

Report to the Future Melbourne Committee

Agenda item 6.4

Plans Endorsement: ID-2020-2, Ikon Park Redevelopment, Princes Park, Carlton

13 April 2021

Presenter: Larry Parsons, Practice Leader Land Use and Development

Purpose and background

1. The purpose of this report is to advise the Future Melbourne Committee of an application to endorse plans and related technical documents in accordance with the requirements of the previously approved Incorporated Document (ID) for the Carlton Recreation Ground, Princes Park, Carlton (refer Attachment 2 - Locality plan).
2. This submission follows the Committee's resolution of 18 August 2020 to support the principle of the planning scheme amendment facilitating this ID. In addition to this, the Committee requested the Minister for Planning require the applicant to complete the public consultation process commenced prior to the Covid19 pandemic and later abandoned.
3. This consultation was not subsequently required as recommended, and on 5 November 2020 Council received notice that the amendment had been gazetted.
4. The approved ID requires the applicant to submit a variety of information prior to the commencement of the development. This includes plans and associated construction, waste, lighting specification and broadcast lighting management plans as well as Heritage Impact, Environmentally Sustainable Design (ESD) and Water Sensitive Urban Design Statements.
5. Whilst the Minister was responsible for approving the planning scheme amendment, Council is responsible for the assessment and endorsement of these plans and related technical documents.

Key issues

6. The submitted plans and technical documents satisfactorily address the provisions of the corresponding conditions of the ID and as such are acceptable.
7. Elements of the development would however be built outside the existing lease line. To ensure these elements are not constructed without a corresponding lease, notes are included on the plans prohibiting these works until such time as a new lease is finalised.
8. Importantly, the plans endorsement and lease processes are entirely separate and as such any planning approval given for works outside the existing lease line does not prejudice Council's consideration of any future lease.

Recommendation from management

9. That the Future Melbourne Committee resolves to endorse the submitted plans and following technical documents:
 - 9.1. Development Plans
 - 9.2. Construction Management Plan
 - 9.3. Waste Management Plan
 - 9.4. Heritage Impact Statement
 - 9.5. Environmentally Sustainable Design (ESD) and Water Sensitive Urban Design Statements
 - 9.6. Lighting Specification Plan
 - 9.7. Broadcast Lighting Management Plan.

Attachments:

1. Supporting Attachment (Page 2 of 56)
2. Locality Plan (Page 3 of 56)
3. Selected Plans (Page 4 of 56)
4. Delegate Report (Page 40 of 56)

Supporting Attachment

Legal

1. As it relates to this plans approval process, Council is the Responsible Authority.
2. Council is also Committee of Management for the land administered via an existing lease with Carlton Football Club.
3. The *Carlton (Recreation Ground) Land Act 1966* enshrines the current use of the site.

Finance

4. There are no direct financial issues arising from the recommendations set out in this report.

Conflict of interest

5. No Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest.

Health and Safety

6. In developing this proposal, no Occupational Health and Safety issues or opportunities have been identified.

Stakeholder consultation

7. No third party consultation was required. The plans and related technical documents were referred to relevant Council departments for comment.

Relation to Council policy

8. Relevant Council policies are discussed in the original planning scheme amendment Delegate report (refer Attachment 4 of Item 6.1 of the 18 August 2020 Committee meeting agenda).

Environmental sustainability

9. In accordance with the submitted documents, the Environmentally Sustainable Design (ESD) measures and initiatives to be built into the development comply with the performance standards of Clause 22.19 (Energy, Water and Waste Efficiency) and Clause 22.23 (Stormwater Management) of the Melbourne Planning Scheme.

