

LATROBE PLANNING SCHEME

Latrobe GovHub

Incorporated Document
February 2019

1.0 INTRODUCTION

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

This incorporated document facilitates the delivery of the Latrobe GovHub (the project).

The control in this document prevails over any contrary or inconsistent provision in the Scheme.

2.0 PURPOSE

The purpose of the control in Clause 4.0 is to permit the use and development of land described in Clause 3.0 of this document for the purposes of the project.

3.0 LAND

The control in this document applies to land affected by the Specific Controls Overlay, Schedule 1 as shown on Planning Scheme Map 76SCO in the Scheme.

4.0 CONTROL

4.1 EXEMPTION FROM PLANNING SCHEME REQUIREMENTS

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

The project includes, but is not limited to, the following use and development in accordance with the approved plans:

- a) Use of land for office, retail and place of assembly (community purposes)
- b) Buildings and works for the construction of a multi-storey building
- c) Ancillary activities including, but not limited to:
 - i) Development and display of signage
 - ii) Removal and / or variation of easements, restrictions and reserves.

4.2 THE FOLLOWING CONDITIONS APPLY TO THE USE AND DEVELOPMENT PERMITTED BY THIS DOCUMENT:

The use and development permitted by this document must be undertaken in accordance with the following conditions:

Plans

4.2.1 Before the development starts (excluding demolition, bulk excavation and site preparation), plans must be submitted to and approved by the Responsible Authority. These plans must be drawn to scale with dimensions to show:

- a) Site plans of proposal showing the boundaries of the land affected by the amendment (amendment site), adjoining roads and vehicle access points, the location of proposed buildings and works, the location of any landscaping and the location and dimensions of driveways and vehicle parking areas and bicycle facilities;
- b) Floor plans showing internal layout of the proposed development including dimensions and floor areas;
- c) Elevations and sections, indicating location, height, dimensions, design and use of all buildings and works, and associated setbacks, canopies, external projections

- and architectural features;
- d) All external materials, finishes and surfaces;
- e) The location of plant and equipment;
- f) Details of all easements and/or reserves required to be created or removed;
- g) Extent of demolition;
- h) The provision of 114 car spaces (including three disabled spaces);
- i) The provision of 16 bicycle spaces;
- j) Details of acoustic fencing along the extent of the western boundary that has a residential interface;
- k) Provision of a 'no left turn' sign adjacent to the vehicle egress/exit to Fleming Street (within the boundary of the amendment site);
- l) Landscape Plan;
- m) Waste Management Plan; and
- n) External Lighting Plan.

The above plans must be generally consistent with the *Latrobe GovHub Concept Plan 2018* in Appendix 1 of this document.

Use and development

- 4.2.2 The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
- 4.2.3 The use and operation of the site must always be in accordance with all plans and documents endorsed under this incorporated document to the satisfaction of the Responsible Authority.

Landscape Plan

- 4.2.4 A detailed Landscape Plan as required by Clause 4.2.1(l) and prepared by a suitably qualified landscape architect must be submitted to and approved by the Responsible Authority. The plan must be drawn to scale with dimensions and show:
 - a) The areas set aside for landscaping;
 - b) A schedule of all soft and hard landscaping treatments;
 - c) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant, and all hard-landscaping treatments;
 - d) Proposed irrigation methods; and
 - e) Details of the ongoing maintenance and monitoring procedures to ensure the ongoing health of landscaping.

Completion of landscaping works

- 4.2.5 Before the use starts or the occupation of the development, or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the plans endorsed under clause 4.2.4 of this document must be carried out and completed to the satisfaction of the Responsible Authority.
- 4.2.6 The landscaping shown on the plans endorsed under clause 4.2.4 of this document must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants must be replaced.

Materials and finishes

- 4.2.7 Before the development starts, a schedule showing external materials, colours and finishes, roof and glazing treatment must be submitted to the satisfaction and approval of the Responsible Authority.
- 4.2.8 No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted without the written consent of the Responsible Authority.

Construction management plan

- 4.2.9 Before the development starts (excluding demolition, bulk excavation and site preparation) a Construction Management Plan (CMP) must be submitted to and approved by the Responsible Authority. The CMP must be prepared and implemented by a suitably qualified person who is experienced in preparing and implementing CMPs. The CMP must address the key environmental management issues as appropriate including:
- a) Project management and staging;
 - b) Environmental awareness and training;
 - c) Noise and vibration;
 - d) Traffic management;
 - e) Surface water, sediment run-off and drainage;
 - f) Soil and earth works;
 - g) Construction waste;
 - h) Measures to control dust;
 - i) Contamination;
 - j) Dangerous goods and refueling;
 - k) A communications strategy for the construction period to inform surrounding residents of construction progress;
 - l) Contact details of key construction site staff; and
 - m) Hours of construction.

