

Carlton Recreation Ground

Incorporated Document

September 2020

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*.

1.1 Land

The control in this document applies to land shown on SCO30 forming part of the Melbourne Planning Scheme.

The land is known as the Carlton Recreation Ground (currently referred to as Ikon Park), Princes Park, Carlton North, generally identified in the attached 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 and AFL 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 gameday, 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. The development of the Carlton Recreation Ground will continue to respect the social, natural and heritage values of Princes Park.

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.

The controls do not apply to areas occupied under license outside the Specific Controls Overlay.

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, all new buildings and works will be contained entirely within the building envelopes (excluding rooftop plant, services and equipment) as shown on the concept plan attached to this document 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 heritage, 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. Plant and equipment should be generally screened from public views.
- 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, including the incorporation of crime prevention measure through environmental design principles.
- Ensure that the new development enhances the public realm experience as it presents to the surrounding parkland and includes the provision of landscaping around the perimeter of stadium to compliment the park setting for and on behalf of the public land manager.

Heritage

- Ensure that any new works (including landscaping) are an appropriate response to the heritage values of the Carlton Recreation Ground and Princes Park within Heritage Overlay HO1 – Carlton Precinct.

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 any car parking spaces are designed to enable easy, safe and efficient use.
- Promote the use of sustainable modes of transport.

Wayfinding and entrances

- 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.
- Ensure all new pedestrian entrance points are clearly identifiable and appropriately integrated with the surrounding parkland.

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 and designed to minimise light spill beyond the stadium, is energy efficient, and is managed in accordance with an approved Lighting Specification Plan (LSP).

Signage

- Aside from existing signage, only new Carlton Football Club, ground naming rights and directional signage may be visible from outside the ground.

- All Carlton Football Club, ground naming rights and directional signage must be appropriately scaled and sited and fully integrated with the design of host buildings.
- Signage visible through building openings is permitted.

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, drawn to scale, and must show the following matters, as appropriate, to the satisfaction of the Responsible Authority:

- (a) A design statement considering and responding to the built form guidelines contained in Clause 6 of this document.
- (b) Floor plans and elevations.
- (c) Demonstration of compliance with Clause 5 of 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) Details of any Carlton Football Club, ground naming rights or other signage except direction signs.
- (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) A staging plan, if the works are intended to be staged.
- (j) 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.
- (k) A **Waste Management Plan (WMP)** prepared by a suitably qualified professional addressing waste storage and collection arrangements.
- (l) A **Heritage Impact Statement (HIS)** prepared by a suitably qualified professional addressing the impact of the proposed works upon the heritage place.
- (m) An **Environmentally Sustainable Design (ESD) and Water Sensitive Urban Design (WSUD) Statement** prepared by a suitably qualified professional. 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 as applicable.

- (n) A **Traffic and Car Parking Assessment (TCPA)** prepared by a suitably qualified professional must be provided addressing the following matters, as appropriate:
 - (i) Any changes to existing accessways.
 - (ii) The provision of any additional on-site car spaces.
 - (iii) The approval of the roads corporation if there is creation or alteration to roads in a Road Zone, Category 1.
- (o) A **Traffic and Parking Impact Assessment (TPIA)** and corresponding **Traffic Management Plan (TMP)** prepared by a suitably qualified professional must be provided addressing the following matters if the seating capacity is to be increased, as appropriate:
 - (i) An assessment of likely patron and staff numbers.
 - (ii) An assessment of likely parking demands. This includes the provision of parking surveys within a 500 metre radius of the site during the days/times events are likely to be held.
 - (iii) An assessment as to whether sufficient on-street parking is available, particularly during peak attendance periods.
 - (iv) An assessment as to whether it may be necessary to introduce on-street parking restrictions along surrounding streets.
 - (v) An assessment of traffic volumes likely to be generated and the potential impacts of this upon the function of the local road network.
 - (vi) An assessment as to whether any traffic management measures are considered necessary to ensure the safe movement of pedestrians, cyclists, public transport users and motorists to/from the ground by event type.
 - (vii) Details of how event traffic and parking arrangements will be communicated to local residents.
 - (viii) An assessment of event loading/delivery/servicing requirements and how these will be accommodated.
 - (ix) Details of any green travel initiatives.
 - (x) Details of all bicycle parking facilities on site.
 - (xi) Details of all motorcycle parking on site.

The **TMP** may be amended to the satisfaction of the Responsible Authority.

7.2 Lighting Specification Plan

Prior to the operation of the new lighting towers on the land a **Lighting Specification Plan (LSP)** must be approved by the Responsible Authority and address the following matters, as appropriate:

- (a) Details of existing and new lighting, including vertical lighting levels.
- (b) A contour map showing all light spill beyond the ground.
- (c) Details/drawings showing how glare will be controlled.

- (d) A summary assessment of the potential effects of the new lighting on Princes Park and the surrounding residential areas, and any mitigation measures (if necessary).
- (e) Light towers being a minimum height of 45 metres to avoid glare into surrounding residential areas.
- (f) Lighting levels to be dimmable with settings appropriate to activities not including in the Broadcast Lighting Management Plan.
- (g) A maintenance schedule.
- (h) Provisions facilitating the submission of a post-installation assessment demonstrating ground lighting complies with the standards noted below:
 - (i) Australian/New Zealand Standard 4282-2019 (Control of the obtrusive effects of outdoor lighting).
 - (ii) The City of Melbourne's lighting standards.

The **LSP** may be amended to the satisfaction of the Responsible Authority.

7.3 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, as appropriate:

- (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.

The **BLMP** may be amended to the satisfaction of the Responsible Authority.

7.4 Event Management Plan

Prior to any non-football event occurring on the land, an **Event Management Plan (EMP)** must be approved by the Responsible Authority. For the purposes of this control a non-football event is an event not associated with football with over 7,500 people in attendance. The **EMP** must address the following matters, as appropriate:

- (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.

The **EMP** may be amended to the satisfaction of the Responsible Authority.

7.5 Landscaping and Public Open Space

Prior to occupation of the new sections of the Ground, if any new public open space areas are provided within the SCO area (excluding paved areas or incidental landscaping), a Landscape Plan prepared by a suitably qualified professional must be approved by the Responsible Authority and include:

- (a) Landscape details of any new opens space areas, including a planting schedule and hard and soft landscaping treatments.
- (b) An environmental assessment (or similar) demonstrating that the environmental conditions of the new open space areas are suitable for the use.

The Landscape Plan may be amended to the satisfaction of the Responsible Authority.

7.6 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) 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.

9. 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 new 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

