

**MELBOURNE PLANNING SCHEME**

**INCORPORATED DOCUMENT**

**Royal Melbourne Showgrounds Redevelopment Project  
December 2004**

**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 Document  
Royal Melbourne Showgrounds Redevelopment Project  
December 2004**

**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 a Map marked “Royal Melbourne Showgrounds Redevelopment Master Plan – December 2004”.

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**

This incorporated document applies to the land known as the Royal Melbourne Showgrounds, Epsom Road, Ascot Vale, except for the land identified as “Non-core” land in the “Royal Melbourne Showgrounds Redevelopment Master Plan – December 2004”. The Royal Melbourne Showgrounds is located on land generally bounded by Leonard Crescent and Langs Road to the north; Epsom Road to the east and the Flemington-Showgrounds Railway line to the south.

**CORE AND NON-CORE LAND**

The ‘Royal Melbourne Showgrounds Redevelopment Master Plan – December 2004’, also an incorporated document to the Melbourne Planning Scheme, divides the Showgrounds into two parts:

- The “Core” land that is required for the staging of the annual Royal Melbourne Show and available for other events and activities during the rest of the year;
- The “Non-core” land that is not required for the staging of the annual Royal Melbourne Show and is available to be used and developed for uses that contribute to the viability of the new buildings and facilities proposed on the Core land.

## **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 37.01 Special Use Zone Schedule 2 Royal Melbourne Showgrounds
- Clause 43.01 Heritage Overlay

## **CAR PARKING**

Car parking must be provided in accordance with the Parking Precinct Plan – Car Parking for Royal Melbourne Showgrounds in the Schedule to Clause 52.06-2, unless otherwise agreed to in writing by the responsible authority.

## **NOISE STANDARDS**

Clause 2.1 of Schedule 2 to the Special Use Zone at Clause 37.01 continues to apply.

## **LAND MANAGEMENT PLAN**

Clause 2.3, 2.4, 2.5, 2.6 and 2.7 of Schedule 2 to the Special Use Zone at Clause 37.01 continues to apply.

## **TABLE OF USES**

Clause 1 (Table of Uses) of Schedule 2 to the Special Use Zone at Clause 37.01 continues to apply.

## **BUILDINGS AND WORKS**

Clause 4.1, 4.2, 4.3, 4.4 of Schedule 2 to the Special Use Zone at Clause 37.01 continues to apply.

## **ADVERTISING SIGNS**

Clause 5 of Schedule 2 to the Special Use Zone at Clause 37.01 continues to apply.

**THIS DOCUMENT ALLOWS:**

Display of signage promoting events to be held at the Royal Melbourne Showgrounds; demolition of buildings and structures; development including the construction of new buildings and the construction and carrying out of works; the use of the land for the purpose of, but not limited to, events and associated activities held during the annual Royal Melbourne Show conducted by or on behalf of the Royal Agricultural Society of Victoria Limited; the use of the land for Office; Leisure and Recreation, Place of assembly; Retail premises (excluding Adult sex bookshop); Car park; vehicle access to/from Langs Road and Epsom Road; generally in accordance with the following “Incorporated Plans” prepared by Daryl Jackson Pty Ltd, and titled “Royal Melbourne Showgrounds Redevelopment PPP Solutions” and including:

**Drawing No.    Drawing Title**

SK\_H01\_00 Issue 01 - Show Bags Hoecker 1 + Extension  
 SK\_H01\_01 Issue 04 - Show Bags Hoecker 1 + Extension  
 SK\_H01\_02 Issue 01 - Elevations Building H01 - Hocker  
 SK\_H02\_00 Issue 01 - Images Building H02 - Hocker  
 SK\_H02\_01 Issue 04 - Ground and Mezzanine Floor Plan - Building H02 - Hocker  
 SK\_H02\_02 Issue 01 - Elevations Building H02 - Hocker