Waste management plan

- 4.2.10 A Waste Management Plan (WMP) as required by Clause 4.2.1(m) must be submitted to and approved by the Responsible. The plan must provide the following details of waste (including recyclables) collection for the subject land where appropriate:
- a) The types and number of waste bins;
 - b) Whether public or private waste collection will be undertaken;
 - c) Location of bins;
 - d) Frequency and times for waste collection;
 - e) Plan showing the layout of the bins at collection time including sufficient clearances from all street services, features and infrastructure; and
 - f) Details of waste management arrangements during construction.

Maintenance of waste storage area

- 4.2.11 All bins and receptacle used for the collection and storage of solid waste, recyclables and other wastes must be kept in a designated area, to the satisfaction of the Responsible Authority. The bin storage areas must be:
- a) Properly paved and drained to a legal point of discharge;
 - b) Screened from view with a suitably designed enclosure;
 - c) Supplied with adequate hot and cold water; and
 - d) Maintained in a clean and tidy condition free from offensive odours

to the satisfaction of the Responsible Authority.

Car parking, bicycle facilities and access

4.2.12 Prior to the commencement of the use of land, a Car Parking Management Plan (CPMP) must be prepared in consultation with the Responsible Authority and submitted to and approved by the Responsible Authority. The CPMP must show:

- a) How the car parking and bicycle facilities provisions on site are shared between the uses on the land over a 24-hour period; and
- b) How onsite car parking provision can be fully utilised to cater for different car parking peaks for staff and visitors.

4.2.13 All bicycle facilities as shown on the endorsed plans need to be maintained and made available at all times to the satisfaction of the Responsible Authority.

External lighting (publicly accessible areas)

4.2.14 A detailed External Lighting Plan as required by Clause 4.2.1(n) must be prepared to the satisfaction of the Responsible Authority. The plan must provide the following details to the satisfaction of the responsible Authority:

- a) Lighting within the outdoor publicly accessible areas of the site, including the car park on the western side of the building;
- b) Use of low intensity lighting that ensures car park areas and pedestrian accessways are adequately illuminated without any unreasonable loss of amenity to the surrounding area; and
- c) Lighting within the outdoor seating areas.

4.2.15 The external lighting as shown on the External Lighting Plan must be implemented and maintained to the satisfaction of the Responsible Authority.

Signage

4.2.16 Prior to the commencement of development (excluding demolition, bulk excavation and site preparation), a Signage Strategy showing the location, details and dimensions of direction, promotional and business identification signs is to be prepared and submitted to the satisfaction of the Responsible Authority.

4.2.17 The signage must not contain any flashing light, sign animation or bunting.

4.2.18 All signage must be constructed and maintained to the satisfaction of the Responsible Authority.

Amenity

4.2.19 All external building elevations, fixtures and works must be maintained in good condition in accordance with the schedule of finishes shown on the endorsed plans to the satisfaction of Responsible Authority.

4.2.20 The amenity of the area must not be detrimentally affected by the use or development of the land, through the:

- a) Transport of materials, goods or commodities to or from the land;

- b) Appearance of any building, works or materials;
- c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, water, waste products, grit or oil; and
- d) Presence of vermin;

to the satisfaction of the Responsible Authority.

4.2.21 Noise levels must not exceed the permissible noise levels stipulated in State and Environment Protection Policy N-2 (Control of Music Noise from Public Premises) to the satisfaction of the Responsible Authority.

4.2.22 Any external lighting must be baffled and / or located to the satisfaction of the Responsible Authority to prevent light from the site causing detriment to the locality.

Engineering Conditions

4.2.23 Before the use starts and/or the development is occupied, the titles to the land on the amendment site must be consolidated to ensure that the land comprising all buildings, car parking and vehicle access ways in the proposed development are contained within a single title.

4.2.24 Before the commencement of any development (excluding demolition, bulk excavation and site preparation), a site drainage plan, including levels or contours of the land and all hydraulic computations, must be submitted to and approved by the Responsible Authority. The plan must be drawn to scale with dimensions and an electronic copy in PDF format provided. The drainage plan must be prepared in accordance with the requirements of Latrobe City Council's Design Guidelines and must provide for the following:

- a) How the land including all buildings, open space and paved areas will be drained to the legal point of discharge for a 1 in 10 year ARI storm event;
- b) An underground pipe drainage system conveying stormwater discharge to the legal point of discharge; and
- c) An underground pipe drainage system conveying stormwater from the legal point of discharge and connecting into Latrobe City Council's stormwater drainage system.