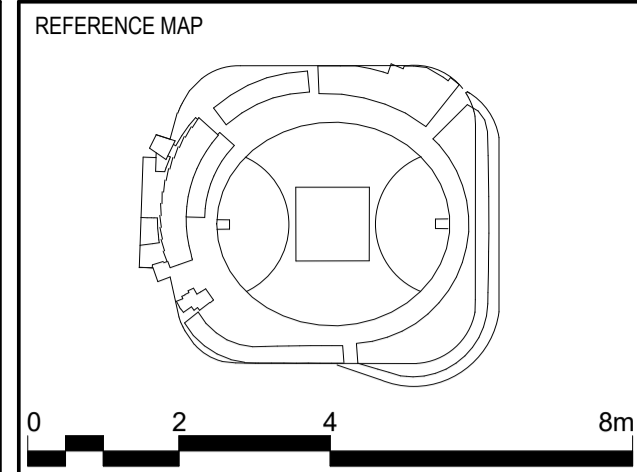
Locality Plan

Carlton Recreation Ground, Princes Park, Carlton





DRAWING SCHEDULE - STAGE 2			
SHEET	SHEET NAME	REV DATE	REV
AD.PA.0001	COVERSHEET	30.03.2021	E
AD.PA.1001	EXISTING SITE PLAN	17.11.2020	B
AD.PA.1010	EXISTING PLAN - GROUND FLOOR	17.11.2020	B
AD.PA.1011	EXISTING PLAN - LEVEL 01	17.11.2020	B
AD.PA.1020	EXISTING ELEVATION - WEST	17.11.2020	B
AD.PA.1021	EXISTING ELEVATION - EAST	17.11.2020	B
AD.PA.1023	EXISTING ELEVATION - NORTH	17.11.2020	B
AD.PA.1030	PROPOSED SUMMARY OF WORKS	17.11.2020	A
AD.PA.1031	PROPOSED SITE PLAN	30.03.2021	D
AD.PA.1032	STAGING DEVELOPMENT PLAN - GROUND OVERALL	30.03.2021	E
AD.PA.1040	DEMOLITION PLAN - GROUND FLOOR	30.03.2021	D
AD.PA.1041	DEMOLITION PLAN - LEVEL 01	30.03.2021	D
AD.PA.1042	DEMOLITION PLAN - ROOF	30.03.2021	D
AD.PA.1045	DEMO ELEVATIONS - WEST	17.11.2020	B
AD.PA.1046	DEMO ELEVATIONS - EAST	17.11.2020	B
AD.PA.1047	DEMO ELEVATIONS - NORTH	17.11.2020	B
AD.PA.1050	PROPOSED PLAN - GROUND OVERALL	30.03.2021	D
AD.PA.1051	PROPOSED PLAN - GROUND FLOOR NORTH	30.03.2021	D
AD.PA.1052	PROPOSED PLAN -GROUND FLOOR SOUTH	30.03.2021	D
AD.PA.1053	PROPOSED PLAN - LEVEL 01 OVERALL	30.03.2021	D
AD.PA.1054	PROPOSED PLAN - LEVEL 01 NORTH	30.03.2021	D
AD.PA.1055	PROPOSED PLAN - LEVEL 01 SOUTH	30.03.2021	D
AD.PA.1056	PROPOSED PLAN - ROOF	29.10.2020	A
AD.PA.1060	PROPOSED ELEVATIONS - WEST	18.03.2021	D
AD.PA.1061	PROPOSED ELEVATIONS - EAST	18.03.2021	C
AD.PA.1062	PROPOSED ELEVATIONS - NORTH	18.03.2021	C
AD.PA.1063	PROPOSED ELEVATIONS - SOUTH	17.11.2020	B
AD.PA.1064	SIGNAGE ELEVATIONS	18.03.2021	B
AD.PA.1070	OVERSHADOWING PLANS - SEPTEMBER EQUINOX - 22/09/2020 - 11 AM	30.03.2021	D
AD.PA.1071	OVERSHADOWING PLANS - SEPTEMBER EQUINOX - 22/09/2020 - 12PM	30.03.2021	C
AD.PA.1072	OVERSHADOWING PLANS - SEPTEMBER EQUINOX - 22/09/2020 - 1 PM	30.03.2021	C
AD.PA.1073	OVERSHADOWING PLANS - SEPTEMBER EQUINOX - 22/09/2020 - 2PM	30.03.2021	C
AD.PA.1080	PERSPECTIVE - MAIN ENTRY VIEW	17.11.2020	A
AD.PA.1081	PERSPECTIVE - MATCH DAY TERRACE & INDOOR TRAINING FACILITY	17.11.2020	A
AD.PA.1082	PERSPECTIVE - MATCH DAY ENTRY	17.11.2020	A
AD.PA.1083	PERSPECTIVE - MATCH DAY SOUTH ELEVATION	17.11.2020	A



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B	PLANNING APPROVAL ISSUE	17.11.2020
C	REVISED PLANNING APPROVAL ISSUE	18.03.2021
D	REVISED PLANNING APPROVAL ISSUE	22.03.2021
E	PLANNING APPROVAL UPDATE	30.03.2021

IKON PARK REDEVELOPMENT - STAGE TWO PLANNING DOCUMENTS

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PROJECT
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 CARLTON, VICTORIA

SHEET TITLE
 COVER SHEET

PROJECT NUMBER
 19.7598.00

REVIEWED
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COORDINATED
 POP

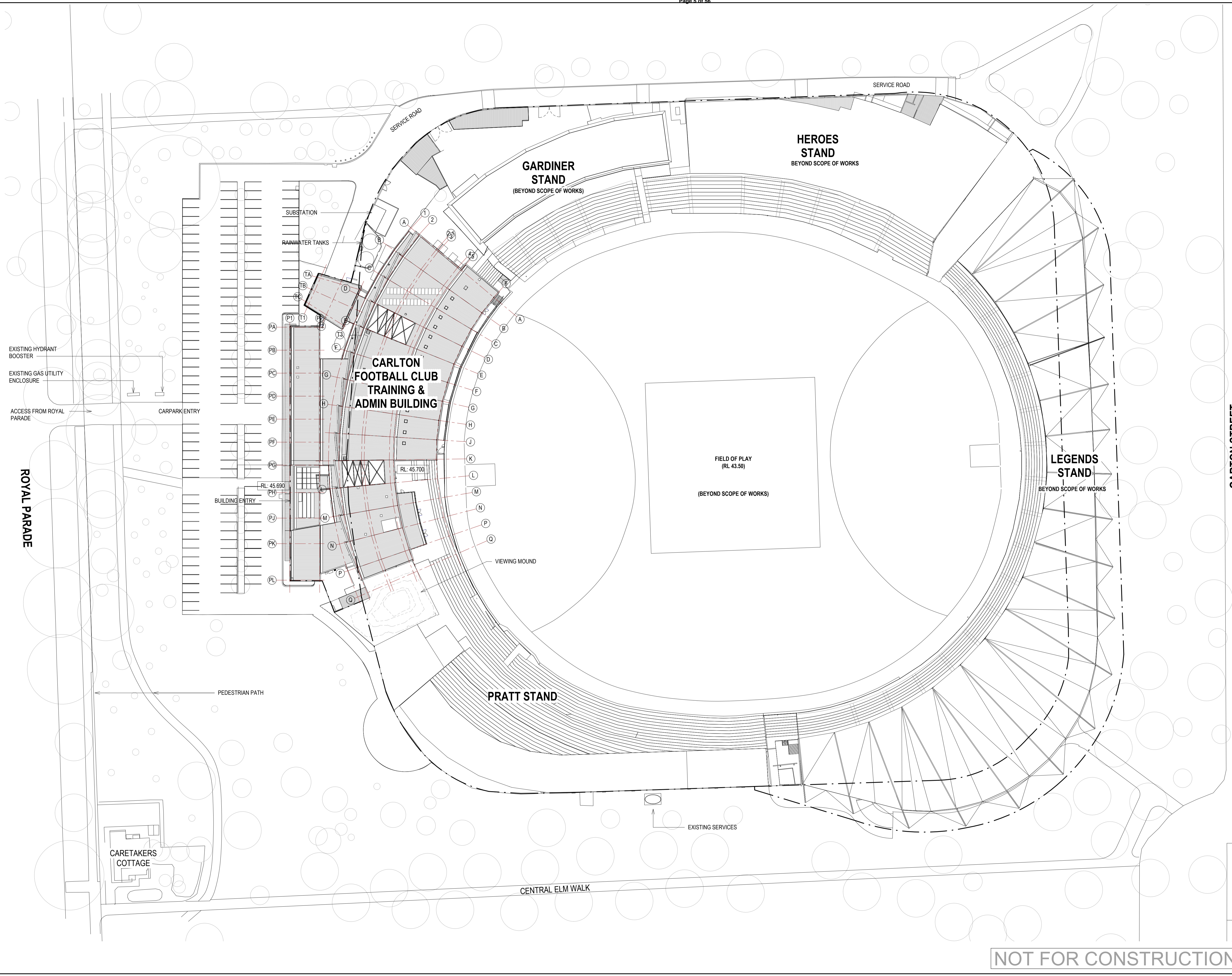
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NORTH POINT