SK\_MP01 Issue 02 - Site analysis  
 SK\_MP02 Issue 05 - Site Master Plan Non Show Mode  
 SK\_MP102 Issue 03 - Existing Conditions  
 SK\_MP103 Issue 04 - Demolition Plan  
 SK\_MP201 Issue 03 - Site Context Sections Sheet 1 of 2  
 SK\_MP202 Issue 01 - Site Context Sections Sheet 2 of 2

SK\_N01\_01 Issue 04 - Ground Floor Plan Building No. 1 Exhibition  
 SK\_N01\_02 Issue 04 - Ground Floor Plan Building No. 1 Exhibition  
 SK\_N01\_03 Issue 04 - Elevations and Section Building No. 1 - Exhibition  
 SK\_N01\_04 Issue 04 - Elevations Building No. 1 - Exhibition  
 SK\_N02\_01 Issue 04 - Lower Ground Floor Building No. 2 - Arena  
 SK\_N02\_02 Issue 04 - Lower Ground Floor and Section - Building No. 2 Arena  
 SK\_N03\_01 Issue 04 - Ground Floor Plan Building No. 3 - Grand Pavilion  
 SK\_N03\_02 Issue 04 - Elevation and Sections Building No. 3 - Grand Pavilion  
 SK\_N03\_03 Issue 01 - Sections

SK\_N04\_01 Issue 04 - Ground Floor & 1<sup>st</sup> Floor Plan N04 – Town Square Pavilion & RASV Offices  
SK\_N04\_02 Issue 04 - RACS Offices Elevations and Sections

SK\_R01\_00 Issue 02 - Building R01 Clydesdale Pavilion  
SK\_R01\_01 Issue 04 - Ground Floor Plan Building R01 - Clydesdale Pavilion  
SK\_R02\_00 Issue 02 - Building R02 & R03  
SK\_R02\_01 Issue 04 - Floor Plans, Elevations and Sections Building R02 & R03  
SK\_R03\_00 Issue 02 - Building R03  
SK\_R04\_00 Issue 02 - Dog Pavilion  
SK\_R04\_01 Issue 04 - Ground Floor Plan Dog Pavilion  
SK\_R05\_00 Issue 02 - Exhibition Hall  
SK\_R05\_01 Issue 04 - Ground Floor Plan Exhibition Hall  
SK\_R06\_01 Issue 04 - Ground Floor Plan Wood Chop  
SK\_R07\_00 Issue 02 - Dogs  
SK\_R07\_01 Issue 04 - Ground Floor Plan Dogs  
SK\_R08\_00 Issue 02 - R8 - Centenary Hall (Animal Nursery)  
SK\_R08\_01 Issue 04 - Ground Floor Plan R8 Animal Nursery  
SK\_R09\_00 Issue 02 - Back of House Cattle Pavilion No. 6  
SK\_R09\_01 Issue 04 - Back of House Cattle Pavilion No. 6  
SK\_R10\_00 Issue 02 - Sheep Pavilion  
SK\_R10\_01 Issue 03 - Sheeps Pavilion  
SK\_R11\_00 Issue 01 - R11 Public Stand  
SK\_R11\_01 Issue 03 - Public Stand

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

**Incorporated Plans**

1. The use and development must be carried out generally in accordance with the “Incorporated Plans” titled “Royal Melbourne Showgrounds Redevelopment” prepared by Daryl Jackson Pty Ltd, or such modified plans which may be substituted with the consent of the responsible authority.

**Development Plans**

2. Prior to the commencement of the development or any stages thereof, excluding demolition, bulk excavation works, and site preparation/retention works, amended 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 be generally in accordance with the set of plans prepared by architects Daryl Jackson Pty Ltd titled “Royal Melbourne Showgrounds Redevelopment” and be consistent with the endorsed plans but modified as necessary to show:
  - a. The design detail of all vehicle entry/exit points from Leonard Crescent, Langs Road and Epsom Road.
  - b. All modifications necessary to ensure that the plans are consistent with the conditions of the permit(s) issued under the *Heritage Act 1995* for this development.
  - c. All modifications necessary to ensure compliance with the noise mitigation measures recommended in the acoustic engineer’s report.