4.2.25 Before the use commences of the buildings hereby permitted, or by such later date as is approved by the Responsible Authority in writing, the following works must be completed in accordance with the endorsed plans and to the satisfaction of the Responsible Authority including all necessary permits being obtained and inspections undertaken:

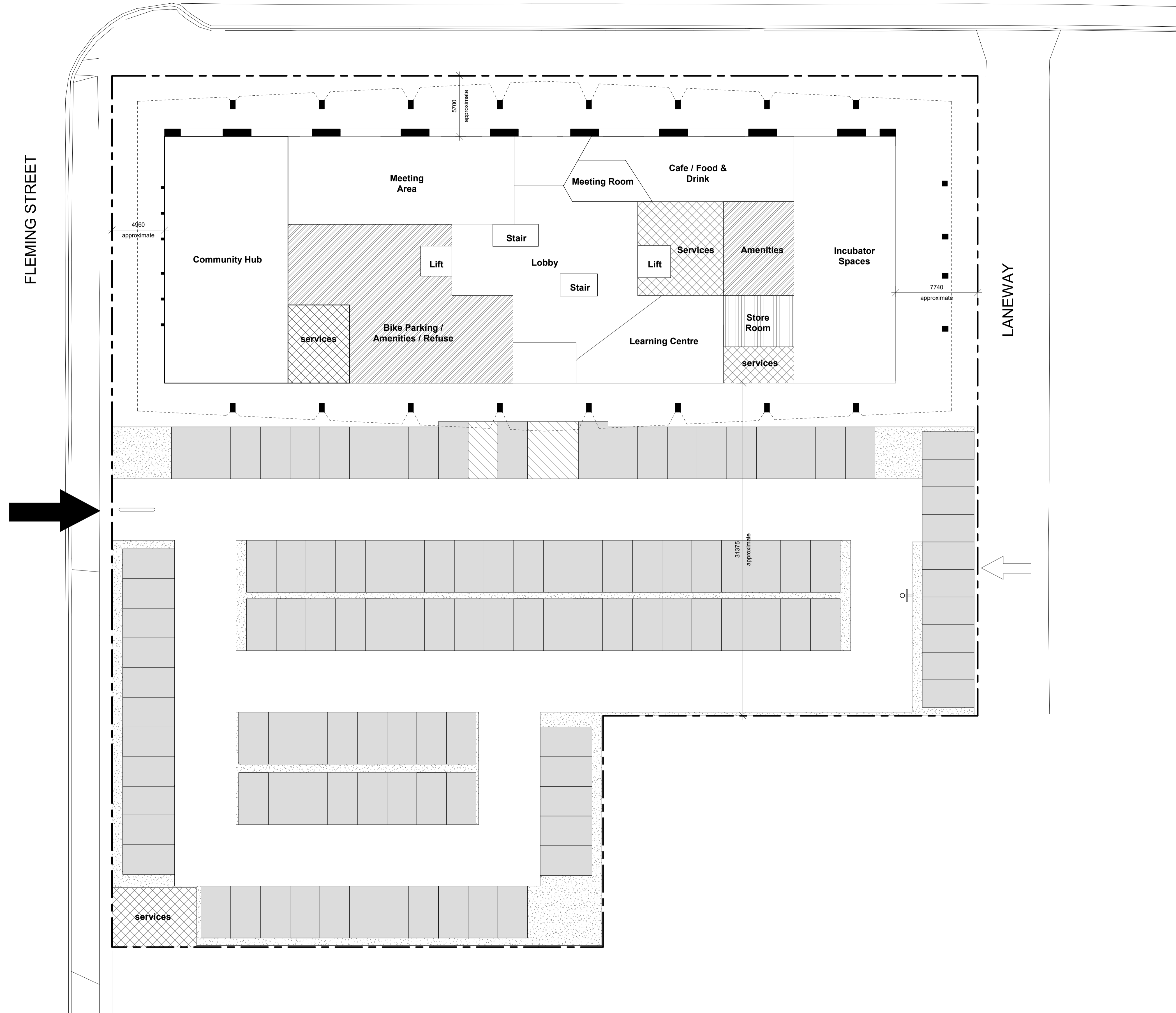
- a) All drainage works must be constructed in accordance with the approved site drainage plan.
- b) The areas shown on the endorsed plans for vehicle access and car parking must be constructed to such levels that they can be used in accordance with the approved plans including surfacing with an all-weather sealed surface, drained, and line marking to indicate each car space and all access lanes.
- c) The proposed vehicle crossing must be constructed in accordance with the endorsed plans, at right angles to the road and must comply with:
 - the vehicle crossing standards set out in Latrobe City Council's Standard Drawing LCC 307; and