PHASE CD	DRAWING NUMBER AD.PA.0001	REVISION E
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CARLTON, VICTORIA

SHEET TITLE

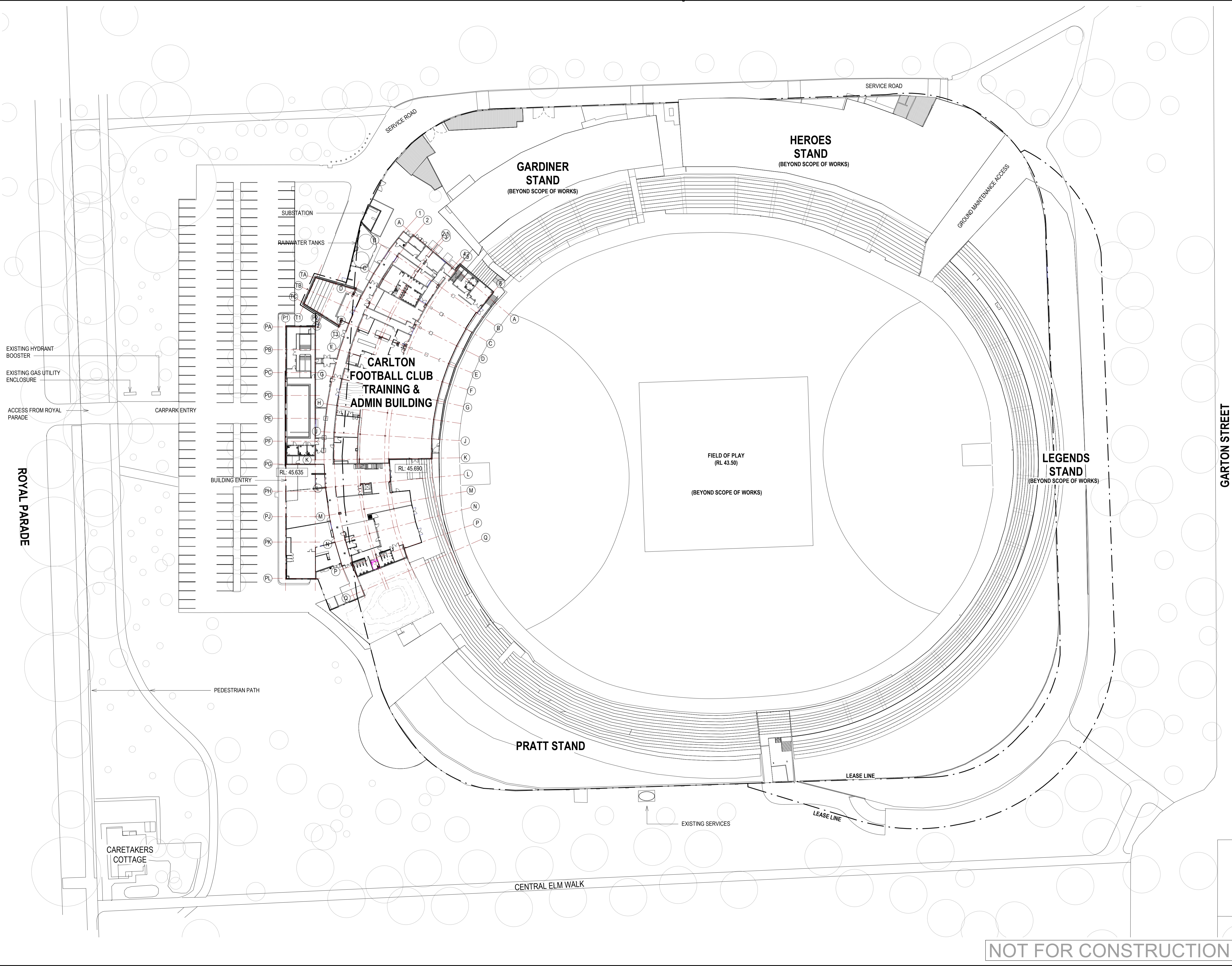
EXISTING SITE PLAN

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SHEET TITLE

EXISTING PLAN - GROUND FLOOR

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COORDINATED POP	APPROVED TM
SCALE 100% @ A1 1:500	NORTH POINT

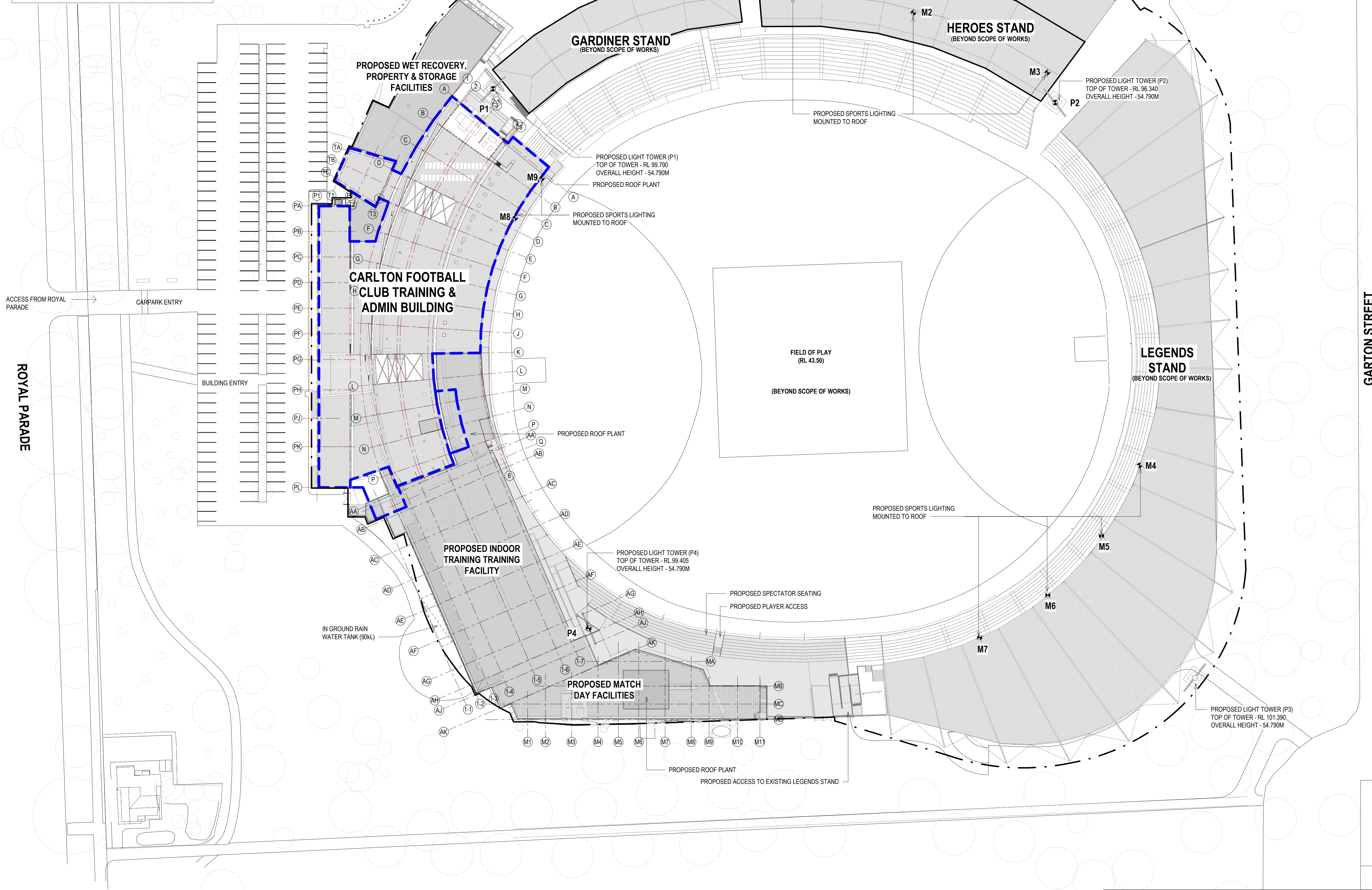
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LEGEND AND NOTES:

