

# **Carlton Recreation Ground**

**Incorporated Document**

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**May, 2020**

**Incorporated Document pursuant to section 6(2)(j) of the *Planning and Environment Act 1987***

## 1. INTRODUCTION

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

The Incorporated Document applies to the land known as the Carlton Recreation Ground and identified in the Concept Plan and contained within the following Certificates of Title:

- 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

## 2. VISION

The land occupied by the Carlton Recreation Ground is an historic meeting place. Before European settlement, the land formed part of a valued meeting place for clans of the Kulin Nation near the Williams Creek tributary. The land formed part of a reserve proclaimed for public leisure in 1854. In 1917 the City of Melbourne was appointed the Committee of Management. Pursuant to The Carlton (Recreation Ground) Land Act 1966, the land could 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.

The Carlton Recreation Ground has served as the home of the Carlton Football Club where VFL home and away games were played on a weekly basis for most of last century. It continues to be the home of the Carlton Football Club with a range of training facilities and complementary sports, training, recreation, cultural and education uses.

In its next phase the Carlton Recreation Ground will be encouraged to be further developed to support AFLW games including game day and broadcast facilities and elite integrated training facilities and to provide a home for AFLW where women can meet and compete at the highest level.

The purpose of this planning control is to support the development and use of the land for the purposes contemplated under the Carlton (Recreation Ground) Land Act 1966 and to provide guidance in the planning scheme for the consideration of specific development proposals.

### **3. OBJECTIVES**

The specific objectives of this Incorporated Document are as follows:

- To support the ongoing development and use of the land for the purposes established under the Carlton (Recreation Ground) Land Act 1966 and as a major sport and recreation facility, events venue, education centre, including associated ancillary temporary and permanent activities and uses.
- To support the use of the land as a home for AFLW games and as a focal point for the development and growth of women in sport.

### **4. CONTROL**

Despite any provision in the Melbourne Planning Scheme, the land identified in this document may continue to be used and developed in accordance with the specific controls contained in this document.

The controls in this document prevail over any contrary or inconsistent provision in the Melbourne Planning Scheme.

Despite any provision to the contrary or any inconsistent provision in the Melbourne Planning Scheme, no planning permit is required for, and no provision in the Planning Scheme operates to prohibit or restrict, the ongoing use and development of the land in accordance with this Incorporated Document except as provided for in this Document.

### **5. USE AND DEVELOPMENT**

A permit is not required for use and development for the purposes of sport or recreation or social or cultural or educational activities or the erection of buildings connected therewith provided the use or development is within the lease area under the Carlton (Recreation Ground) Land Act 1966 or with the written consent of the Public Land Manager, subject to any conditions specified in this document.

### **6. BUILDINGS AND WORKS**

Except with a planning permit buildings and works must be generally in accordance with the building envelope shown on the Concept Plan and undertaken subject to the conditions set out in this Incorporated Document. For avoidance of doubt, this includes demolition, temporary buildings and works, grounds keeping, excavation, maintenance works and site preparation works.

When considering whether to approve plans the Responsible Authority shall consider the following built form guidelines as appropriate:

**Building materials, park values and public safety**

- Ensure that new development considers the setting of Princes Park and acknowledges the social, cultural, recreational and ecological values of the surrounding parkland.
- External facades presenting to Princes Park and surrounding area should incorporate a high quality architectural design and materials.
- External materials and finishes should be complementary to the existing stadium and the park setting.
- A high level of public safety, surveillance and lighting should be incorporated in the planning of the site and surrounds.
- Landscaping of open space areas adjacent to the stadium.

**Pedestrian and bicycle access and circulation**

- Encourage direct and clear pedestrian and bicycle connectivity that provides a safe and secure environment for users within the site, as well as travelling to and from the site and the users of Princes Park.
- Ensure there are adequate bicycle parking and end of trip facilities for staff, athletes and spectators.

**Car parking**

- Ensure that the location and design of any parking supports the landscape character of Princes Park.
- Ensure that any car parking spaces are designed to enable easy, safe and efficient use.

**Wayfinding**

- Ensure new or updated wayfinding includes lighting, signage and landscaping to provide a safe, secure and easy-to-navigate environment for users of the stadium.

### **Overshadowing**

- Buildings and works not generally in accordance with the building envelope as shown in the Concept Plan should not increase shadows between 11am and 2pm at the equinox in a manner that is detrimental to the amenity of the area.

### **Lighting**

- Ensure that lighting is baffled to minimise light spill beyond the stadium, is energy efficient, and is managed in accordance with an approved Broadcast Lighting Management Plan.

### **Signage**

- Ensure that signage visible from outside the stadium is designed to consider the character of Princes Park.
- Signage visible from outside the stadium should fit within architectural forms and be integrated with the design of the building.
- Discourage signage visible from outside of the stadium that is not directly associated with the activities on the land.

## **7. CONDITIONS**

### **7.1 Buildings and Works**

Buildings and works must not commence until plans have been approved by the Responsible Authority under this clause. The plans must be fully dimensioned and drawn to scale, and must show the following matters as appropriate to the application and to the satisfaction of the Responsible Authority:

- (a) A design statement considering and responding to the built form guidelines contained in clause 6.
- (b) Floor plans and elevations.
- (c) Demonstration of compliance with Clause 5 within this document.

