with the approved Façade Strategy to the satisfaction of the Minister. Unless otherwise approved by the Minister, the Façade Strategy must detail:
- a. A concise description by the architect of the building design concept and how the façade works to achieve this.
  - b. A schedule of colours, materials and finishes, including the colour, type and quality of materials showing their application and appearance. This can be demonstrated in coloured elevations or renders from key viewpoints, to show the materials and finishes linking them to a physical sample board with clear coding.
  - c. Elevation details generally at a scale of 1:50, or other suitable scale agreed to by the Minister, illustrating typical building details, entries

and doors, utilities and any special features, including solar screens, which are important to the building's presentation.

- d. Cross sections or other method of demonstrating the façade systems, including fixing details indicating junctions between materials and significant changes in form and/or material.
- e. Information about how the façades will be accessed, maintained and cleaned.
- f. Example prototypes and/or precedents that demonstrate the intended design outcome as indicated on plans and perspective images, to produce a high quality built form outcome in accordance with the design concept.

#### 4.10. Glazing

- 4.10.1. Glazing materials used on all external facades (excluding the eastern façade) must comprise transparent, clear glass to the satisfaction of the Minister in consultation with the Office of the Victorian Government Architect, the Melbourne City Council and Federation Square Pty Ltd.

#### 4.11. Solar Screening

- 4.11.1. Drawings including plans, elevations, general details and technical information regarding the transparency or density of the material of any solar screen must be submitted to and be approved by the Minister in consultation with the Office of the Victorian Government Architect. The solar screening must be in accordance with the approved drawings.

#### 4.12. Balustrades

- 4.12.1. Drawings including plans, elevations and general details including materials and finishes of all balustrades to both the building and the public realm (if required) must be submitted to and be approved by the Minister in consultation with the Office of the Victorian Government Architect, the Melbourne City Council and Federation Square Pty Ltd. Subject to compliance with the *Disability Discrimination Act 1992* (Cth), balustrades should be frameless and comprise transparent glass and be in accordance with the drawings.

#### 4.13. Gradient

- 4.13.1. New publicly accessible linear pathways (excluding stairways) in the public realm area of the Land must be a maximum gradient of 1:20 to eliminate the requirement for handrails and/or balustrades.

#### 4.14. Stairways

- 4.14.1. Drawings including plans, elevations, sections, levels and details including materials and finishes of all stairways in the public realm area of the Land must be submitted to and be approved by the Minister in consultation with the Office of the Victorian Government Architect, the Melbourne City Council

and Federation Square Pty Ltd. Stairways must match the materiality of and be complimentary to the existing stairways within Federation Square and be in accordance with the drawings.

4.15. Access to Deakin Edge/Crossbar Building

4.15.1. The existing level of access, including emergency access, to the western elevation of the Deakin Edge/Crossbar building must be retained to the satisfaction of the Minister in consultation with Federation Square Pty Ltd.

4.16. Public Realm Works – Federation Square

4.16.1. Before Project Part A starts, excluding Site Preparation Works, a detailed landscaping and public realm plan/s must be submitted to and be approved by the Minister in consultation with the Office of the Victorian Government Architect, the Melbourne City Council and Federation Square Pty Ltd. The plan/s must include:

- a. Details of existing trees and soft and hard landscaping to be dismantled, removed or demolished, with existing paving stones to be carefully dismantled and stored for potential reuse where possible.
- b. A planting schedule of all proposed trees and other vegetation including botanical name, common names, pot sizes, sizes at maturity, and quantity of each plant and their protection and maintenance.
- c. A net gain in the number of trees.
- d. How the landscaping responds to water sensitive urban design principles, including how rainwater will be captured, cleaned and stored.
- e. Details of all hard landscaping materials, finishes and treatments and urban design elements including paving, lighting, seating and balustrading.
- f. Details of surface materials and finishes and construction of retaining walls, pathways, kerbs and accessways.
- g. Details regarding the urban design and landscape treatment of the existing lift overrun plinth to the east of the building, including materials and finishes.
- h. Details regarding the soft and hard landscaping treatments, levels and new ground plane of the landscaped area to the west of the Deakin Edge/Crossbar building, including the area that will be visible from within the Deakin Edge auditorium.
- i. Details of any extract/intake vents and their associated dbA noise levels, siting and materiality.
- j. Compliance of proposed public realm works with universal access principles.

