

MELBOURNE PLANNING SCHEME

AMENDMENT C377MELB

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Minister for Planning, who is the planning authority for this amendment.

The amendment has been made at the request of the Carlton Football Club.

Land affected by the amendment

The amendment applies to the following land:

- Allot. 2030 at Carlton, Parish of Jika Jika (known as 400 Royal Parade, Carlton North)
- Allot. 2031 at Carlton, Parish of Jika Jika (known as 400 Royal Parade, Carlton North)
- Part Allot. 2032 at Carlton, Parish of Jika Jika (known as 400 Royal Parade, Carlton North)
- Allot. 1A Sec. 118A at Carlton, Parish of Jika Jika (known as 400 Royal Parade, Carlton North)

The land affected by the amendment is known as Carlton Recreation Ground, which is home to the Carlton Football Club.

What the amendment does

The amendment improves the process approval of development and use at the land occupied by Carlton Football Club (known as the Carlton Recreation Ground) by introducing site specific planning controls into the planning scheme. Previously much of the approval process occurred under the lease which dates back to 1995 and reflects the way the land was used for a mens' football club at that time.

The planning scheme controls provide built form guidelines consistent with a stated vision for the use and development of the land including the support of development to enhance the land as a home for AFLW including live broadcasting of AFLW games, and state of the art integrated elite training facilities. Currently, live broadcasts rely on temporary crane lighting as the light levels used for training purposes are not sufficient to support broadcasting.

The timing of the amendment is intended to support consideration by the City of Melbourne of a development proposal partly funded by State and Federal Government and to ensure that broadcast lighting is provided. Generally, the key features that development include the redevelopment of the area currently covered by the Pratt Stand and administration building to allow for integrated high performance training facilities for AFLW and AFL players, upgraded match day facilities and new administration facilities.

The amendment facilitates assessment of applications through a Specific Controls Overlay (Schedule 23) and Incorporated Document (Carlton Recreation Ground).

More specifically, the Melbourne Planning Scheme will be amended as follows:

- Planning Scheme Maps 2SCO and 5SCO amended to include the land in the Specific Controls Overlay.
- Schedule to Clause 45.12 amended to introduce the Carlton Recreation Ground Overlay.
- Schedule to Clause 72.04 amended to introduce the Carlton Recreation Ground Incorporated Document.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to improve management of the use and development under the planning scheme rather than reliance on interpretation of lease provisions and in turn to keep up with the times and facilitate development and use of the land for major sport and recreation including a home for AFLW.

The subject land is leased to the Carlton Football Club by the City of Melbourne acting as Committee of Management for Princes Park and pursuant the Carlton (Recreation Ground) Land Act 1966.

Up until now the development and use of the land has been governed by a lease under the Carlton (Recreation Ground) Land Act 1966. While the Carlton (Recreation Ground) Land Act 1966 permits a very broad range of uses, in practice the lease includes provisions that were more appropriate to the AFL in 1995 (and before).

Notably, Section 3 (1A) provides that the land may be leased for the purposes of sport or recreation or social or cultural or educational activities or purposes connected therewith including the erection of buildings.

Section 3 (2) further provides that such purposes shall be subject to covenants conditions exceptions and reservations as the corporation thinks fit:

The current lease was executed in 1995 when the ground was used for home and away games for mens football. The lease also contemplates use of the land for other activities including gaming which is no longer contemplated at the site.

The amendment would introduce a modern planning control to shift the day to day permission of land use and development of the site to consideration under the planning scheme. Separately, it would then be possible to entertain a new lease which would refer back to the planning controls to ensure consistency of assessment against a stated vision and design guidelines.

The Incorporated Document includes the following tools:

- A vision statement and objectives.
- Built form and signage guidelines.
- A concept plan.
- A requirement for a Broadcast Lighting Management Plan.
- A requirement for an Event Management Plan for larger non-football events.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the following objectives of planning in Victoria:

(a) to provide for the fair, orderly, economic and sustainable use, and development of land;

(c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;

(d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;

(e) to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;

(g) to balance the present and future interests of all Victorians.