- - - BOUNDARY OF SPECIFIC CONTROL OVERLAY
- - - EXISTING BUILDING FOOTPRINT
- EXISTING BUILDING AREAS
- PROPOSED BUILDING AREAS
- PROPOSED PAVING AREAS



REFERENCE MAP

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PROJECT

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CARLTON, VICTORIA

SHEET TITLE

PROPOSED SITE PLAN

PROJECT NUMBER 19.7598.00	REVIEWED TM
COORDINATED POP	APPROVED TM
SCALE 100% @ A1 1:500	NORTH POINT

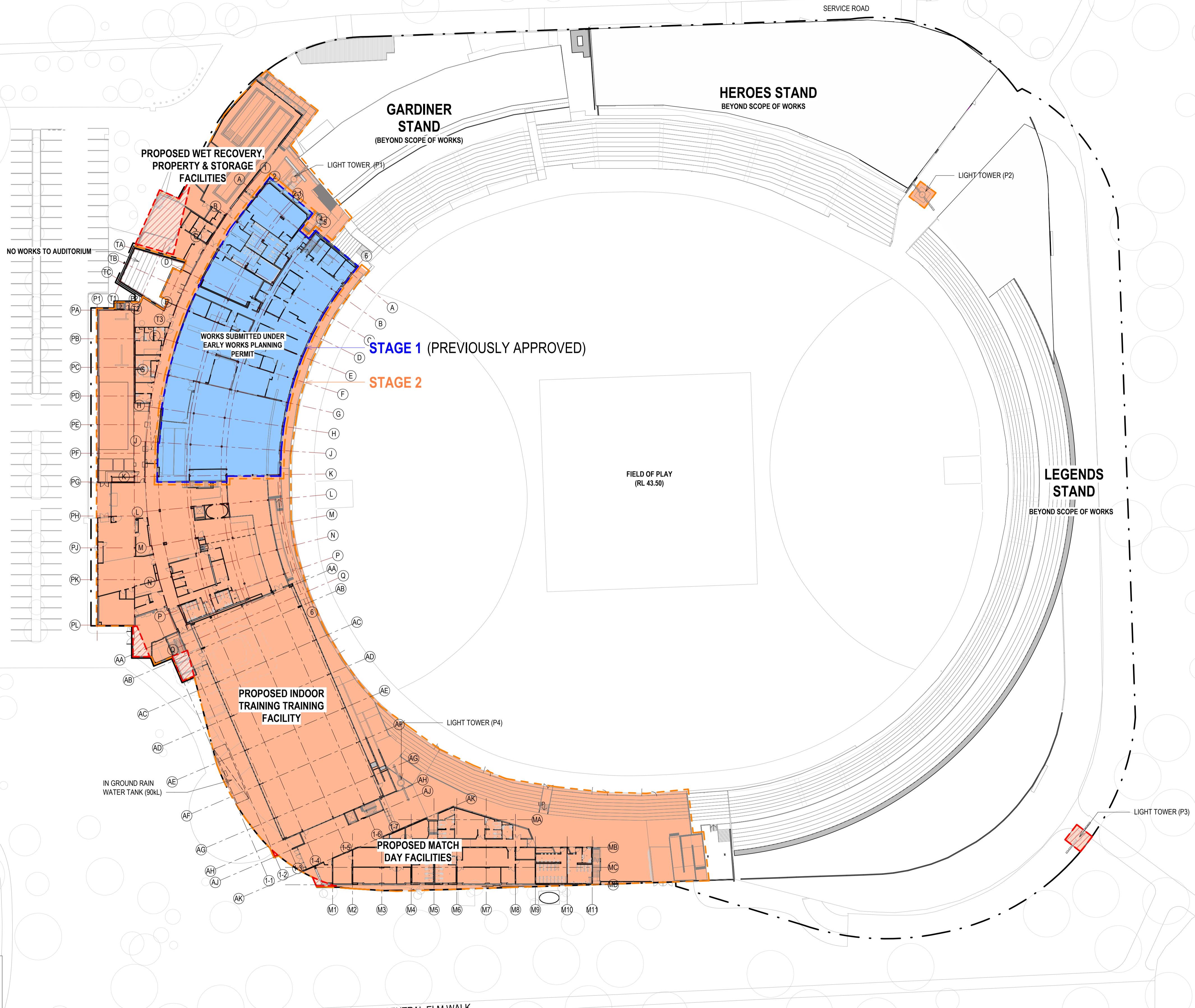
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STAGING LEGEND

