

MELBOURNE PLANNING SCHEME

INCORPORATED DOCUMENT

Rectangular Pitch Stadium Project: Olympic Park and Gosch's Paddock, 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 “Rectangular Pitch Stadium Project: Olympic Park and Gosch’s Paddock, Melbourne, Precinct Plan– September 2005”.

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.

LAND DESCRIPTION

The Incorporated Document applies to land bounded by Swan Street, Punt Road, Batman Avenue and Boulton Parade, Melbourne. The subject land is shown on the “Rectangular Pitch Stadium Project: Olympic Park and Gosch’s Paddock, Melbourne, Precinct Plan- September 2005” that forms part of this Incorporated Document.

APPLICATION OF PLANNING SCHEME PROVISIONS

The following Clauses of the Melbourne Planning Scheme do not apply to the land identified in this Incorporated Document, unless specifically provided for in this Incorporated Document:

- Clause 36.02 Public Park and Recreation Zone
- Clause 43.01 Heritage Overlay
- Clause 43.02 Design and Development Overlay Schedule 15 Royal Botanic Gardens
- Clause 44.04 Land Subject to Inundation Overlay
- Clause 44.05 Special Building 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 52.17 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

PRECINCTS

The “Rectangular Pitch Stadium Project: Olympic Park and Gosch’s Paddock, Melbourne Precinct Plan- September 2005”, shows **three** precincts within the subject land.

The three Precincts are:

- Precinct 1: The Stadium;
- Precinct 2: Gosch’s Paddock;
- Precinct 3: The Lexus Centre (Victorian Institute of Sport, former Olympic Swimming Stadium)

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 52.05-3 ‘Signs not requiring a permit’ in the Melbourne Planning Scheme, continues to apply.

PRECINCT 1: THE STADIUM

Advertising Sign Objectives:

- To allow for identification and promotion of events, clubs, sponsors, facilities, activities and businesses within the Stadium Precinct;
- To allow naming rights for the Stadium building;
- To allow clubs and club and event sponsors to display their logos and other commercial information in appropriate locations within the Stadium Precinct;
- To integrate signs with the design of the Stadium building and surrounding pedestrian areas;
- To ensure signs do not detract from the amenity of the Royal Botanic Gardens, the Swan Street frontage and the Sports and Entertainment Area generally;
- To encourage signs including electronic and video signs which contribute to the lively and attractive character of the Stadium and surrounding pedestrian areas;
- To ensure appropriate information signs about way finding, access, amenity, conditions of entry, pricing, standards of behaviour, and the like are displayed for the benefit of visitors.

Advertising signs inside the Stadium

A permit is not required to display an advertising sign in Precinct 1 provided the advertising sign is inside the Stadium building and cannot be seen outside the Stadium building.

Advertising signs visible outside the Stadium

The provisions of Clause 52.05-7 'Category 1 –Business areas' of the Melbourne Planning Scheme apply to advertising signs visible from outside the Stadium building in Precinct 1. Prior to the display of any advertising sign outside the Stadium building in Precinct 1, an 'Advertising Sign Strategy' for the area outside the Stadium in Precinct 1 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 for Precinct 1 have been met and address the types of signs; the maximum dimensions of signs; the preferred locations for signs; lighting of signs and any other relevant matter.

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

Exemption from notice and appeal

An application to display and erect or construct or carry out works for an advertising sign in Precinct 1, 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.

PRECINCT 2: GOSCH'S Paddock

Advertising Sign Objectives:

- To ensure that signs do not detract from the public parkland character and amenity of Gosch's Paddock;
- To ensure that signs do not create visual clutter and are not intrusive;
- To allow for identification and the limited promotion of events, clubs, sponsors, facilities, and activities within Precinct 2: Gosch's Paddock.

The provisions of Clause 52.05-7 'Category 1 –Business areas' of the Melbourne Planning Scheme apply to advertising signs in Precinct 2. Prior to the display of any advertising sign in Precinct 2, an 'Advertising Sign Strategy' for Gosch's Paddock 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 for Precinct 2 -Gosch's Paddock have been met and address the types of signs; the maximum dimensions of signs; the preferred locations for signs; lighting of signs and any other relevant matter.