The amendment implements these objectives as follows:

- Modernising the planning controls to provide for flexible, transparent and enforceable planning controls and guidelines in the planning scheme.
- Providing planning scheme support for the improvement of facilities and opportunities for womens football, making efficient use of Carlton Recreation Ground and capitalising on its historical use for AFL in Victoria since the late 1800s.
- Providing built form guidelines for the future development with consideration of improvements to the public realm.

How does the amendment address any environmental, social and economic effects?

Environmental Effects

The planning controls facilitate development provided it is designed to take into consideration its sensitive interfaces within Princes Park and surrounds, and to provide for a high level of safety and enjoyment for all users including players, staff, spectators and visitors.

The Incorporated Document includes a concept plan and built form guidelines to manage the public realm and landscape impacts, with a detailed landscape plan required to be approved prior to the commencement of any works.

Social Effects

The social benefits that will be gained from the redevelopment contemplated in conjunction with this amendment are significant given the amendment purposes to support the use and development of the land for the home of AFLW, supported by a stated vision.

Economic Effects

The planning controls to facilitate the redevelopment of the Carlton Recreation Ground will create local and regional expenditure opportunities as the ground is used more for AFLW games and other permissible events into the future.

Although the design approval is a separate matter for the responsible authority it is noted that there is currently \$40 million of State and Federal funding in place to support development with the intention that development may commence in late 2020.

With improved matchday opportunities and facilities for AFLW matches, further long-term employment opportunities will result.

Does the amendment address relevant bushfire risk?

The land is not in a Bushfire Prone Area, nor is it subject to a Bushfire Management Overlay.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The following Ministerial Directions are relevant:

- Ministerial Direction No. 1 -The Form and Content of Planning Schemes
- Ministerial Direction No. 9 – Metropolitan Planning Strategy

The amendment complies with the above Directions.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment supports the following provisions of the Planning Policy Framework:

- Clause 15.01-1 (Urban Design) and Clause 15.01-2 (Building Design) includes the following strategies (amongst others):

- *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*
- *Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*
- *Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.*
- *Promote good urban design along and abutting transport corridors.*
- *Provide spaces and facilities that encourage and support the growth and development of Melbourne's cultural precincts and creative industries.*
- *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.*
- *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.*
- Clause 15.01-4S (Healthy Neighbourhoods) seeks to achieve neighbourhoods that foster healthy and active living and community wellbeing.
- Clause 17.01-1S (Diversified Economy) includes a strategy to facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.
- Clause 19.02 (Community Infrastructure) seeks to (amongst others):
 - *Reinforce the existing major precincts for arts, sports and major events of statewide appeal.*
 - *Establish new facilities at locations well served by public transport.*
 - *Maintain and strengthen Melbourne's distinctiveness as a leading cultural and sporting city with world-class facilities.*
- Clause 19.06 (Open Space) seeks to (amongst others):
 - *Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction, opportunities to connect with nature and peace and solitude.*
 - *Accommodate community sports facilities in a way that is not detrimental to other park activities.*
 - *Ensure open space provision is fair and equitable with the aim of providing access that meets the needs of all members of the community, regardless of age, gender, ability or a person's location.*

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment supports and implements the following objectives and strategies of the Local Planning Policy Framework:

- Clause 21.05 (Environment and Landscape Values) seeks to protect the vegetation and amenity of the city's parklands.
- Clause 21.06 (Built Environment and Heritage) outlines that development must add positively to Melbourne's public realm and contribute to making it safe and engaging for users.

- Clause 21.10 (Infrastructure) seeks to enhance the City as Victoria's pre-eminent cultural and entertainment location.
- Clause 21.16 (Local Areas) seeks to ensure that buildings within Princes Park are sensitively designed and located to minimise its impact on the Park's landscape character.

