

# **MELBOURNE PLANNING SCHEME**

## **INCORPORATED DOCUMENT**

### **Sports and Entertainment Precinct Melbourne, August 2007**

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

## **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 “Sports and Entertainment Precinct Concept Plan”.

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.

## **ADDRESS OF THE LAND:**

Land comprising public lands and sports and entertainment facilities within the area bounded generally by Flinders Street, Wellington Parade, Punt Road, South-Eastern Freeway, Batman Avenue and Exhibition Street Extension, Melbourne, and shown in the incorporated plan titled “Sports and Entertainment Precinct Concept Plan” prepared by the Department of Infrastructure.

## **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 43.01 Heritage Overlay
- Clause 43.02 Design and Development Overlay
- Clause 52.17 Native Vegetation

## **THIS DOCUMENT ALLOWS:**

Development and use of the land generally in accordance with the “Sports and Entertainment Precinct Concept Plan” and specifically the following developments:

- construction of a new landscaped plaza adjacent to the new Multi-Purpose Venue;
- construction of a pedestrian bridge connecting the MCG Southern Stand Concourse to the proposed new Multi-Purpose Venue plaza;
- expansion and widening of the MCG pedestrian concourse over Brunton Avenue;
- reconstruction of the existing Tennis Centre bridge;
- widening of the existing pedestrian bridge across the rail lines near Jolimont Station;
- traffic and landscape improvements to Swan Street including construction of a taxi rank and drop-off areas;

- reconstruction and enlargement of the existing bus park;
- diversion of Route 70 tram line with new tram stations;
- replacement of the rail pedestrian overpass immediately to the east of the MCG;
- demolition of the derelict greyhound track and grandstand;
- car park improvements, new fencing and entry structures, and control room for Olympic Park;
- ancillary urban design and pedestrian improvements.

**THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT:**

- 1 The development and use must be carried out generally in accordance with the “Sports and Entertainment Precinct Concept Plan” and endorsed by the Minister for Planning or such modified plan which may be substituted with the consent of the responsible authority.
- 2 Prior to the commencement of each development modified ‘development plans’ must be submitted to and be to the satisfaction of the responsible authority. Such plans must be generally in accordance with the endorsed plan but modified to show as appropriate:
  - the location and layout of the site
  - the buildings or works proposed to be demolished
  - the design detail of any proposed buildings and works
  - details of materials and finishes
  - details of landscaping.

When approved the plans shall form part of the endorsed plans.

- 3 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 unless it is to the satisfaction of the responsible authority.
- 4 Before deciding on any development plan(s) submitted for approval in accordance with this Incorporated Document that affect the Public Use Zone or Road Zone, the responsible authority must consider the views of the relevant public land manager.
- 5 The specific controls contained in this incorporated document will expire if one of the following circumstances applies:
  - (a) The development is not started within five years of the approval date;
  - (b) The development is not completed within fifteen years of the date of commencement of construction works.

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.

**End of Document**