- STAGE 1 (PREVIOUSLY APPROVED)
- STAGE 2
- AREA BEYOND EXISTING LEASABLE LAND*
- BOUNDARY OF SPECIFIC CONTROL OVERLAY



ROYAL PARADE

GARTON STREET

*NO BUILDINGS AND WORKS MAY BE UNDERTAKEN IN THE HATCHED AREA UNLESS AND UNTIL A LEASE HAS BEEN ENTERED INTO BETWEEN CFC COUNCIL OR THE CARLTON (RECREATION GROUND) LAND ACT 1966 IS AMENDED TO INCLUDE THE ADDITIONAL AREA SET OUT IN THE INCORPORATED DOCUMENT.

REFERENCE MAP

0 10 20 40m

1:500

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PROJECT

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CARLTON, VICTORIA

SHEET TITLE

STAGING DEVELOPMENT PLAN - GROUND OVERALL

PROJECT NUMBER 19.7598.00	REVIEWED TM
COORDINATED POP	APPROVED TM

SCALE 100% @ A1
1:500

NORTH POINT

PHASE CD	DRAWING NUMBER AD.PA.1032	REVISION E
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LEGEND AND NOTES:

- DEMOLISHED WALLS, DOORS AND JOINERY
- DEMOLISHED EXISTING SLABS AND CEILINGS - O.N.O
- AREAS TO REMAIN UNTOUCHED DURING WORKS
- BOUNDARY OF SPECIFIC CONTROL OVERLAY

REMOVE EXISTING FIXTURES AND FITTINGS.
RETAIN EXISTING SERVICES FOR NEW
PROPOSED WORK.

NO WORKS TO AUDITORIUM

LOCALISED DEMOLITION TO
EXISTING POOLS

BUILDING ENTRY

CARPARK ENTRY

ROYAL PARADE

SERVICE ROAD

SERVICE ROAD

GARDINER STAND
(BEYOND SCOPE OF WORKS)

HEROES STAND
(BEYOND SCOPE OF WORKS)

STAGE 1 (PREVIOUSLY APPROVED)

STAGE 2

REMOVE EXISTING FIXTURES AND FITTINGS.
RETAIN EXISTING SERVICES FOR NEW
PROPOSED WORK.

EXISTING TERRACES TO BE
DEMOLISHED

EXISTING RAMP AND STAIR TO BE DEMOLISHED

FIELD OF PLAY
(RL 43.50)
(BEYOND SCOPE OF WORKS)

LEGENDS STAND
(BEYOND SCOPE OF WORKS)

PRATT STAND DEMOLISHED AS
PART OF DEVELOPMENT WORKS

DEMOLISH EXISTING BAR

CENTRAL ELM WALK

REFERENCE MAP




0 2 4 8m
1:100

CLIENT



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C	REVISED PLANNING APPROVAL ISSUE	18.03.2021
D	PLANNING APPROVAL UPDATE	30.03.2021

