

# **Acland Street Upgrade Project Incorporated Document**

**December 2015**

Incorporated document pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

## **1.0 INTRODUCTION**

This document is an incorporated document in the Port Phillip Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.

The land identified in this document may be used and developed in accordance with the control in this document.

The control in this document prevails over any contrary or inconsistent provisions in the Port Phillip Planning Scheme.

## **2.0 PURPOSE**

The purpose of the control in this document is to facilitate the Acland Street Upgrade Project (the project).

## **3.0 LAND**

The control in this document applies to the land required for the Acland Street Upgrade Project in St Kilda (the project area) as shown in Figure 1 of this document.

## **4.0 CONTROL**

Despite any provision to the contrary or any inconsistent provision in the Port Phillip Planning Scheme, no planning permit is required for, and no planning provision in the Port Phillip Planning Scheme operates to prohibit or restrict, the use or development of the land in the project area for the project.

The project includes, but is not limited to, the following use and development:

- Installation of a new dual track, Disability Discrimination Act (DDA) compliant, level access platform tram terminus.
- Tram platforms as extensions of existing footpaths.
- Re-grading of footpaths.
- Installation of new tram infrastructure, including power poles, timetable information, passenger information displays and driver facilities.
- Relocation and installation of required services, as appropriate.
- Creation of a new public space between the new tram terminus and Barkly Street.
- Road works to partially close Acland Street to vehicular traffic (other than trams), including:
  - works to prevent east-bound vehicular traffic between Belford Street and Barkly Street (with east-bound Acland Street traffic to be required to turn left into Belford Street); and
  - works to prevent west-bound vehicular traffic between Irwell Street and Barkly Street.
- Removal of on-street car parking along Acland Street.
- Removal of existing art work.
- Display of advertising signs.

## 5.0 CONDITIONS

The use and development permitted by this document must be undertaken generally in accordance with the *Acland Street Streetscape Framework Concept Plan* at figure 2 of this document and in accordance with the following conditions:

### Plans and Elevations

- 5.1 Detailed plans and elevations (including details of any advertising signs) of the project to the satisfaction of the responsible authority must be submitted to, and approved by, the responsible authority.

### Construction Management Plan

- 5.2 A Construction Management Plan to the satisfaction of the responsible authority must be submitted to, and approved by, the responsible authority. The plan must include, but is not limited to, details of the following

- a) Construction hours.
- b) Control of construction noise to minimise impact on neighbouring properties.
- c) Maintaining cleanliness in abutting streets;
- d) Minimising disruption to pedestrian access along footpaths.
- e) Management of parking of construction worker vehicles (including construction machinery), management of site deliveries and traffic management.
- f) The waste removal process and duration, including the positions of trucks, equipment and rubbish bins, including the on-site storage of waste construction bins as much as practicable during the project's construction stages.

Once submitted and approved the works detailed in the Construction Management Plan must be carried out to the satisfaction of the responsible authority.

### Stormwater Management Plan

- 5.3 A Stormwater Management Plan must be prepared by an appropriately qualified engineer to the satisfaction of the responsible authority and submitted for the written consent of the responsible authority. The plan must indicate the protection of the water quality of Port Phillip Bay from adverse environmental impacts and the control of sediment both during and post construction. This should include protection measures installed as required to ensure that no solid waste, sediment, sand, clay or stones from the construction site enters the stormwater drainage system.

### Floodplain Management

- 5.4 Works on land in the project area affected by the Special Building Overlay must be undertaken to the satisfaction of the relevant floodplain management authority.

### Other Conditions

- 5.5 Unless otherwise stated, the plans and other matters listed in Clause 5 must be approved prior to the commencement of works. Plans and other documents may be prepared and approved for separate components or stages of the project but each plan or document must be approved before commencement of works for that component or stage.

5.6 The plans and other documents may be amended from time to time to the satisfaction of the responsible authority or relevant approving authority. In deciding whether a plan or document is satisfactory or whether to consent to an amendment to a plan or document, the responsible authority or relevant approving authority may seek the views of other relevant parties.

5.7 The use and development of land in the project area must be undertaken generally in accordance with all approved plans and documents.

## **6.0 EXPIRY**

The control in this document expires if any of the following circumstances applies:

- The development allowed by the control is not started by 31 December 2016.
- The development allowed by the control is not completed by 31 December 2017.