The display of advertising signs must comply with the approved advertising sign strategy.

Exemption from notice and appeal

An application to display and erect or construct or carry out works for an advertising sign in Precinct 2, 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.

PRECINCT 3: THE LEXUS CENTRE

Precinct 3 applies to the Lexus Centre, specifically the Victorian Institute of Sport. This Incorporated Document allows the use and development of the land for the purpose of display of advertising signs in accordance with the following 'Incorporated Plans':

Drawing title.	Drawing No.	Date
Victorian Institute of Sport Forecourt Locations – Freestanding Directional Signage	01	11/05/04
Front Elevation	02	05/05/ 04
Front Elevation – Fascia Sign	01a	05/05/04
Front Entrance – Fascia Sign	02	05/05/04
Forecourt – Freestanding sign details	05	05/05/04
Forecourt – Freestanding sign details	03	05/05/04
Window – Decals	04	05/05/04

The Incorporated Plans form part of this document.

The following conditions apply to this document for the Lexus Centre -Victorian Institute of Sport signage:

1. The use and development must be carried out generally in accordance with the Incorporated Plans endorsed by the Minister for Planning or such modified plans which may be substituted with the consent of the Responsible Authority.
2. The location and details of signs on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. The signs hereby approved must not be animated or contain any flashing light.
4. All signs must be constructed to the satisfaction of the Responsible Authority and maintained to the satisfaction of the Responsible Authority.
5. The details and content of all signage must first be approved by the Melbourne and Olympic Parks Trust.
6. The signs hereby approved must be removed at the expiration of the VIS's tenancy.

Time Limits

This approval will expire if the use and development is not started within two years of the approval date or otherwise to the satisfaction of the responsible authority which may extend the period if a request is made in writing before the approval expires or within three months afterwards.

USE AND DEVELOPMENT OF LAND**Views of relevant authorities**

Before deciding on any development plan(s) submitted for approval in accordance with this Incorporated Document, the responsible authority shall consider, as appropriate, the views of the following authorities:

- Melbourne Water- if the land is subject to the Special Building Overlay or the Land Subject to Inundation Overlay;
- VicRoads- if access to/ from Swan Street, Batman Avenue or Punt Road is proposed or the land is subject to the Public Acquisition Overlay;
- CityLink Melbourne Limited;
- The Director of the Royal Botanic Gardens – if the building or works may be visible from the Royal Botanic Gardens; and
- The City of Melbourne.

PRECINCT 1: THE STADIUM

This Incorporated Document allows the use and development of the land in Precinct 1 for the purpose of a Major sports and recreation facility (a Rectangular Pitch Stadium) with a capacity of approximately 31,000 seats to accommodate major events; with associated facilities including Indoor recreation facility, Office, and entertainment facilities including Place of assembly, Retail premises, Car park and access; landscape works and public art; subject to the following conditions:

Development Plans

1. Prior to the commencement of the development or any stages thereof, excluding demolition, detailed development plans to the satisfaction of the responsible authority 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 plans must provide the following information:
 - (a) An existing conditions plan, including levels;
 - (b) A site analysis plan and a design response plan;
 - (c) A site layout plan showing the location of all proposed buildings and works and setbacks from all site boundaries;
 - (d) Floor plans including a roof plan for the Stadium and all other buildings including a schedule of uses and areas per level;
 - (e) Elevations, including building heights (Reduced Levels) and building elements exceeding 12m above natural surface level;
 - (f) Sections and levels;
 - (g) A demolition plan;
 - (h) Shadow diagrams on the hour between 11.00am and 2pm on 22 March and 22 June;
 - (i) A car park layout plan;
 - (j) The location and design detail of all vehicle entry/exit points to the site;
 - (k) A site access plan for pedestrians;
 - (l) Loading and rubbish storage and collection areas;
 - (m) Perspective photographic 3 dimensional montage views including:
 - Aerial views of the new Stadium in the context of the overall Sports and Entertainment Precinct and Royal Botanical Gardens;
 - View from Swan Street and from Alexandra Avenue on the south side of the Yarra River.

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.