In terms of local planning policies, the following are relevant:

- Clause 22.02 – Sunlight to Public Spaces
- Clause 22.05 – Heritage Places Outside the Capital City Zone
- Clause 22.17 – Urban Design Outside the Capital City Zone
- Clause 22.23 – Stormwater Management (WSUD)

The amendment responds to these policies as follows:

- The incorporated document includes a concept plan providing guidance on height;
- Detailed guidance is provided for urban design, heritage and events.
- The Incorporated Document will require a WSUD Report to be prepared.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions by updating the schedules to Clause 45.12 (Specific Controls Overlay) and 72.04 to include the Incorporated Document in the Melbourne Planning Scheme.

The Specific Controls Overlay was developed as part of the Smart Planning initiative to provide a mapping tool to identify locations where specific planning controls apply.

The use of an Incorporated Document provides for a mechanism to assess future development applications. The Incorporated Document is also available online (through the Melbourne Planning Scheme) to any interested party.

How does the amendment address the views of any relevant agency?

The view of relevant agencies have been sought, including the City of Melbourne, Moreland and Yarra, the Australian Football League.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment will not result in any significant requirements pursuant to the Transport Integration Act 2010.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The new provisions will not have an impact on the resource or administrative costs of the Responsible Authority. It may make the process more efficient as the specific controls enable assessment directly under the provisions of the scheme rather than as an interpretation of lease provisions (or needing regular lease amendments).

The Incorporated Document will also allow for the ongoing use and redevelopment of the Carlton Recreation Ground without unnecessary or inefficient approvals requirements.

Where you may inspect this amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

City of Melbourne, Customer Service Counter, Ground Floor, Melbourne Town Hall Administration Building, 120 Swanston Street, Melbourne.

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Final Discussion Draft

Planning and Environment Act 1987

MELBOURNE PLANNING SCHEME

AMENDMENT C377melb

INSTRUCTION SHEET

The planning authority for this amendment is the Minister for Planning

The Melbourne Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 2 attached maps sheets.

Overlay Maps

1. Amend Planning Scheme Map Nos. 2SCO and 5SCO in the manner shown on attached maps marked "Melbourne Planning Scheme, Amendment C277".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In **Overlays** – Clause 45.12, insert a new Schedule 23 in the form of the attached document.
3. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document

End of document

MELBOURNE PLANNING SCHEME

07/02/2019
C342melb

SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY

1.0

12/12/2019
C352melb

Specific controls

PS Map Ref	Name of incorporated document
SCO1	State Netball and Hockey Centre, Brens Drive, Royal Park, Parkville, May 2000 Incorporated Document (Amended September 2018)
SCO2	University of Melbourne Bio21 Project Parkville, November 2018
SCO3	Melbourne Central redevelopment March 2002 (Amended October 2019)
SCO4	Cliveden Hill Private Hospital, 29 Simpson Street, East Melbourne, July 1999
SCO5	Mirvac, Residential Towers, 236-254 St Kilda Road, Southbank
SCO6	Flinders Gate car park, Melbourne, July 1999
SCO7	Young and Jackson's Hotel, Promotional Panel Sky sign, Melbourne, July 1999
SCO9	Former Herald and Weekly Times building, 46-74 Flinders Street, Melbourne, August 2002
SCO10	The Games Village Project, Parkville, September 2015
SCO11	Advertising Signs - Mercedes-Benz, 135-149 Kings Way, Southbank
SCO12	70 Southbank Blvd, June 2014
SCO13	Shadow Controls, 555 Collins Street, Melbourne, February 2013
SCO15	55 Southbank Boulevard, Southbank, February 2017
SCO20	Illuminated high wall signs - 766 Elizabeth Street, Carlton
SCO21	Former Queen Victoria Hospital Site ◀ Open
SCO23	Carlton Recreation Ground