- the requirements of any service authority having existing assets proposed to be incorporated into the vehicle crossing or located within one metre of the vehicle crossing.
- d) All redundant vehicle crossings must be removed and kerb and channel, footpath and naturestrip reinstated.
- 4.2.26 Where proposed, for all lighting used to externally illuminate buildings, works shall be fitted with cut-off luminaires (baffles), so as to prevent the emission of direct and indirect light onto adjoining roadways, land and premises, to the satisfaction of the Responsible Authority.
- 4.2.27 The loading and unloading of goods from vehicles must only be carried out on the land on which the permitted building is located and must not disrupt the circulation and parking of vehicles on the land or adjacent roads. Delivery vehicles larger than that nominated on an approved parking layout plan shall not be permitted to enter the site.
- 4.2.28 Car spaces, vehicle access lanes and driveways must be kept available for these purposes at all times.
- 4.2.29 The areas set aside for car parking and vehicle access lanes must be maintained in a continuously useable condition to the satisfaction of the Responsible Authority.

Expiry

- 4.2.30 The control in this incorporated document expires if any of the following circumstances apply:
- The development allowed by the control is not commenced by 30 January 2022.
 - The development allowed by the control is not completed by 30 January 2027.

APPENDIX 1: CONCEPT PLAN



Legend

- Title Boundary
- - - Approximate Setbacks
- ➔ Proposed Vehicular Access
- ➔ Car parking accessed from laneway
- Car Spaces
- ▨ Landscape Zone
- ▩ Services
- ▧ Bike Parking/Refuse/Amenities
- ▤ Store Room

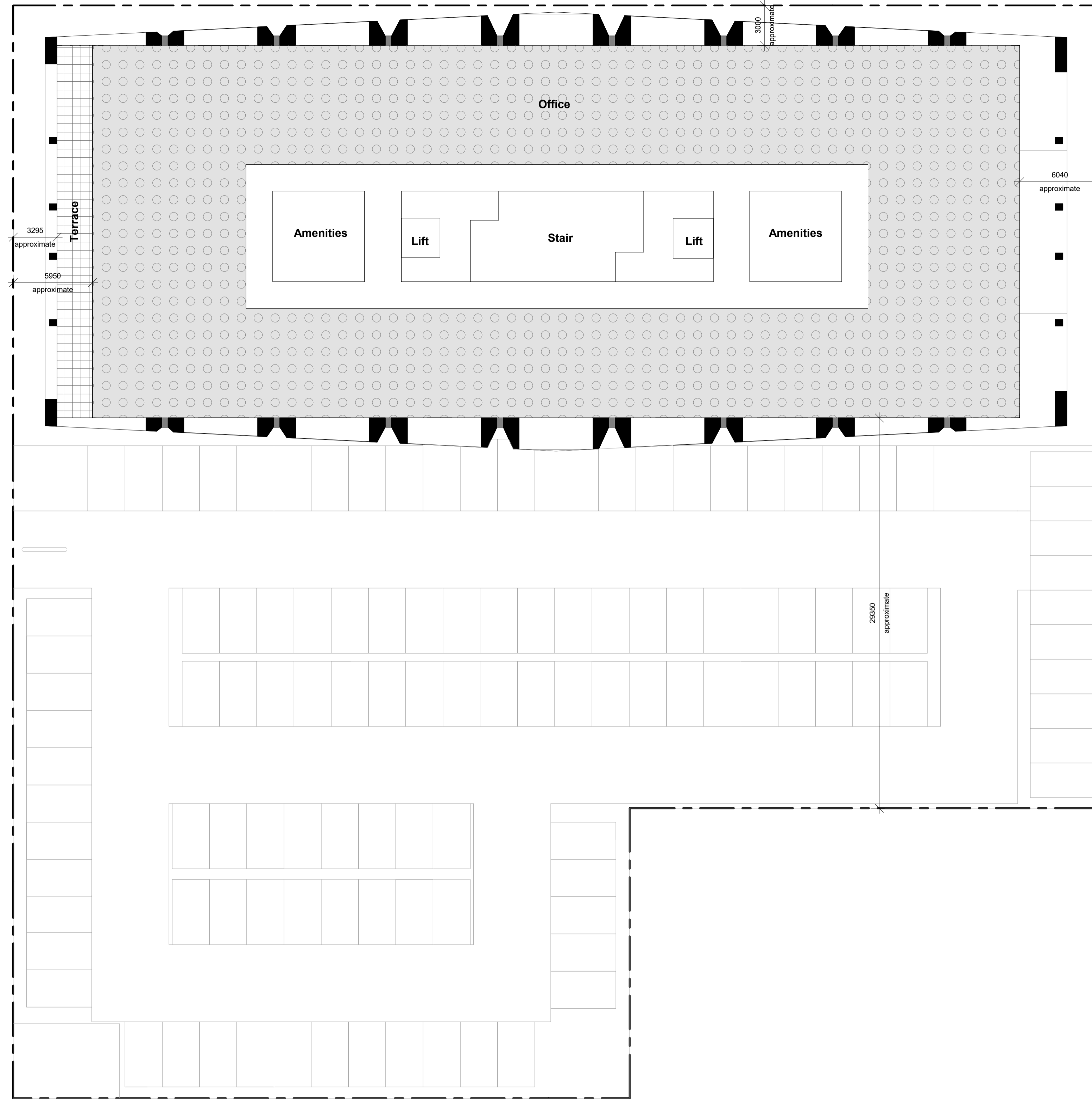
Site Area: 5,940m²
 Site Coverage: 2,372m² (39.9%) approx.