4.16.2. Landscaping and public realm works must be carried out in accordance with the plan/s approved under clause 4.16.1 and:

- a. All trees must be of advanced maturity at the time of planting or as otherwise agreed by the Minister
- b. All new landscaping must be consistent with any current Melbourne City Council planting guidelines.
- c. The paved ground surface, stairs, ramps and retaining walls within the public realm must use the same sandstone as the existing Kimberley sandstone cobblestones and pavers in Federation Square.
- d. Free-standing structures such as poles and bollards must be minimised in order to maintain an open and unencumbered public realm.
- e. Prior to the commencement of the use of the building, the landscaping and public realm works of Project Part A (including works to Federation Square and the interface with Princes Walk) permitted under clause 4.16 must be completed to the satisfaction of the Minister in consultation with the Office of the Victorian Government Architect, the Melbourne City Council and Federation Square Pty Ltd.

#### 4.17. Demolition Management Plan (DMP)

- 4.17.1. Prior to the commencement of demolition, excluding Site Preparation Works, a detailed Demolition Management Plan (**DMP**) must be submitted to and be approved by the Minister in consultation with the Melbourne City Council and Federation Square Pty Ltd. The DMP's objectives must be to minimise the impact of works associated with the demolition on neighbouring buildings and structures and activities conducted in the area generally, and to carefully dismantle external cladding panels ('Yarra' building) and sandstone pavers (public realm) for storage and potential reuse. The DMP must address the following matters, as appropriate:
- a. Dismantling of the external cladding panels of the 'Yarra' building for storage and potential reuse
  - b. Demolition of the main 'Yarra' building.
  - c. Dismantling of sandstone cobblestones / pavers for storage and potential reuse and removal and demolition of any soft and hard landscaping
  - d. Staging of dismantling/demolition
  - e. Site preparation
  - f. Public safety, amenity and site security
  - g. Management of the construction site and land disturbance
  - h. Operating hours, noise and vibration controls
  - i. Air and dust management
  - j. Waste and materials reuse
  - k. Stormwater and sediment control



- l. Management of public access and vehicle, bicycle and pedestrian linkages around the site during demolition
- m. Protection of existing artworks in the public realm
- n. Site access and traffic management (including any temporary disruptions to adjoining vehicular, bicycle and pedestrian access ways)
- o. Reasonable measures to ensure that disruption to nearby public transport operations and services is kept to a minimum.
- p. Measures to minimise any disruption or unsightliness to public events in Federation Square or along Princes Walk.

4.17.2. Demolition must be carried out in accordance with the DMP to the satisfaction of the Minister.

#### 4.18. Construction Management Plan

4.18.1. Prior to the commencement of Project Part A (excluding structures for construction purposes, demolition, site excavation and Site Preparation Works), a detailed Construction Management Plan (**CMP**) must be submitted to and be approved by the Minister in consultation with the Melbourne City Council and Federation Square Pty Ltd. The CMP must describe how the occupier of the Land will manage the environmental, construction and amenity impacts associated with the construction of Project Part A. The CMP must address the following matters, as appropriate:

- a. Staging of construction
- b. Excavation works, site preparation, soil removal, site remediation, retention works, ground works and temporary structures
- c. Management of public access including vehicle, bicycle and pedestrian linkages around the site during construction
- d. Site access and traffic management (including any temporary disruptions to adjoining vehicular, bicycle and pedestrian access ways)
- e. Any works within the adjoining street network, road reserves or public spaces including Princes Walk
- f. Protection of existing artworks in the public realm
- g. Re-routing / temporary underground public utilities and services
- h. Sediment control and site drainage
- i. Hours of construction
- j. Control of noise, vibrations, dust and soiling of roadways or pathways
- k. Discharge of polluted waters
- l. Collection and disposal of building and construction waste
- m. Reasonable measures to ensure that disruption to nearby public transport operations and services is kept to a minimum.
- n. Measures to minimise any disruption or unsightliness to public events in Federation Square or along Princes Walk.