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MELBOURNE PLANNING SCHEME

28/02/2019
C349melb

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0

14/11/2019
C344melb

Incorporated documents

Name of document	Introduced by:
271 Spring Street, Melbourne, Transitional Arrangements, May 2016	C287
55 Southbank Boulevard, Southbank, February 2017	C288
346-376 Queen Street, 334-346 La Trobe Street and 142-171 A'Beckett Street Open Lot Car Park, Melbourne	NPS1
447 Collins Street, Melbourne, Transitional Arrangements, May 2016	C289
70 Southbank Blvd, June 2014	C239
80 Collins Street Melbourne Development, May 2013	C219
87-127 Queens Bridge Street, Southbank, July 2018	C284
ABC Melbourne New Office and Studio Accommodation Project (Southbank), December 2013	C226
Advertising Signs - Mercedes-Benz, 135-149 Kings Way, Southbank	C103
Arden Macaulay Heritage Review 2012: Statements of Significance June 2016	C207
Big Day Out Music Festival, January 2006	C112
Building Envelope Plan – Replacement Plan No.1, DDO 20 Area 45	NPS1
Carlton Brewery Comprehensive Development Plan October 2007	C126
Carlton Recreation Ground	C377
Central City (Hoddle Grid) Heritage Review: Statements of Significance June 2013	C186(Part 1)
Carlton Connect Initiative Incorporated Document, March 2018	C313
Charles Grimes Bridge Underpass, December 2011	C191
City North Heritage Review 2013: Statements of Significance (Revised June 2015)	C198
Cliveden Hill Private Hospital, 29 Simpson Street, East Melbourne, July 1999	C6
Caulfield Dandenong Rail Upgrade Project, Incorporated Document, April 2016	C349melb
Crown Casino Third Hotel, September 2007	C136
David Jones Melbourne City Store Redevelopment, May 2008	C139
Dynon Port Rail Link Project	C113
Emporium Melbourne Development, July 2009	C148
Federation Arch and Sports and Entertainment Precinct Signs, April 2002	C66
Flinders Gate car park, Melbourne, July 1999	C6
Former Fishmarket Site, Flinders Street Melbourne, September 2002	C68
Former Herald and Weekly Times building, 46-74 Flinders Street, Melbourne, August 2002	C69
Former Olympic Swimming Stadium, Collingwood Football Club signage, April 2004	C91
Former Queen Victoria Hospital Site - Open Lot Car Park, Melbourne	NPS1
Former Southern Cross Hotel site, Melbourne, March 2002	C64
Former Victoria Brewery site, East Melbourne – 'Tribeca' Redevelopment October 2003	C86

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Name of document	Introduced by:
Freshwater Place, Southbank, August 2001 (Amended 2012)	C193
Guildford and Hardware Laneways Heritage Study May 2017: Heritage Inventory, November 2018 (Amended May 2019)	C355melb
Guildford and Hardware Laneways Heritage Study May 2017: Statements of Significance, November 2018 (Amended May 2019)	C355melb
Hamer Hall Redevelopment July 2010	C166
Heritage Places Inventory March 2018	C324
High wall signs - 766 Elizabeth Street, Carlton	NPS1
Hilton on the Park Complex Redevelopment, December 2004	C101
Hobsons Road Precinct Incorporated Plan, March 2008	C124
Hoddle Grid Heritage Review: Heritage Inventory, September 2018	C327
Hoddle Grid Heritage Review: Statements of Significance, September 2018	C327
Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document, June 2017	GC49
Hotham Estate	C134
Incorporated Plan Overlay No. 1 – 236-254 St Kilda Road	NPS1
Judy Lazarus Transition Centre, March 2005	C102
Kensington Heritage Review Statements of Significance, March 2018	C324
M1 Redevelopment Project, October 2006	C120
Major Promotion Signs, December 2008	C147
Melbourne Aquarium Signs, July 2001	C11
Melbourne Central redevelopment, March 2002 (Amended October 2019)	C344melb
Melbourne City Link Project – Advertising Sign Locations, November 2003	VC20
Melbourne Convention Centre Development, Southbank and North Wharf redevelopment, Docklands, April 2006, Amended May 2016	GC44
Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	C22
Melbourne Grammar School Master Plan - Volume One, Senior School South Yarra Campus, Issue Date 14 October 2003.	C90
Melbourne Metro Rail Project Incorporated Document, May 2018	GC82
Melbourne Metro Rail Project – Infrastructure Protection Areas Incorporated Document, December 2016	GC45
Melbourne Park Redevelopment February 2014	C229
Melbourne Planning Scheme Incorporated Plan, June 2016, Melbourne Water Permit Exemptions to the Schedule to Clause 43.01 for the Moonee Ponds Creek (HO1092)	C207
Melbourne Recital Hall and MTC Theatre project , August 2005	C111
Metro Tunnel: Over Site Development– CBD North Incorporated Document, October 2017	C315
Metro Tunnel: Over Site Development– CBD South Incorporated Document, October 2017	C316
Metropolitan Hotel Statement of Significance, June 2018	C326