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PROJECT

IKON PARK REDEVELOPMENT
CARLTON, VICTORIA

SHEET TITLE

DEMOLITION PLAN - GROUND FLOOR

PROJECT NUMBER 19.7598.00	REVIEWED TM
COORDINATED POP	APPROVED TM
SCALE 100% @ A1 1:500	NORTH POINT

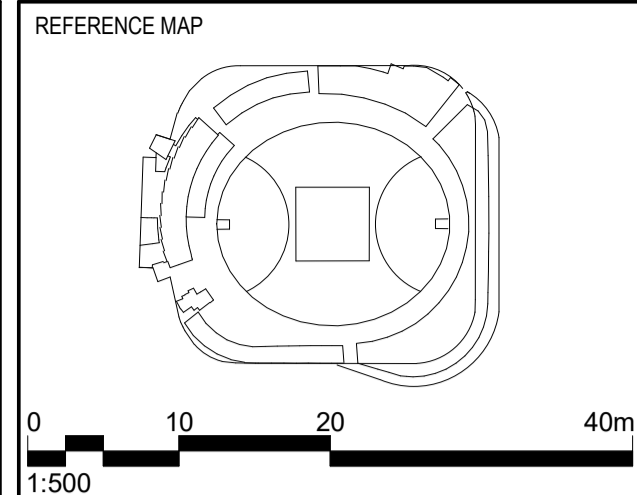
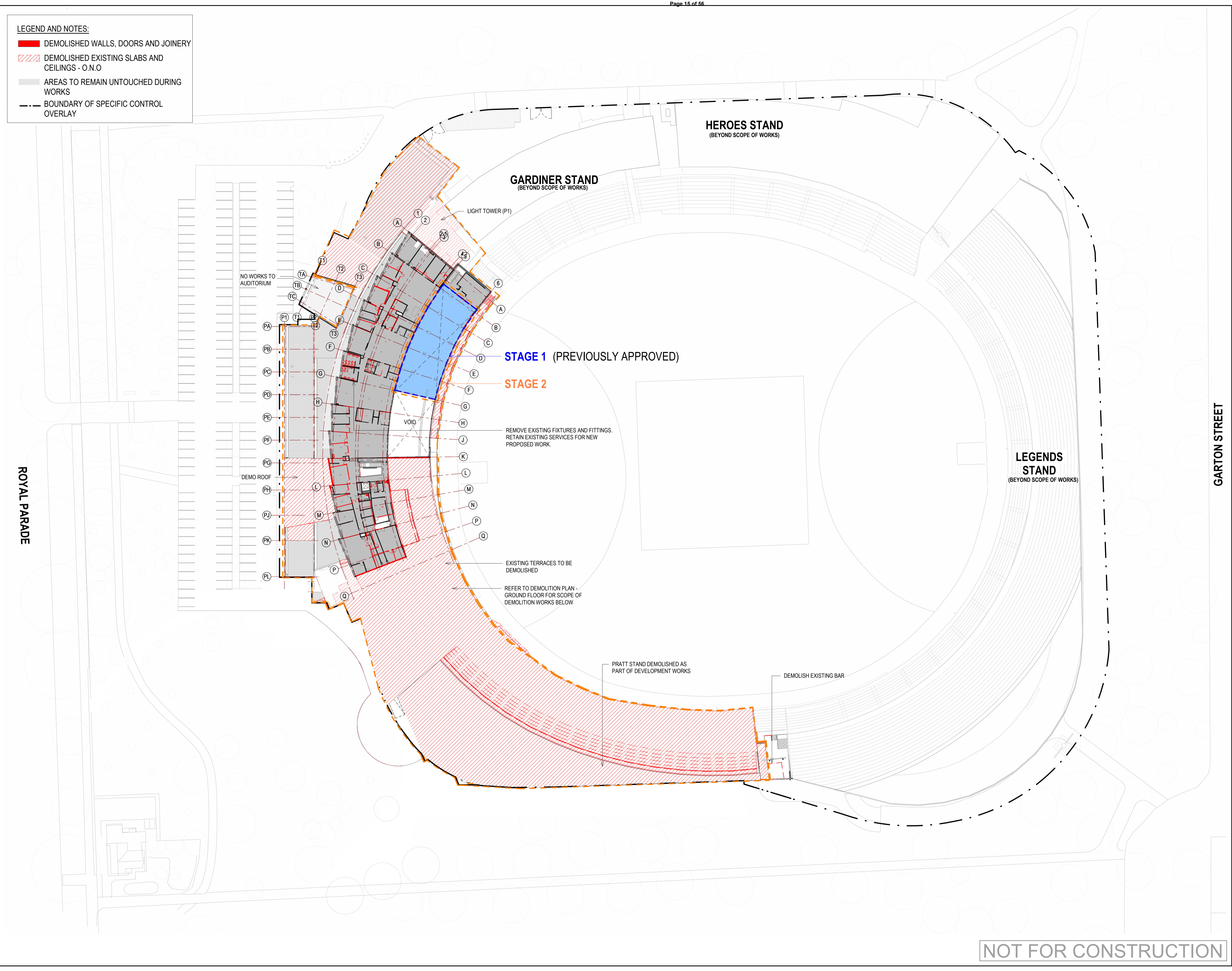
PHASE CD DRAWING NUMBER AD.PA.1040 REVISION D

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- LEGEND AND NOTES:**
- DEMOLISHED WALLS, DOORS AND JOINERY
 - ▨ DEMOLISHED EXISTING SLABS AND CEILINGS - O.N.O
 - AREAS TO REMAIN UNTOUCHED DURING WORKS
 - - - BOUNDARY OF SPECIFIC CONTROL OVERLAY





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IKON PARK REDEVELOPMENT
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SHEET TITLE
DEMOLITION PLAN - LEVEL 01

