

MELBOURNE PLANNING SCHEME

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INCORPORATED DOCUMENT

**Melbourne Park Redevelopment
February 2014**

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 DOCUMENTS - CLAUSE 81 - SCHEDULE
FEBRUARY 2014

Incorporated Document

Melbourne Park Redevelopment, February 2014

INTRODUCTION

This document is an incorporated document in the Schedule to Clause 52.03 and Clause 81 of the Melbourne Planning Scheme. It consists of the written provisions of this document and the plan marked 'Melbourne Park Redevelopment Area February 2010' prepared by Cox Populous Architects.

The purpose of the Incorporated Document is to facilitate implementation of the Melbourne Park Redevelopment component of the approved Melbourne and Olympic Parks Masterplan. The masterplan may be updated and amended from time to time to the satisfaction of the responsible authority.

The Public Park and Recreation Zone and overlay provisions in the Melbourne Planning Scheme continue to apply to uses, buildings and works that are not generally in accordance with the approved masterplan for the Melbourne Park Redevelopment.

The Melbourne Park Redevelopment includes improvements to the sports and entertainment arenas, venues and facilities; improvements to the public domain including expanded concourse areas, Garden Square and Central Terrace and enhanced landscaping; improvements to pedestrian circulation and way finding; and a new pedestrian bridge connection to the west across Batman Avenue connecting to Birrarung Marr and Melbourne Park. The bridge over Olympic Boulevard linking Melbourne Park and AAMI Park was constructed in 2013 as part of the Stage 1 works. The Melbourne Park Redevelopment also includes a water recycling plant and underground water storage tanks and associated infrastructure to collect stormwater and reuse it within Melbourne Park. The recycling plant supports the new landscape strategy and will significantly reduce potable water demand.

Pursuant to Clause 52.03 of the Melbourne Planning Scheme the land identified in this document may be developed and used in accordance with the specific controls contained in this 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.

LAND DESCRIPTION

The Melbourne Park Redevelopment Area includes all the land bounded generally by Olympic Boulevard between Batman Avenue and Punt Road to the south, Punt Road to the east, the rail corridor and William Barak Bridge to the north and Batman Avenue between William Barak Bridge and Olympic Boulevard to the west. The Area includes the proposed pedestrian bridge alignment and landings over Batman Avenue

linking Birrarung Marr and Melbourne Park and the constructed pedestrian bridge over Olympic Boulevard linking Melbourne Park and AAMI Park.

APPLICATION OF PLANNING SCHEME PROVISIONS

The following Clauses of the Melbourne Planning Scheme do not apply to the land identified in this Incorporated Document:

- Clause 36.01 Public Use Zone
- Clause 36.02 Public Park and Recreation Zone
- Clause 36.04 Road Zone
- Clause 37.04 Capital City Zone
- Clause 43.01 Heritage Overlay
- Clause 43.02 Design and Development Overlay
- Clause 44.04 Land Subject to Inundation Overlay
- Clause 45.01 Public Acquisition Overlay
- Clause 45.07 City Link Project Overlay
- Clause 52.05 Advertising signs
- Clause 52.06 Car parking
- Clause 52.07 Loading and unloading of vehicles
- Clause 52.17 Native vegetation
- Clause 52.27 Licensed Premises
- Clause 52.29 Land adjacent to a Road Zone, Category 1 or a Public Acquisition Overlay for a Category 1 Road
- Clause 52.34 Bicycle facilities
- Clause 52.36 Integrated Public Transport

USE AND DEVELOPMENT OF LAND

Views of relevant agencies

Before deciding on an updated and amended masterplan for the Melbourne Park Redevelopment or development plan, the responsible authority shall consider comments from the following agencies, where relevant:

- City of Melbourne;
- Roads Corporation (VicRoads)- if a development plan proposes to use and develop land in a Road Zone or land in a Public Acquisition Overlay if the purpose of the acquisition is for a Category 1 Road;
- Roads Corporation (VicRoads)- if a development plan proposes to create or alter access to a road in a Road Zone Category 1 or proposes to create or alter access to land in a Public Acquisition Overlay if the purpose of the acquisition is for a Category 1 Road;
- Roads Corporation (Roads Corporation (VicRoads) and CityLink Melbourne Limited, if a development plan affects land included in the City Link Project Overlay;
- Melbourne Water, if a development plan affects land in the Land Subject to Inundation Overlay;

- Heritage Victoria if a development plan affects land subject to Heritage Overlay 394 identified as “Yarra Bank, Speakers Corner, Batman Avenue, South Yarra” in the Melbourne Planning Scheme and included on the Victorian Heritage Register Reference Number H1363.