- 4.18.2. Development must be carried out in accordance with the approved CMP to the satisfaction of the Minister.
- 4.19. Traffic, Parking and Loading/Unloading
- 4.19.1. Prior to the commencement of demolition or site excavation works, excluding Site Preparation Works, a Traffic Management Statement by a traffic engineer confirming that the Federation Square loading/unloading facilities, vehicle and bicycle access arrangements for Project Part A are adequate must be submitted to and be to the satisfaction of the Minister in consultation with Federation Square Pty Ltd.
- 4.19.2. Traffic access and parking and loading / unloading arrangements must not be altered without the prior written consent of the Minister.
- 4.20. Waste Management
- 4.20.1. Prior to the commencement of demolition or site excavation works, excluding Site Preparation Works, or as otherwise agreed by the Minister, a Waste Management Plan (**WMP**) shall be prepared by a suitably qualified consultant confirming that the waste storage and removal arrangements for Project Part A are adequate. The WMP must be submitted to and be approved by the Minister in consultation with Federation Square Pty Ltd.
- 4.20.2. Waste storage and removal arrangements must be carried out in accordance with the WMP and must not be altered without the prior written consent of the Minister.
- 4.21. Disability Discrimination Act Assessment
- 4.21.1. Prior to the occupation of Project Part A, a Disability Discrimination Act Assessment / Audit, prepared by a suitably qualified consultant, must be submitted to and be approved by the Minister. This document must provide an assessment of Project Part A (including public realm works) against the applicable accessibility provisions of the Building Code of Australia and the applicable provisions of the Disability (Access to Premises – Buildings) Standards 2010.
- 4.22. Wind Assessment
- 4.22.1. Prior to the commencement of demolition or site excavation, excluding Site Preparation Works, a wind tunnel test and Environmental Wind Climate Assessment of Project Part A by a suitably qualified engineering consultant must be undertaken to demonstrate suitable wind conditions can be achieved to the satisfaction of the Minister. Landscaping or other elements within the public realm must not be relied upon for wind mitigation.
- 4.23. Overshadowing
- 4.23.1. The building must not result in any additional overshadowing of Federation Square between 11.00 am and 3.00 pm from 22 April to 22 September and to the north bank of the Yarra River (fifteen metres from its edge) between

11.00 am and 2.00 pm on 22 June when compared to the existing 'Yarra' building.

#### 4.24. Lighting Strategy (including Catenary Lighting)

4.24.1. Prior to the commencement of demolition, or as otherwise agreed by the Minister, a detailed lighting strategy must be submitted to and be approved by the Minister in consultation with the Office of the Victorian Government Architect, the Melbourne City Council and Federation Square Pty Ltd. This strategy must:

- a. Identify all proposed lighting sources, lux levels and spillage details and address how the lighting will integrate with the existing lighting in the interfacing public spaces including Federation Square and Princes Walk.
- b. Include detailed designs to identify how Project Part A will integrate or interface with Federation Square's catenary lighting system in a temporary way (during demolition and construction stages) and in a permanent way (post- construction).

4.24.2. Development must be carried out in accordance with the lighting strategy.

#### 4.25. Drainage

4.25.1. Prior to the commencement of demolition, or as otherwise agreed by the Minister, a stormwater drainage system design, incorporating integrated water management design principles, must be submitted to and approved by the Minister, in consultation with Federation Square Pty Ltd and the Melbourne City Council, if overland flows go beyond the Federation Square boundary.

4.25.2. The stormwater drainage system must be constructed in accordance with the design approved under clause 4.25.1, connected to the existing stormwater drainage system and completed prior to the occupation of Project Part A.

4.25.3. A siphonic drainage system or an equivalent system must be provided in order to maintain an unobstructed roof profile. The roof profile and drainage system must not be altered without the prior written consent of the Minister.

#### 4.26. Plant and Equipment

4.26.1. All new plant and equipment must be concealed within the roof structure and the building, with no protruding services or equipment.