PROJECT NUMBER
19.7598.00

COORDINATED
POP


SCALE 100% @ A1
1 : 500

PHASE
CD

DRAWING NUMBER
AD.PA.1041

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NORTH POINT


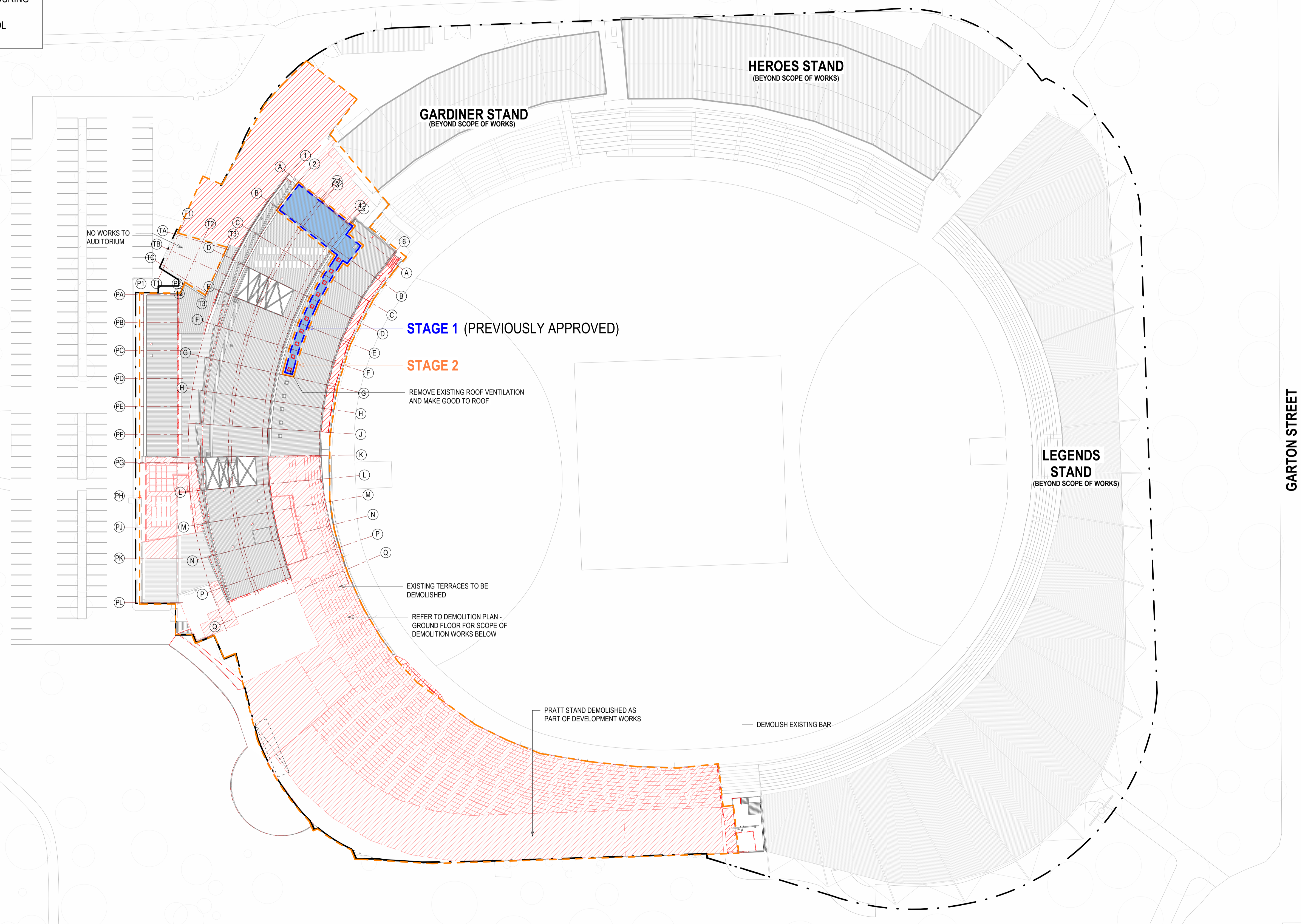
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- ▭ AREAS TO REMAIN UNTOUCHED DURING WORKS
- - - BOUNDARY OF SPECIFIC CONTROL OVERLAY



REFERENCE MAP

0 10 20 40m
1:500

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PROJECT

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CARLTON, VICTORIA

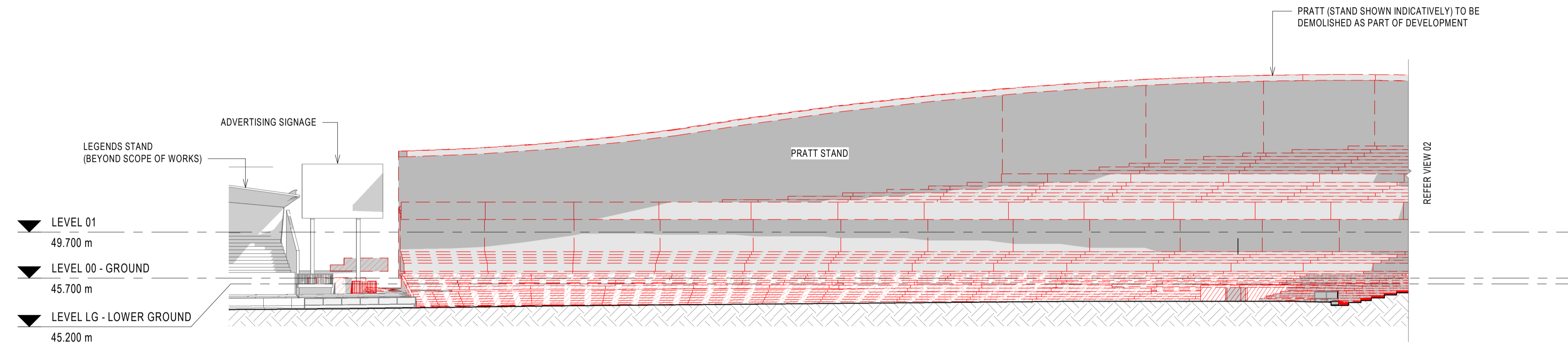
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DEMOLITION PLAN - ROOF

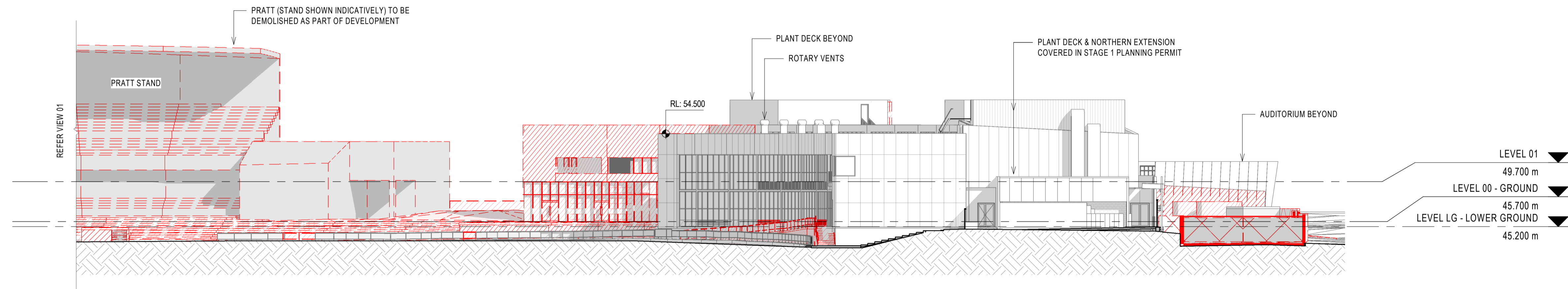
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SCALE 100% @ A1 1:500	NORTH POINT
PHASE CD	DRAWING NUMBER AD.PA.1042
	REVISION D

