

MELBOURNE PLANNING SCHEME

INCORPORATED DOCUMENT

‘JUDY LAZARUS TRANSITION CENTRE, MARCH 2005’

**Land at 110 Jeffcott Street, West Melbourne.
(Crown Allotment 19, Section 35, at West Melbourne,
Parish of Melbourne North, City of Melbourne.)**

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

**Melbourne Planning Scheme
Incorporated Document
Land at 110 Jeffcott Street, West Melbourne.**

INTRODUCTION:

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

Pursuant to Clause 52.03 of the 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 and development of a ‘Corrective institution’ to be known as the ‘Judy Lazarus Transition Centre’, to be constructed at 110 Jeffcott Street, West Melbourne, adjacent to the Melbourne Assessment Prison.
- To encourage an urban design solution in a mixed use area that positively resolves a difficult and complex set of interfaces adjacent to the Melbourne Assessment Prison and opposite the railway yards.

ADDRESS OF THE LAND:

This land is described as 110 Jeffcott Street, West Melbourne; (Crown Allotment 19, Section 35, at West Melbourne, Parish of Melbourne North, City of Melbourne.)

THIS DOCUMENT ALLOWS:

The demolition, use and development of the land for the purpose of ‘Corrective institution’, as defined under Clause 74 –Land Use Terms of the Melbourne Planning Scheme, and ancillary uses generally in accordance with the following ‘Incorporated Plans’:

- Plans prepared by Vincent Chrisp Architects titled “Judy Lazarus Centre, Jeffcott Street, West Melbourne” (Project No. 6018)

Drawing List:

TP00	Existing Conditions Plan	TP04	Exterior Elevations
TP01	Ground Floor	TP05	Courtyard Elevations
TP02	First Floor	TP06	Sections
TP03	Roof Plan		

The following provisions of the Melbourne Planning Scheme do not apply to this Incorporated Document:

- Clause 32.04 Mixed Use Zone.
- Clause 43.02 Schedule 12 to the Design and Development Overlay.
- Clause 43.02 Schedule 33 to the Design and Development Overlay.
- Clause 52.05 Advertising Signs.
- Clause 52.06 Car Parking.
- Clause 52.07 Loading and unloading of vehicles.
- Clause 52.34 Bicycle Facilities.
- Clause 55 Two or more dwellings on a lot and Residential buildings

THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT:

Incorporated Plans

1. The use and development must be carried out generally in accordance with the Incorporated Plans, or such modified plans which may be substituted with the consent of the responsible authority.
2. The layout of the site and the size of the proposed buildings and works as shown on the Incorporated Plans must not be altered or modified without the consent of the responsible authority.

Materials and Finishes

3. Prior to the commencement of the development, excluding demolition, bulk excavation and site preparation/retention works, 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.

Landscaping

4. Within 6 months of the commencement of the development or any stages thereof a landscape plan must be submitted to and be approved to the satisfaction of the responsible authority and must include a schedule of all landscape materials and treatments, planting schedule, automatic irrigation and lighting of public areas.
5. Landscape works as shown on the relevant endorsed plan/s must be completed within 3 months of the completion of the building work to the satisfaction of the responsible authority and then maintained to the satisfaction of the responsible authority.

Building appurtenances etc.

6. Any satellite dishes, antennae or similar structures for television reception associated with the development must be designed and located at a single point in the development to the satisfaction of the responsible authority, unless approved otherwise to the satisfaction of the responsible authority.
7. The glazing material on all external walls must be of a type that does not reflect more than 15% of visible light when measured at an angle of incidence normal to the glass surface unless approved otherwise to the satisfaction of the responsible authority.

Noise levels in habitable rooms

8. Habitable rooms for use as accommodation purposes must be designed and constructed to include noise attenuation measures. These measures must achieve a maximum noise level of 45dB(a) with windows closed in accordance with relevant Australian Standards for acoustic control.
9. Prior to occupation of the new residential buildings the applicant must submit a report from a qualified acoustic engineer certifying that the acoustic measures have been implemented in accordance with Condition 8 above.

Car Parking, Loading etc.

10. The loading or unloading of vehicles of goods, plant and materials or other items delivered to or dispatched from the land must take place within the boundary of the land.

Street Levels, Crossovers, Drainage etc.

11. The owner of the subject land shall not be permitted to alter existing street levels for the purpose of constructing a new vehicle crossing or pedestrian entrances without first obtaining the written approval by Council's Group Manager - Engineering Services.
12. The owner of the subject land must construct all necessary vehicle crossings and demolish all unnecessary vehicle crossings adjacent the subject land in accordance with plans and specifications first approved by Council's Group Manager - Engineering Services.
13. The owner of the subject land shall construct a stormwater drainage system for the development at no cost to the Council and make provision to connect this system to Council's underground stormwater drainage system and where necessary, upgrade the system to accept the discharge from the site in accordance with plans and specifications first approved by Council's Group Manager - Engineering Services.

Waste Management

14. All garbage and other waste material must be stored in an area within the land and set aside for such purpose to the satisfaction of Council.
15. No garbage bin or surplus materials generated by the permitted use may be deposited or stored outside the site and bins must be returned to the garbage storage areas as soon as practicable after garbage collection. Waste storage and collection arrangements must be to the satisfaction of Council.

Security systems

16. All security alarms or similar devices installed on the land must be of a silent type in accordance with relevant Australian Standards and be connected to a security service.
17. No external sound amplification equipment or loud speakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose.

Time Limits

18. This approval will expire if one of the following circumstances applies:
- the development is not started within two years of the date of this approval;
 - the development is not completed within four years of date of this approval.
19. 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.
20. The development must, after it is commenced, be continued and completed to the satisfaction of the responsible authority.

END OF DOCUMENT