Staged Development

3. The use and development of the land may be undertaken in stages. A staging plan may be submitted to and be approved to the satisfaction of the responsible authority prior to the commencement of development.

Landscape Plan

4. Within 12 months of the commencement of development, a landscape plan must be submitted to and approved to the satisfaction of the responsible authority. The landscape plan must provide the following information:
 - A schedule of all landscape materials and treatments;
 - A plant schedule;
 - Details of paving materials;
 - Details of lighting to public areas;
 - Fence details,
 - A management and maintenance plan; and
 - Details of public art and other urban design elements.
5. Landscape works as shown on the endorsed landscape plan must be completed within 6 months of the completion of the building work, or the relevant stage of work, to the satisfaction of the responsible authority and then maintained to the satisfaction of the responsible authority.

Wind assessment

6. Prior to the commencement of the development or any stages thereof, excluding demolition, a wind effects assessment must be submitted to the satisfaction of the responsible authority. Any recommendations to reduce adverse wind conditions that may arise in the assessment must be implemented and integrated into the development to the satisfaction of the responsible authority.

Materials and Finishes

7. Prior to the commencement of the development or any stages thereof, excluding demolition, bulk excavation works, piling and site preparation/retention works, a schedule with key to plan elevations of all external materials and finishes with accompanying sample board, 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.

Building plant and equipment

8. All building plant and equipment on the roofs are to be concealed to the satisfaction of the responsible authority. The construction of any additional plant, machinery and equipment, including but not limited to all air-conditioning equipment, ducts, all exhausts including car parking and communications equipment shall be to the satisfaction of the responsible authority.
9. Except with the consent of the responsible authority, all external glazing must be of a type that does not reflect more than 20% of visible light when measured at an angle of incidence normal to the glass surface.

Construction Management Plan

10. Prior to the commencement of the development, a Construction Management Plan must be submitted to and approved to the satisfaction of the responsible authority. The City of Melbourne, CityLink Melbourne Ltd and VicRoads should be consulted during the preparation of the Construction Management Plan. All demolition and development must be undertaken in accordance with the Construction Management Plan, to the satisfaction of the responsible authority. The Construction Management Plan must provide for the installation and maintenance of the measures, if any, recommended by a qualified arboricultural consultant to protect the existing trees along Batman Avenue from damage during demolition and construction.

Car Parking and Traffic Plan

11. Prior to the commencement of the development, excluding demolition, bulk excavation works, piling and site preparation/retention works, a Car Parking and Traffic Plan from a recognised traffic consultant must be submitted to and approved to the satisfaction of the responsible authority. The Car Parking and Traffic Plan must be prepared in consultation with the City of Melbourne, CityLink Melbourne Limited, and VicRoads and must specify:
 - (a) The likely demand for car parking for the Stadium and how the parking provision will address the demand and the remediation of traffic and parking impacts.
 - (b) The design detail of all vehicle entry/exit points to/from Swan Street and Batman Avenue;
 - (c) Any recommended traffic management measures;
 - (d) Disabled parking requirements;
 - (e) Strategies to encourage visitors to use public transport.
12. All traffic and parking management measures recommended in the Car Parking and Traffic Plan must be implemented to the satisfaction of the responsible authority.
13. The internal design of all car parks must be generally in accordance with Australian NZ Standard 2890.1-2004 to the satisfaction of the responsible authority.

14. The areas set aside for the parking of vehicles and access ways to the car parks must be constructed delineated and maintained to the satisfaction of the responsible authority. The car parking spaces must not be used for any other purpose and all access aisles must be kept clear.
15. 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.
16. Bicycle parking must be provided and located to the satisfaction of the responsible authority.

Street Levels, Crossovers, Drainage etc.

17. 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 VicRoads.
18. The owner of the subject land must construct all necessary vehicle crossings and demolish all unnecessary vehicle crossings adjacent the subject land, at no cost to VicRoads in accordance with plans and specifications first approved by VicRoads.
19. The owner of the subject land shall construct a stormwater drainage system for the development at no cost to the City of Melbourne 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 the City of Melbourne and Melbourne Water.

Waste Management

20. 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.
21. 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.