#### 4.27. Environmentally Sustainable Design

4.27.1. The performance outcomes / initiatives specified in the Sustainability Management Plan (**SMP**), prepared by Arcadis, dated December 2016 for Project Part A must be implemented prior to the occupancy of Project Part A, to the satisfaction of the Minister.

4.27.2. Any change during detailed design which affects the SMP must be assessed by an accredited professional and an amended SMP submitted to and approved by the Minister prior to the occupation of Project Part A.

4.28. 3D Model

4.28.1. Prior to the commencement of Project Part A (excluding structures for construction purposes, demolition, site excavation and Site Preparation Works), or as otherwise agreed with the Minister, a 3D digital model, the baseline of which is provided by the Minister, of Project Part A and its immediate surrounds which reflects the modified plans approved under clause 4.6.1 must be submitted to and be 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 under clause 4.6.2, a revised 3D digital model reflecting such alteration or modification must be submitted to and be to the satisfaction of the Minister.

4.29. Video screen (internal to building)

4.29.1. Any video screen located within the building must only be activated and used during retail premises opening hours and any noise associated with the operation of the video screen must be contained within the building, unless with the prior written consent of Federation Square Pty Ltd.

4.30. Advertising Signs

4.30.1. No advertising signs either external or internal to the building shall be erected, painted or displayed without the written permission of the Minister unless in accordance with the advertising zone area and the advertising sign type (internally illuminated business identification sign) for the western elevation of the building only, as shown in the plans approved under clauses 4.5 and 4.6.

4.31. Transport

4.31.1. Unless otherwise approved in writing by Transport for Victoria (**TfV**), and without limiting any obligations under the *Transport (Compliance and Miscellaneous) Act 1983 (Vic)*, before Project Part A commences, excluding Site Preparation Works, detailed construction/engineering plans and computations must be submitted to and approved by TfV and VicTrack. The plans must:

- a. detail all excavation of the site and impacts on the Melbourne underground rail and all associated infrastructure, and any other transport infrastructure;
- b. demonstrate that emergency, fire, safety and smoke dispersion requirements have been addressed to the satisfaction of TfV and VicTrack.

- 4.31.2. Unless otherwise agreed to in writing by TfV, before Project Part A starts, including demolition and site excavation and Site Preparation Works, a pre-condition dilapidation survey must be carried out in the Melbourne underground rail network in the proximity of Project Part A, at no cost to TfV or VicTrack. The survey must be to the satisfaction of TfV and VicTrack in consultation with the accredited rail operator.
- 4.31.3. Unless otherwise agreed to in writing by TfV, prior to works commencing, including demolition, site excavation and Site Preparation Works, all necessary construction control and indemnity agreements must be in place with TfV and VicTrack, at no cost to TfV or VicTrack.
- 4.31.4. Before Project Part A commences, excluding Site Preparation Works, a Demolition and Construction Management Plan (**DCMP**) must be submitted to and be approved by TfV and VicTrack. The DCMP must include details of management proposals to minimise impacts to the rail network and the operation of the railway during construction and must set out objectives and performance and monitoring requirements for:
- a. Access to the rail environment, including designation of any areas to be used under license during the construction process;
  - b. Approvals and permits required from TfV, VicTrack and the accredited transport operators prior to works commencing and prior to accessing the rail corridor;
  - c. Rail safety requirements that must be adhered to;
  - d. Protection of all rail infrastructure to ensure rail infrastructure is not damaged during demolition or construction;
  - e. Minimising disruption to train services;
  - f. Management of drainage, effluent, material stockpiles, fencing and hoardings;
  - g. Public safety, amenity and site security;
  - h. Operating hours, noise and vibration controls; and
  - i. Air and dust management.
- 4.31.5. Development must be carried out in accordance with the approved DMPC. The DCMP must be implemented at no cost to VicTrack, TfV and/or the rail operator.
- 4.31.6. Before Project Part A commences, excluding Site Preparation Works, a Traffic Management Plan must be submitted to TfV which outlines how traffic will be managed throughout the construction of Project Part A and mitigate impacts to public transport including trains, trams and buses to the satisfaction of TfV in consultation with the relevant operators.
- 4.31.7. All necessary traffic management and mitigation measures must be at no cost to TfV and in accordance with the approved Traffic Management Plan.