The responsible authority may extend these periods if a request is made in writing before the expiry date or within three months afterwards.

**Figure 1: Project Area for the Acland Street Upgrade Project**

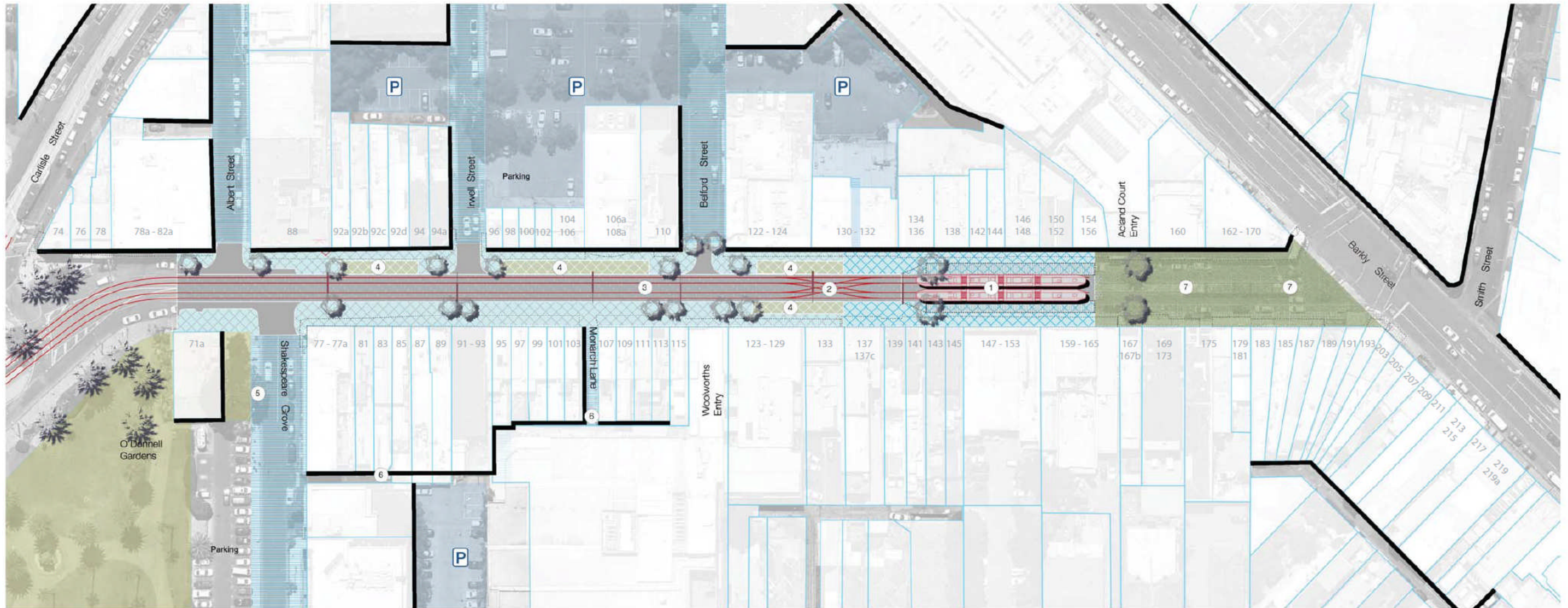




Figure 2: Concept Plan for the Acland Street Upgrade Project

# ACLAND STREET STREETScape FRAMEWORK CONCEPT PLAN

ADOPTED 8 DECEMBER 2015



**Functional Areas**

-  Pedestrian footpath
-  Existing carriageway
-  Renewed/upgraded carriageway pavement
-  Stage 1 & 2: Existing Surfaces reclaimed for community use
-  Stage 1: Reclaimed car parking for alfresco dining/pedestrian use
-  Stage 1: Upgraded footpath with integrated tram stop function
-  Potential future street upgrade to connect to car parks and broader precinct

**Program**

1. New tram stop/terminus integrated with footpath
2. Tramway switch point
3. New road surface
4. Reclaimed street car parking for temporary installations and pedestrian uses
5. Potential upgrade of Shakespeare Grove & Vineyard courtyard
6. Potential upgrade of Monarch Lane
7. Plaza as temporary community creative canvas