The use and development 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.

**Landscaping**

4. Within 6 months of the commencement of the development or any stages thereof a landscape concept plan must be submitted to and approved to the satisfaction of the responsible authority and must include:
  - a. A schedule of all landscape materials and treatments, elevations of any structures, a planting schedule, planter boxes, automatic irrigation and urban design elements such as paving materials, lighting of public areas with dimensioned relative levels and a landscape management and maintenance plan;
  - b. Boundary fence treatment along Leonard Crescent, Langs Road and Epsom Road;
  - c. Suitable landscaping if required to mitigate against possible wind affects.
5. Landscape works as shown on the relevant endorsed plan/s must be completed within 3 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.

#### **Materials and Finishes**

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

#### **Building appurtenances / appearance etc.**

7. 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.
8. 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**

9. The demolition and development must be undertaken in accordance with a Construction Management Plan, to the satisfaction of the responsible authority. The Construction Management Plan must include an appropriate strategy to protect the retained heritage buildings from damage during the demolition and construction works. Heritage Victoria must be consulted during the preparation of the Construction Management Plan.

#### **Environmental Audit**

10. Prior to the commencement of a sensitive use (defined under Ministerial Direction No.1), either:
  - a. A certificate of Environmental Audit must be issued for the land in accordance with Section 57AA of the *Environment Protection Act 1970*, or
  - b. An environmental auditor appointed under the *Environment Protection Act 1970* must make a statement in accordance with Section 57AA(5)(b) of the *Environment Protection Act 1970* that the environmental conditions of the land are suitable for future sensitive uses.

A copy of the Certificate or statement shall be provided to the responsible authority and all costs associated with obtaining this certificate shall be borne by the applicant.

#### **Car Parking, Traffic and Access etc.**

11. Prior to the commencement of the development or any stages thereof, excluding demolition, bulk excavation works, and site preparation/retention works, a Traffic Management Plan generally in accordance with the 'Melbourne Showgrounds Redevelopment, Epsom Road, Flemington, Traffic Impact Report – 15 December 2004' and prepared by Ratio Consultants Pty Ltd, must be submitted to and be to the satisfaction of the responsible authority and VicRoads, in consultation with the City of Moonee Valley and the City of Melbourne. The Traffic Management Plan must specify:
  - a. The design detail of all vehicle entry/exit points from Langs Road and Epsom Road.
  - b. Use and management of supervised authorised personnel on race days at the vehicular access.
  - c. All recommended traffic management measures to be implemented.
12. The road works and access arrangements on Epsom Road shall be constructed at no cost to VicRoads and to the satisfaction of the responsible authority, in consultation with the City of Moonee Valley and the City of Melbourne



13. Car parking must be provided in accordance with the Parking Precinct Plan –Car Parking for the Royal Melbourne Showgrounds in the Schedule to Clause 52.06-2, unless otherwise agreed in writing by the responsible authority.
14. The internal design of all car parks must be generally in accordance with Australian Standard 2890.1-2004 to the satisfaction of the responsible authority.
15. 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.
16. 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.
17. Bicycle parking must be provided and located to the satisfaction of the responsible authority.

#### **Noise**

18. Prior to the construction of any new building, a report prepared by a qualified acoustic engineer assessing the acoustic performance of the building must be submitted to and be to the satisfaction of the responsible authority. The building and any plant or equipment must be modified in accordance with any noise mitigation measures recommended in the acoustic engineer's report.

#### **Street Levels, Crossovers, Drainage etc.**

19. 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.
20. 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.
21. The owner of the subject land shall construct a stormwater drainage system for the development at no cost to the Council 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.

#### **Waste Management**

22. All garbage 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.

23. No garbage bin or surplus materials generated by the permitted use may be deposited or stored outside the site and bins must be returned to the garbage storage areas as soon as practicable after garbage collection to the satisfaction of the responsible authority.

**Time Limits**

24. 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.

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

**- END OF DOCUMENT -**