	NFA
Ground	845m ² approx.
Level 1	1,445m ² approx.
Level 2	1,445m ² approx.
Total	3,735m ² approx.

NOTE: NFA does not include terrace areas

NOTE:
 The site layout and facility elements (including the height, design, setback and configuration) in the Concept Plan are indicative only and will be finalised as part of the plans required in accordance with 4.2 of the Incorporated document





- LEGEND**
- - - Title Boundary
 - Approximate Setbacks
 - Office
 - Terrace

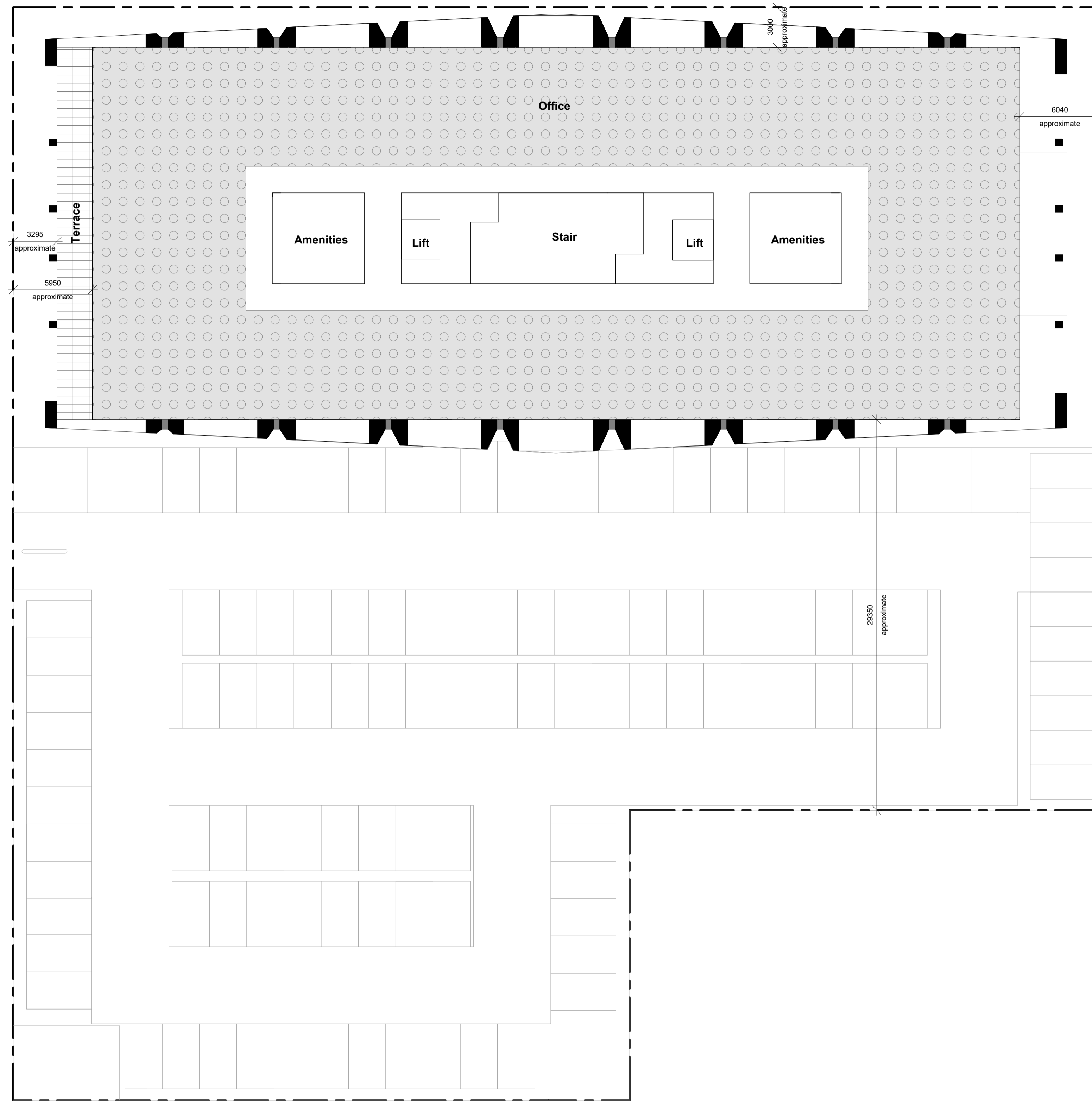
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 - ✂ Approximate Setbacks