- 4.31.8. Prior to the commencement of development in public transport areas, relevant public transport operator(s) must be contacted to obtain the operator's conditions and safety requirements for works on, over, under or adjacent to public transport land and/or easements and electrical infrastructure. Access to the public transport areas during construction must conform to all of the necessary public transport operator/s guidelines and instructions.
- 4.31.9. During demolition, site excavation and Site Preparation Works and construction of Project Part A, monitoring of the movement of the Melbourne underground rail network within the proximity of Project Part A must be carried out if required by and to the satisfaction of TfV and VicTrack in consultation with the accredited rail operator.
- 4.31.10. All reasonable steps must be taken to ensure that disruption to transport operations along Flinders Street, St Kilda Road and rail operation in the Melbourne underground rail network is minimised during the construction of Project Part A. Foreseen disruptions to train, tram and bus operations during construction and mitigation measures must be communicated to the Service Operator and TfV fourteen days prior to the commencement of relevant works.
- 4.31.11. Transport infrastructure must not be damaged as a result of Project Part A and must not be altered without the prior consent of TfV. Any damage to public transport infrastructure must be rectified to the satisfaction of TfV and VicTrack at no cost to TfV or VicTrack.
- 4.31.12. "As built" drawings for any foundations to Project Part A and a retention system must be provided to TfV prior to occupation of Project Part A or at another time agreed to in writing with TfV.
- 4.31.13. Permanent or temporary soil anchors must not be installed in rail land and/or easements without the prior written permission of VicTrack and TfV.
- 4.31.14. No drainage, effluent, waste, soil or other materials must enter or be directed from the Land to rail land/easement or stored or deposited on rail land/easements.

## *Project Part B conditions*

### 4.32. Plans

The development of the Land for the purposes of Project Part B must be undertaken generally in accordance with the following plans titled “Works Plans (Alfred Deakin building)” dated August 2017:

Works Plans (Alfred Deakin building)

Prepared by JMA Architects

TP01, TP02, TP03, TP04, TP05, TP06, TP07, TP08, TP09, TP10, TP11, TP12,

but as modified and approved by the Minister under clauses 4.33 and 4.34.

### 4.33. Modifications to Plans

4.33.1. Prior to the commencement of any demolition, site excavation or Site Preparation Works, modified plans must be submitted to the Minister for approval. The plans must be drawn to scale with dimensions and levels and three copies and one digital copy must be provided. The plans must be generally in accordance with the plans prepared by JMA Architects titled Works Plans (Alfred Deakin building) dated August 2017, but modified to show:

- a. Deletion of the pergola and retractable awning.
- b. Any modifications required to achieve Disability Discrimination Act compliance and universal design principles.
- c. Any public realm works associated with the relocation of the southern façade and creation of the new entry.

4.34. The development of the Land for the purposes of Project Part B as shown on the modified plans approved by the Minister under clause 4.33.1 must not be altered or modified without the prior consent of the Minister.

### 4.35. Façade Strategy and Materials and Finishes

4.35.1. Before Project Part B starts, excluding Site Preparation Works, a Facade Strategy must be submitted to and be approved by the Minister in consultation with the Office of the Victorian Government Architect. The strategy must detail:

- a. A schedule of colours, materials and finishes, including the colour, type and quality of materials showing their application and appearance. This can be demonstrated in coloured elevations or renders from key viewpoints, to show the materials and finishes linking them to a physical sample board with clear coding.
- b. Elevation details generally at a scale of 1:50, or other suitable scale agreed to by the Minister, illustrating typical building details, entries and doors, utilities, and any special features which are important to the building’s presentation.

- c. Cross sections or other method of demonstrating the façade systems, including fixing details indicating junctions between materials and significant changes in form and/or material.

4.35.2. All materials, finishes and colours must be in conformity with the approved Façade Strategy to the satisfaction of the Minister.