Time Limits

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

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

PRECINCT 2: GOSCH'S Paddock

This Incorporated Document allows the use and development of land in Precinct 2 - Gosch's Paddock for the purpose of two Open sports grounds including fencing, lights on poles for night sports training; sporting and community based events such as Grand Final Celebrations and Family Fun Days; landscape works and public art, subject to the following conditions:

Development plans

1. Prior to the commencement of the development or any stages thereof, detailed development plans to the satisfaction of the responsible authority 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 plans must provide the following information:
 - (a) An existing conditions plan including trees, sporting fields, paths, and other features with marked Reduced Levels;
 - (b) A site layout plan showing the location of all proposed works including the sporting fields, fences, lights, posts and nets and setbacks from all site boundaries with Reduced Levels;
 - (c) Retained and removed trees survey plan.
2. The layout of the site and the size of the proposed 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.

Staged Development

3. The use and development of the land may be undertaken in stages. A staging plan may be submitted to and be approved to the satisfaction of the responsible authority prior to the commencement of development.

Events

4. Prior to the use of the land for an event, the written approval of the City of Melbourne in its capacity as the Committee of Management for Gosch's Paddock, must be obtained. Any conditions in the approval for the event issued by the City of Melbourne must be complied with. Prior to approving a request to use the land for an event, the City of Melbourne may require public notice of the proposal to be given for a maximum of 14 days.

Landscape Plan

5. Prior to the commencement of the development or stages thereof, a landscape plan must be prepared in consultation with the City of Melbourne to be submitted to and approved to the satisfaction of the responsible authority. The landscape plan must:

- Maintain and enhance the traditional public park- like, “open” character of Gosch’s Paddock;
 - Provide for the retention of the trees identified for retention in the approved tree plan;
 - Replace each tree removed in accordance with the approved tree plan with four (4) new trees;
 - Provide new trees of suitable species to contribute to the park- like character of Gosch’s Paddock;
 - Provide details of all proposed fences including- location, height, materials etc;
 - Provide details of public art, if any, and
 - Maintain the pedestrian path between Swan Street and the Batman Avenue overpass generally along the current alignment but modified if required to accommodate the training grounds.
6. Prior to the commencement of the development or stages thereof, tree protection measures recommended by a qualified arboricultural consultant must be installed to the satisfaction of the responsible authority to ensure that the retained trees shown on the approved tree plan are protected from damage during construction.
7. The landscape works shown on the approved landscape plan must be completed within 3 months of the commencement of the use of the training grounds in Gosch’s Paddock, and must thereafter be maintained to the satisfaction of the responsible authority.

Training lights

8. Before lights on poles for night training may be installed, the details of the proposed lights must be submitted to and approved to the satisfaction of the responsible authority. The following information is required:
- The location of the lights;
 - The design, colour and dimensions of the pole and light fitting;
 - The lux/intensity of light for training purposes;
 - The expected illuminated area to demonstrate that there is no light spill beyond the boundaries of Gosch’s Paddock.

Construction Management Plan

9. Prior to the commencement of the development, a Construction Management Plan must be submitted to and approved to the satisfaction of the responsible authority. The City of Melbourne, CityLink Melbourne Ltd and VicRoads should be consulted during the preparation of the Construction Management Plan. All development must be undertaken in accordance with the Construction Management Plan, to the satisfaction of the responsible authority. The Construction Management Plan must provide for the installation and maintenance of measures recommended by a qualified arboricultural consultant to protect the retained trees in Gosch’s Paddock from damage during construction.

Street Levels, Crossovers, Drainage etc.

10. 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 VicRoads.
11. The owner of the subject land must construct all necessary vehicle crossings and demolish all unnecessary vehicle crossings adjacent the subject land, at no cost to VicRoads in accordance with plans and specifications first approved by VicRoads.
12. The owner of the subject land shall construct a stormwater drainage system for the development at no cost to the City of Melbourne 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 the City of Melbourne and Melbourne Water.

Time Limits

13. This approval will expire if one of the following circumstances applies:
 - (a) The development is not started within two years of the approval date;
 - (b) The development is not completed within five 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.

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

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