 - Office
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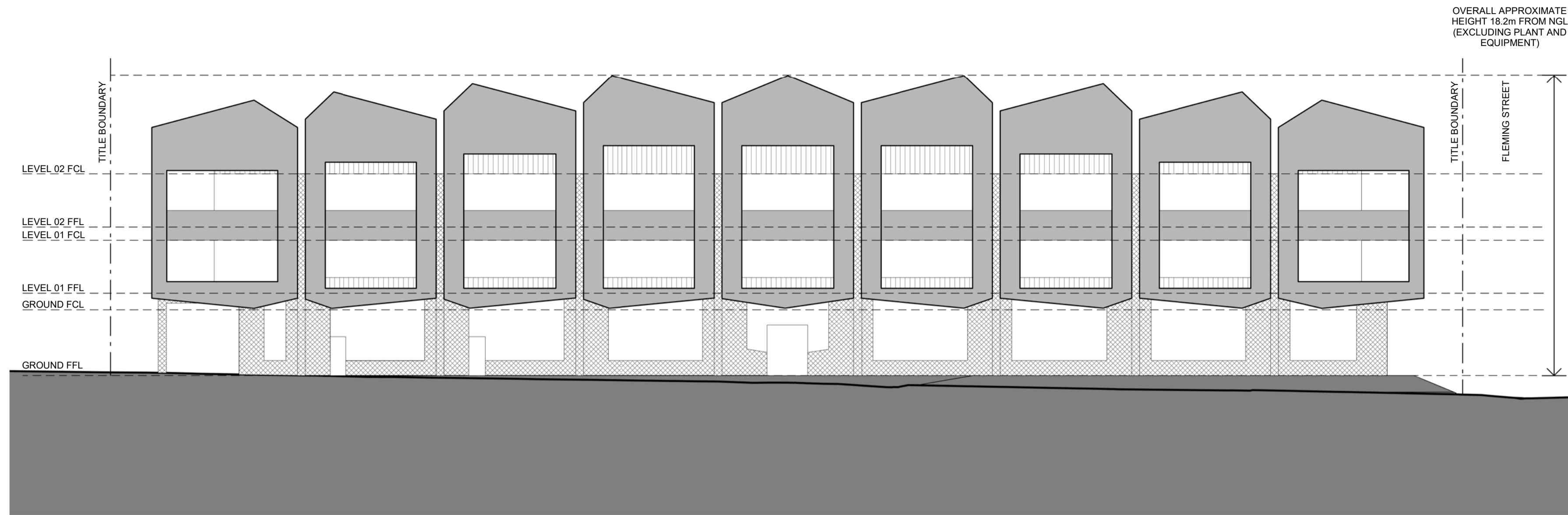
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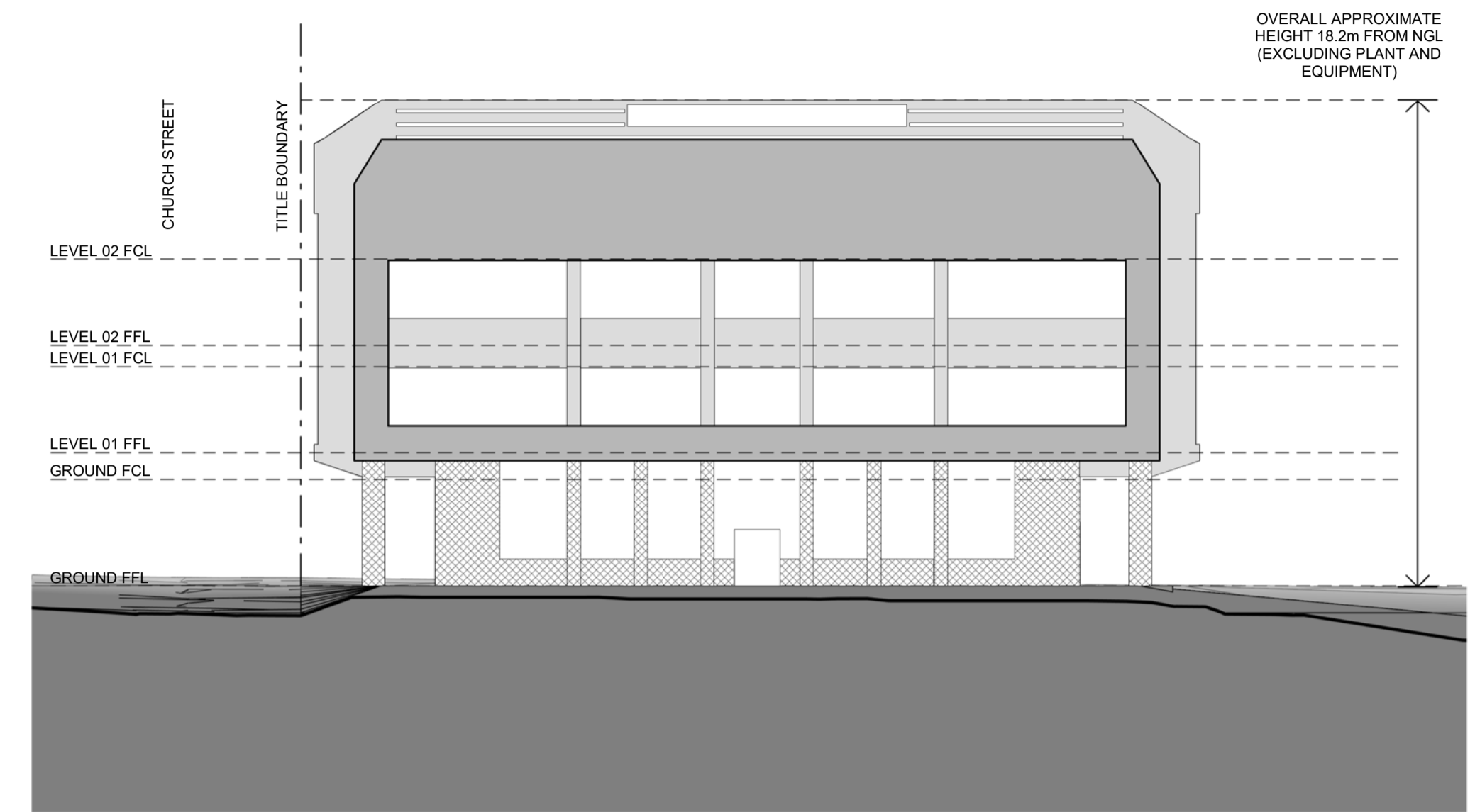
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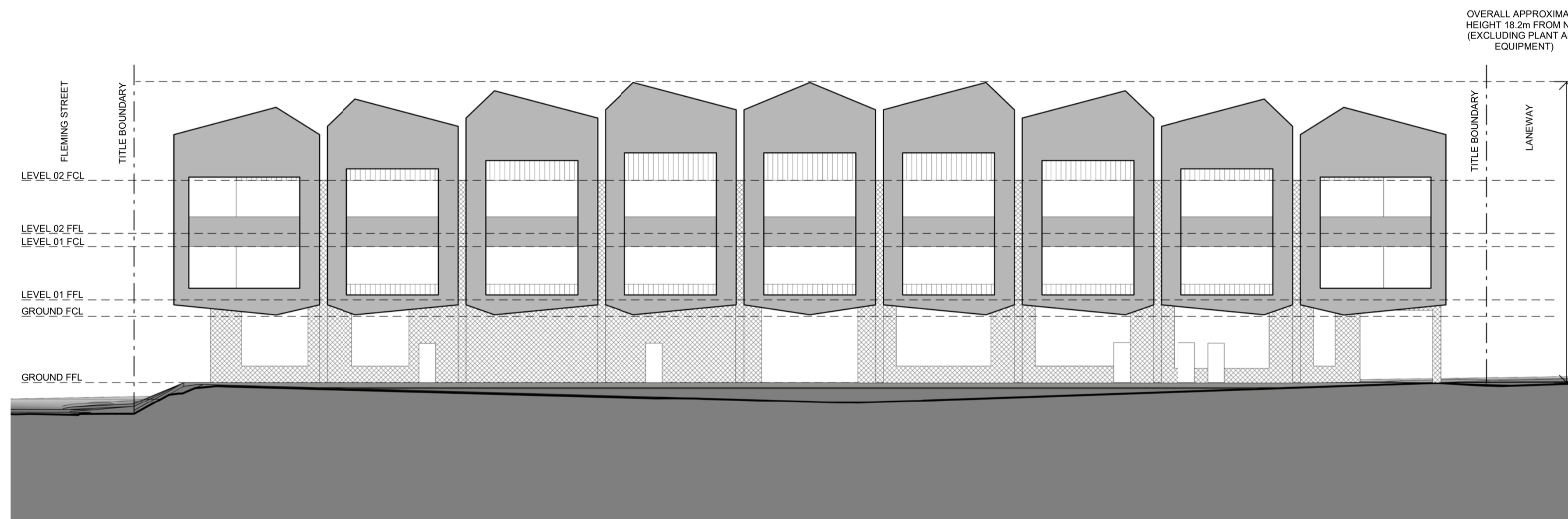