This Incorporated Document allows:

The use and development (including demolition) of land in the Melbourne Park Redevelopment Area for the purpose of, but not limited to, a Major sports and recreation facility to accommodate major sports and entertainment events; with associated facilities including Indoor recreation facility, Office and entertainment facilities, Place of assembly, Retail premises, Utility installation, Sale and consumption of liquor, Car park and access, improvements to the public realm and pedestrian connections and bridges generally in accordance with the ‘Melbourne Park Redevelopment February 2010 Masterplan’ and as updated, amended and approved from time to time, to the satisfaction of the responsible authority and subject to the following conditions:

Development Plans

1. Prior to the commencement of the development or any stage of development, excluding demolition, bulk excavation works, piling and site preparation/retention works, detailed development plans for that stage of development generally in accordance with the currently approved Masterplan for the Melbourne Park Redevelopment must be submitted to and be to the satisfaction of the responsible authority. When approved, the plans will be endorsed and will then form part of the Incorporated Document. The plans must be drawn to scale with dimensions and three copies must be provided. The development plans must provide the following information, as appropriate:
 - (a) An existing conditions plan, including levels;
 - (b) A proposed site layout plan showing the location of all proposed buildings and works;
 - (c) Floor plans, sections, use, area schedule, elevations, external materials and finishes and a roof plan for all new buildings;
 - (d) Plans and elevations, external materials and finishes for external alterations and additions to existing buildings,
 - (e) Location and design detail of all vehicle entry/exit points from the road network;
 - (f) A site access plan for pedestrians;
 - (g) Loading and rubbish storage and collection areas.
2. The layout of the site and the size of the proposed buildings and works as shown on the endorsed plans must not be altered or modified in any way without the prior written consent of the responsible authority.
3. The use and development must be carried out generally in accordance with the endorsed plans.

Staged Development

4. Prior to the commencement of the development, a proposed staging plan shall be submitted to and be approved to the satisfaction of the responsible authority.

5. The staging plan may be revised at any time with the approval of the responsible authority.

Landscape Plan

6. Within 6 months of the commencement of a stage of development, unless otherwise approved by the responsible authority, a landscape plan for a stage of development must be submitted to and approved to the satisfaction of the responsible authority. The landscape plan for a stage shall be prepared in consultation with the City of Melbourne and shall show or include the following information:
 - A schedule of all landscape materials and treatments;
 - A plant schedule and arrangements for irrigation;
 - Implementation of WSUD techniques, including the use of recycled water for plant irrigation;
 - Fence details,
 - Directional signage;
 - Details of all paths including width, surface materials, drainage, lighting, purpose, availability, and accessibility;
 - Bicycle parking,
 - Seating, litter bins, lighting; and
 - A management and maintenance plan for public areas.
7. The landscape works shown on the endorsed plans for a stage of the development must be completed within 6 months of the completion of the stage of the development, to the satisfaction of the responsible authority and thereafter be maintained to the satisfaction of the responsible authority.

Pedestrian bridge over Batman Avenue

8. Prior to the commencement of the construction of the pedestrian bridge over Batman Avenue, detailed plans, elevations, images and specifications (width, clearance, materials and finishes, drainage, maintenance, liability, lighting, safety and security, availability, etc) must be submitted to and approved by the responsible authority. City of Melbourne, Heritage Victoria, Melbourne Water, Roads Corporation (VicRoads) and CityLink Melbourne Limited must be consulted during the preparation of detailed plans.

Materials and Finishes

9. Prior to the commencement of a stage of the development, excluding demolition, bulk excavation works, piling and site preparation/retention works, a schedule of all external materials and finishes for the stage of the development must be submitted to and be to the satisfaction of the responsible authority. All external finishes and surfaces of all buildings and works, including materials and colours, must be in conformity with the approved schedule to the satisfaction of the responsible authority.

Construction Management Plan

10. Prior to the commencement of a stage of the development, a Construction Management Plan (CMP) for the stage must be prepared in consultation with the City of Melbourne and be submitted to and approved to the satisfaction of the City of Melbourne. Melbourne Water, CityLink Melbourne Limited and Roads Corporation (VicRoads) shall be consulted, as appropriate, during the preparation of the CMP. The CMP shall outline how the development proponent will manage the environmental and construction issues associated with the development. The CMP is to be prepared in accordance with the City of Melbourne Construction Management Plan Guidelines and must address demolition, management of the construction site and land disturbance, hours of operation, noise, dust, traffic and parking management, soiling of roadways, stormwater and sediment control and asset protection. The requirement for a CMP may be waived at the discretion of the responsible authority.
11. All demolition and construction must be undertaken in accordance with the CMP, to the satisfaction of the responsible authority.

Traffic Management Plan

12. Prior to the commencement of a stage of the development, excluding demolition, bulk excavation works, piling and site preparation/retention works, a Traffic Management Plan must be submitted to and approved to the satisfaction of the responsible authority, if a stage of development includes 50 or more additional car parking spaces or alters or creates access to a road in a Road Zone. The Traffic Management Plan must be prepared in consultation with the City of Melbourne, CityLink Melbourne Limited and Roads Corporation (VicRoads). The Traffic Management Plan should address, as appropriate:
 - (a) The number of car parking spaces provided and the proposed management regime in non-event mode;
 - (b) The design detail of all vehicle entry/exit points to/from Olympic Boulevard and Batman Avenue;
 - (c) Any recommended traffic management measures;
 - (d) Disabled parking requirements;
 - (e) Bicycle parking;
 - (f) Emergency vehicle access;
 - (g) Strategies to encourage staff, visitors and patrons to use public transport.
13. 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 to the satisfaction of the responsible authority.
14. Bicycle parking for each stage of the development must be provided and located to the satisfaction of the responsible authority.