- (d) A schedule of works including any changes to gross floor area or seating capacity.
- (e) Details of the design and treatment of any works visible from areas external to the stadium.
- (f) Elevations detailing how signage visible outside the stadium is integrated into the design.
- (g) Overshadowing drawings detailing the overshadowing as cast by any works (excluding the light towers) outside the stadium at the September equinox between 11am and 2pm).
- (h) Bicycle facilities provided on or near the stadium.
- (i) Any necessary new works or repairs to adjacent car parking areas and accessways.
- (j) A staging plan, if the works are intended to be staged.
- (k) A **Construction Management Plan (CMP)** prepared by a suitably qualified professional including the following information:
  - (i) public safety, amenity and site security.
  - (ii) operating hours, noise and vibration controls.
  - (iii) air and dust management.
  - (iv) stormwater and sediment control.
  - (v) waste and materials reuse.
  - (vi) traffic management.
- (l) A **Waste Management Plan** prepared by a suitably qualified professional addressing waste storage and collection arrangements.
- (m) A **Heritage Impact Statement** prepared by a suitably qualified professional if the proposed works impact upon the identified heritage place.

- (n) A **Landscape Plan** prepared by a suitably qualified landscape architect including the following information:
  - (i) Consideration and a response to the objectives and guidelines contained in clause 6 of this document.
  - (ii) Any landscaping or trees to be removed.
  - (iii) A schedule of all soft and hard landscaping treatments.
  - (iv) 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.
  - (v) Details of the ongoing maintenance and monitoring procedures to ensure the ongoing health of landscaping.
  - (vi) Any landscaping or works outside the stadium area to be carried out for or on behalf of the public land manager.
- (o) An **Environmentally Sustainable Design (ESD) and Water Sensitive Urban Design (WSUD) Statement** prepared by a suitably qualified professional approved by the Responsible Authority. The ESD / WSUD Statement(s) must consider and respond to the policy objectives of clause 22.19, clause 22.23 and clause 53.18 of the Melbourne Planning Scheme.
- (p) A **Traffic and Car Parking Assessment** prepared by a suitably qualified professional approved by the Responsible Authority. The Traffic and Car Parking Assessment must consider any changes to existing accessways, proposed car spaces and accessways and outline any car park management measures and green travel initiatives. In deciding whether to approve the Traffic and Car Parking Assessment, the Responsible Authority must consult with VicRoads in relation to any changes to vehicle crossovers to Royal Parade.

## 7.2 **Broadcast Lighting Management Plan**

Prior to the operation of broadcast lighting on the land a **Broadcast Lighting Management Plan (BLMP)** must be approved by the Responsible Authority. For the purposes of this control, broadcast lighting is lighting displayed at sufficient lux to support television broadcast. The BLMP must address the following matters to the satisfaction of the Responsible Authority:

- (a) The maximum number of days per annum that broadcast lighting may be operated on the land.

Except with the written consent of the Responsible Authority, the BLMP may not authorise broadcast lighting to be operated on the land on more than 12 occasions in any one calendar year.



- (b) Except with the written consent of the Responsible Authority, Broadcast Lighting may not be operated later than 11pm on any day.
- (c) A maintenance schedule.

### **7.3 Event Management Plan**

Prior to any non-football event occurring on the land, an **Event Management Plan** must be approved by the Responsible Authority. For the purposes of this control, a non-football event is considered an event with over 7,500 people in attendance. The Event Management Plan shall include the following matters to the satisfaction of the Responsible Authority:

- (a) Patron management plan for night events.
- (b) Expected maximum patron numbers for events.
- (c) Car parking and access management.
- (d) Public surveillance and safety.
- (e) Details of any temporary structures or activities around the stadium.
- (f) Noise Management Plan for live and recorded music.

### **7.4 General Conditions**

- (a) The development and layout of the land must be in accordance with the plans approved under this clause except with the written approval of the Responsible Authority.
- (b) Plans approved under this clause may be amended to the satisfaction of the Responsible Authority.
- (c) The car park and accessways must be maintained to the satisfaction of the Responsible Authority.
- (d) All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.

## **8. DECISION GUIDELINES**

Before deciding whether to approve plans submitted under clause 7, the Responsible Authority must consider as appropriate the built form guidelines at clause 6 as appropriate.

### **EXPIRY DATES**

The display of advertising signs, as approved by this Incorporated Document, may continue until either:

- The occupation of the Carlton Recreation Ground ceases by the Carlton Football Club; or
- The lease of the Carlton Recreation Ground expires.

The control contained in this Incorporated Document, as it relates to development of land, expires if:

- The development is not started within three years of the approval date of the Incorporated Document; or
- The development is not completed within three years of the date of commencement of works.

The control contained in this Incorporated Document, as it relates to use of land, continues until either:

- The occupation of the Carlton Recreation Ground ceases by the Carlton Football Club; or
- The lease of the Carlton Recreation Ground expires.

The Responsible Authority may extend the periods referred to if a request is made in writing before the expiry date or within six months afterwards.

**CONCEPT PLAN**