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Name of document	Introduced by:
Mirvac, Residential Towers, 236-254 St. Kilda Road, Southbank	NPS1
Moonee Ponds Creek Concept Plan	C134
Myer Melbourne Bourke Street store redevelopment, Melbourne, October 2007	C137
North Melbourne Recreation Reserve Signage, 2012	C172
North West Corner of Mark and Melrose Street, North Melbourne	C134
One Queensbridge, 1-29 Queens Bridge Street, Southbank (Crown's Queensbridge Hotel Tower), February 2017	C310
Port Capacity Project, Webb Dock Precinct, Incorporated Document, October 2012 (Amended August 2016)	GC54
Project Core Building, Federation Square, December 2017	C314
Promotional Panel sign, Crown Allotment 21D, Power Street, Southbank, July 1999	C6
Rectangular Pitch Stadium Project: Olympic Park and Gosch's Paddock, Melbourne, August 2007	C130
Regional Rail Link Project Section 1 Incorporated Document, March 2015	GC26
Rialto South Tower Communications Facility Melbourne, November 2002	C57
Royal Melbourne Showgrounds Redevelopment Master Plan – December 2004	C100
Royal Melbourne Showgrounds Redevelopment Project– December 2004	C100
Scots Church Site Redevelopment, Melbourne, May 2013	C202
Shadow Controls, 555 Collins Street, Melbourne, February 2013	C216
Shrine of Remembrance Vista Control April 2014	C220
Simplot Australia head office, Kensington, October 2001	C52
Sky sign - 42 Clarendon Street, South Melbourne	NPS1
Southbank and Fishermans Bend Heritage Inventory, January 2017	C276
Southbank Heritage Review: Statements of Significance, January 2017	C276
Southbank Heritage Inventory, February 2018	C304
Southbank Statements of Significance, February 2018	C304
Spencer Street Station redevelopment, June 2013	C218
Sports and Entertainment Precinct, Melbourne, August 2007	C130
State Coronial Services Centre Redevelopment Project, August 2007	C130
State Netball and Hockey Centre, Brens Drive Royal Park, Parkville, May 2000 (Amended September 2018)	C341
The Games Village Project, Parkville, September 2015	C281
The New Royal Children's Hospital Project, Parkville, October 2007	C128
Tram Route 109 Disability Discrimination Act compliant Platform Tram Stops, August 2007	C130
Tramway Infrastructure Upgrades Incorporated Document, May 2017	GC68
University of Melbourne Bio 21 Project Parkville, November 2018	C342melb
University of Melbourne, University Square Campus, Carlton, November 1999	C17
Victoria Police Precinct, Sky Bridges 263 – 283 Spencer Street and 313 Spencer Street, Docklands Incorporated Document June 2018	C317



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[REDACTED]	
Visy Park Signage, 2012	C172
West Gate Tunnel Project Incorporated Document, December 2017	GC93
Yarra Park Master Plan Implementation September 2010	C158
Young and Jackson's Hotel, Promotional Panel Sky sign, Melbourne, July 1999	C6

MELBOURNE PLANNING SCHEME - LOCAL PROVISION AMENDMENT C377melb



LEGEND

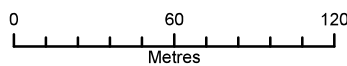
-  SCO - Specific Controls Overlay
-  Local Government Area



Part of Planning Scheme Maps 2SCO & 5SCO

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Environment,
Land, Water
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