Street Levels and Crossovers

15. Existing street levels must not be altered for the purpose of constructing a new vehicle crossing or pedestrian entrances without first obtaining the written approval of Roads Corporation (VicRoads), if the land abuts a road in a Road Zone Category 1.
16. All necessary vehicle crossings must be constructed and all unnecessary vehicle crossings demolished at no cost to Roads Corporation (VicRoads) in accordance with plans and specifications first approved by Roads Corporation (VicRoads).

Drainage

17. Unless alternative arrangements for the storage and use of stormwater are provided to the satisfaction of the responsible authority, a stormwater drainage system for a stage of the development must be constructed at no cost to the City of Melbourne and make provision to connect to the City of Melbourne'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 the City of Melbourne and Melbourne Water.

Waste Management

18. All rubbish and other waste material must be stored in an area within the land and set aside for such purpose to the satisfaction of the responsible authority.
19. No waste bin or surplus materials generated by the permitted uses may be deposited or stored outside the site and bins must be returned to the waste storage areas as soon as practicable after waste collection to the satisfaction of the responsible authority.

Environmental design

20. Prior to the commencement of a stage of the development, excluding demolition, bulk excavation works, piling and site preparation/retention works, a Sustainability Report outlining the ESD initiatives incorporated in the stage of the development, if appropriate, must be submitted to and be approved to the satisfaction of the responsible authority.
21. The initiatives identified in the approved Sustainability Report must be implemented to the satisfaction of the responsible authority.

Time Limits

22. This approval will expire if one of the following circumstances applies:
 - (a) The development is not started within three years of the approval date;
 - (b) The development is not completed within fifteen years of the date of commencement of construction.

The responsible authority may extend the periods referred to if a request is made in writing before the approval expires or within three months afterwards.

23. The development must, after it is commenced, be continued and completed to the satisfaction of the responsible authority.

MINOR BUILDINGS AND WORKS

Planning approval under this Incorporated Document is not required for the following minor buildings and works:

- Temporary buildings and works associated with events held on the subject land.
- Minor alterations to existing ground levels.
- External security lighting.
- A fence.
- Footpath, ramp, or stairs provided for pedestrian access.
- 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.
- Decorations, gardens and planting required for public purposes by or for the Crown, a public authority or the City of Melbourne.
- 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.
- The erection of information booths and kiosks 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 entranceway of a building to the satisfaction of the responsible authority.
- 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 to the satisfaction of the responsible authority.
- Changes to glazing of existing windows to not more than 15% 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.

ADVERTISING SIGNS

The following provisions apply to the display of advertising signs on the subject land.

Despite anything to the contrary stated in this Incorporated Document, the advertising sign provisions of Clause 52.05-4 “Signs not requiring a permit” in the Melbourne Planning Scheme, continues to apply.

In addition to Clause 52.05-4 “Signs not requiring a permit”, a permit is not required to erect the following advertising signs:

- 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 facade; 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, a sign promoting an event to be held on the subject land or a “naming rights” sign;
- A sign inside an arena, building or court area, that is not visible outside the arena, building or court area where it is displayed
- A sign that can be described as providing “naming rights” for arenas and other facilities to the satisfaction of the responsible authority.

Advertising Sign Objectives:

- To allow for identification and promotion of events, sponsors, facilities, activities and businesses established within Melbourne Sports and Entertainment Precinct;
- To allow naming rights for arenas, facilities and buildings;
- To allow event sponsors to display their logos and other commercial information in appropriate locations;
- To integrate signs with the design of buildings and public areas;
- To ensure signs do not detract from the amenity of the Jolimont residential area, Yarra Park, the MCG, Olympic Boulevard and Melbourne’s Sports and Entertainment Precinct generally;
- To encourage signs, including electronic and video signs, which contribute to the vibrant, urban character of Melbourne’s Sports and Entertainment Precinct;
- To provide appropriate information signs about way finding, access, safety, amenity, conditions of entry, standards of behaviour and smoking for the benefit of visitors and patrons.

Advertising signs visible outside an arena, building and court area

Development Plan approval is required to display a sign that is visible from outside an arena, building and court area and is not in Section 1 of Clause 52.05-7, unless the sign is exempt under the advertising provisions in this Incorporated Document.

Prior to the display of any advertising sign visible from outside an arena, building or court area, an 'Advertising Sign Strategy' must be prepared in consultation with the City of Melbourne and be submitted to and approved to the satisfaction of the responsible authority. The strategy must demonstrate how the advertising sign objectives in this Incorporated Document are met and address the type and size of signs; the preferred locations of signs; lighting of signs and any other relevant matter. The approved 'Advertising Sign Strategy' may be amended at any time to the satisfaction of the responsible authority.

The display of advertising signs should comply with the approved 'Advertising Sign Strategy'.

Exemption from notice and review

An application to display and 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.

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