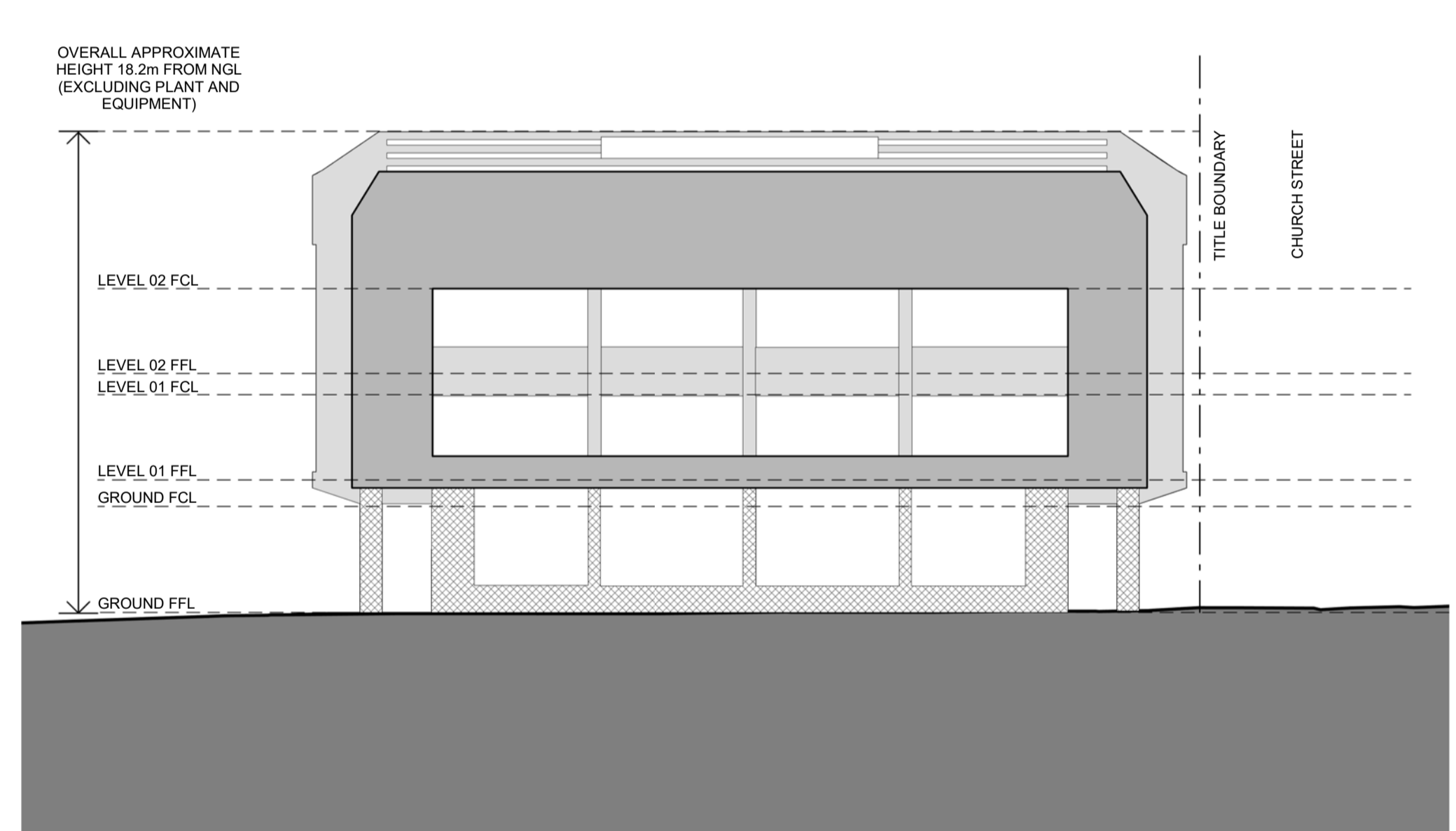
1 INDICATIVE EAST ELEVATION



3 INDICATIVE NORTH ELEVATION



2 INDICATIVE WEST ELEVATION



4 INDICATIVE SOUTH ELEVATION

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