#### 4.36. Public Realm Works, Federation Square

4.36.1. Before Project Part B starts, excluding Site Preparation Works, a detailed landscaping and public realm plan must be submitted to and be approved by the Minister in consultation with the Office of the Victorian Government Architect and Federation Square Pty Ltd, if any works are proposed to the public realm. The plan must include details of any:

- a. Changes to the existing balustrades to the outdoor occupation zone.
- b. Existing cobblestones / paving that is to be altered or removed.
- c. New or replacement paving that is required.
- d. New urban design elements, including any new lighting.

4.36.2. Any public realm works must be carried out in accordance with the plan.

#### 4.37. Demolition Management Plan

4.37.1. Prior to the commencement of demolition, excluding Site Preparation Works, a detailed Demolition Management Plan (**DMP**) must be submitted to and be approved by the Minister in consultation with the Melbourne City Council and Federation Square Pty Ltd. The objective of the DMP must be to minimise the impact of works associated with the demolition on neighbouring buildings and structures and activities conducted in the area generally. The DMP must address the following matters, as appropriate:

- a. Demolition
- b. Staging of demolition
- c. Dismantling of sandstone pavers for storage and potential reuse
- d. Site preparation
- e. Public safety, amenity and site security
- f. Management of the construction site and land disturbance
- g. Operating hours, noise and vibration controls
- h. Air and dust management
- i. Waste and materials reuse
- j. Stormwater and sediment control
- k. Management of public access and vehicle, bicycle and pedestrian linkages around the site during demolition
- l. Protection of existing artworks in the public realm
- m. Reasonable measures to ensure that disruption to nearby public transport operations and services are kept to a minimum.



- n. Measures to minimise any disruption or unsightliness to public events in Federation Square.

4.37.2. Demolition must be carried out in accordance with the DMP to the satisfaction of the Minister.

#### 4.38. Construction Management Plan

4.38.1. Prior to the commencement of Project Part B, (excluding structures for construction purposes, demolition, site excavation and Site Preparation Works), a detailed Construction Management Plan (**CMP**) must be submitted to and be approved by the Minister in consultation with Federation Square Pty Ltd.

4.38.2. The CMP must describe how the occupier of the Land will manage the environmental, construction and amenity impacts associated with the construction of Project Part B, and address the following matters, as appropriate:

- a. Staging of construction
- b. Excavation works, site preparation, soil removal, site remediation, retention works, ground works and temporary structures
- c. Management of public access including vehicle, bicycle and pedestrian linkages around the site during construction
- d. Site access and traffic management (including any temporary disruptions to adjoining vehicular, bicycle and pedestrian access ways)
- e. Any works within the adjoining street network, road reserves or public spaces
- f. Protection of existing artworks in the public realm
- g. Re-routing / temporary underground public utilities and services
- h. Sediment control and site drainage
- i. Hours of construction
- j. Control of noise, vibrations, dust and soiling of roadways or pathways
- k. Discharge of polluted waters
- l. Collection and disposal of building and construction waste
- m. Reasonable measures to ensure that disruption to nearby public transport operations and services are kept to a minimum.
- n. Measures to minimise any disruption or unsightliness to public events in Federation Square.

4.38.3. Development must be carried out in accordance with the approved CMP to the satisfaction of the Minister.

#### 4.39. Disability Discrimination Act Assessment

4.39.1. Prior to the occupation of Project Part B, a Disability Discrimination Act Assessment / Audit, prepared by a suitably qualified consultant, must be submitted to and be approved by the Minister. This document must provide

an assessment of Project Part B (including public realm works) against the applicable accessibility provisions of the Building Code of Australia and the applicable provisions of the Disability (Access to Premises – Buildings) Standards 2010 and demonstrate that the access (stairs and lift) to the building meets universal design principles.

4.40. Advertising Signs

4.40.1. No advertising signs shall be, erected, painted or displayed without the written permission of the Minister.

**5. EXPIRY**

5.1. The controls in this Incorporated Document expire if one of the following circumstances applies:

5.1.1. The development allowed by the control is not started within two years of the date of commencement of amendment C314 to this Planning Scheme.

5.1.2. The development allowed by the control is not completed within four years of the date of commencement of amendment C314 to this Planning Scheme.

5.2. The Minister may extend the time periods referred to if a request is made in writing before the control expires or within three months afterwards.

**END OF DOCUMENT**