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1 DEMO ELEVATION - PRATT STAND NORTH
1:250



2 DEMO ELEVATION - ADMIN BUILDING NORTH
1:250

REFERENCE MAP

0 5 10 20m
1:250

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A	PLANNING APPROVAL DOCUMENTS - DRAFT	29.10.2020
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CARLTON, VICTORIA

SHEET TITLE

DEMO ELEVATIONS - NORTH

PROJECT NUMBER
19.7598.00

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COORDINATED
POP

APPROVED
TM

SCALE 100% @ A1
1:250

NORTH POINT

PHASE
CD

DRAWING NUMBER
AD.PA.1047

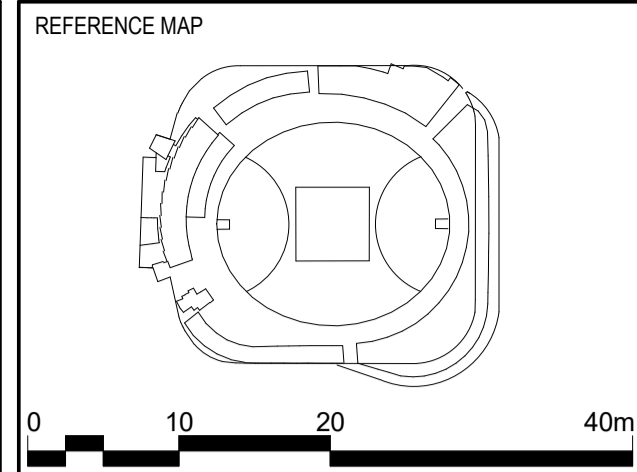
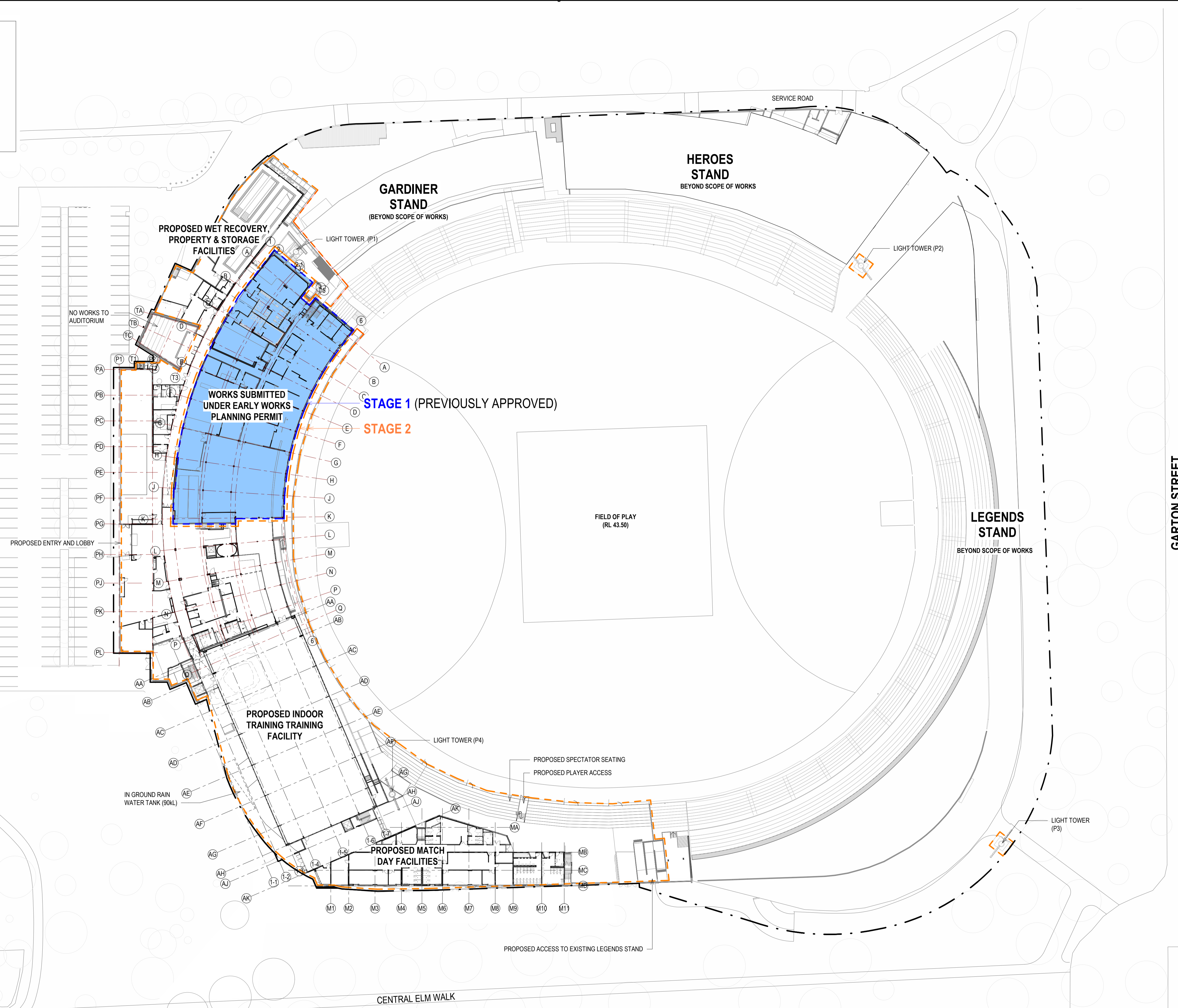
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LEGEND AND NOTES:

- TO BE RETAINED
- STAGE 1 (PREVIOUSLY APPROVED)
- STAGE 2
- BOUNDARY OF SPECIFIC CONTROL OVERLAY



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PROJECT

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CARLTON, VICTORIA

SHEET TITLE
PROPOSED PLAN - GROUND OVERALL

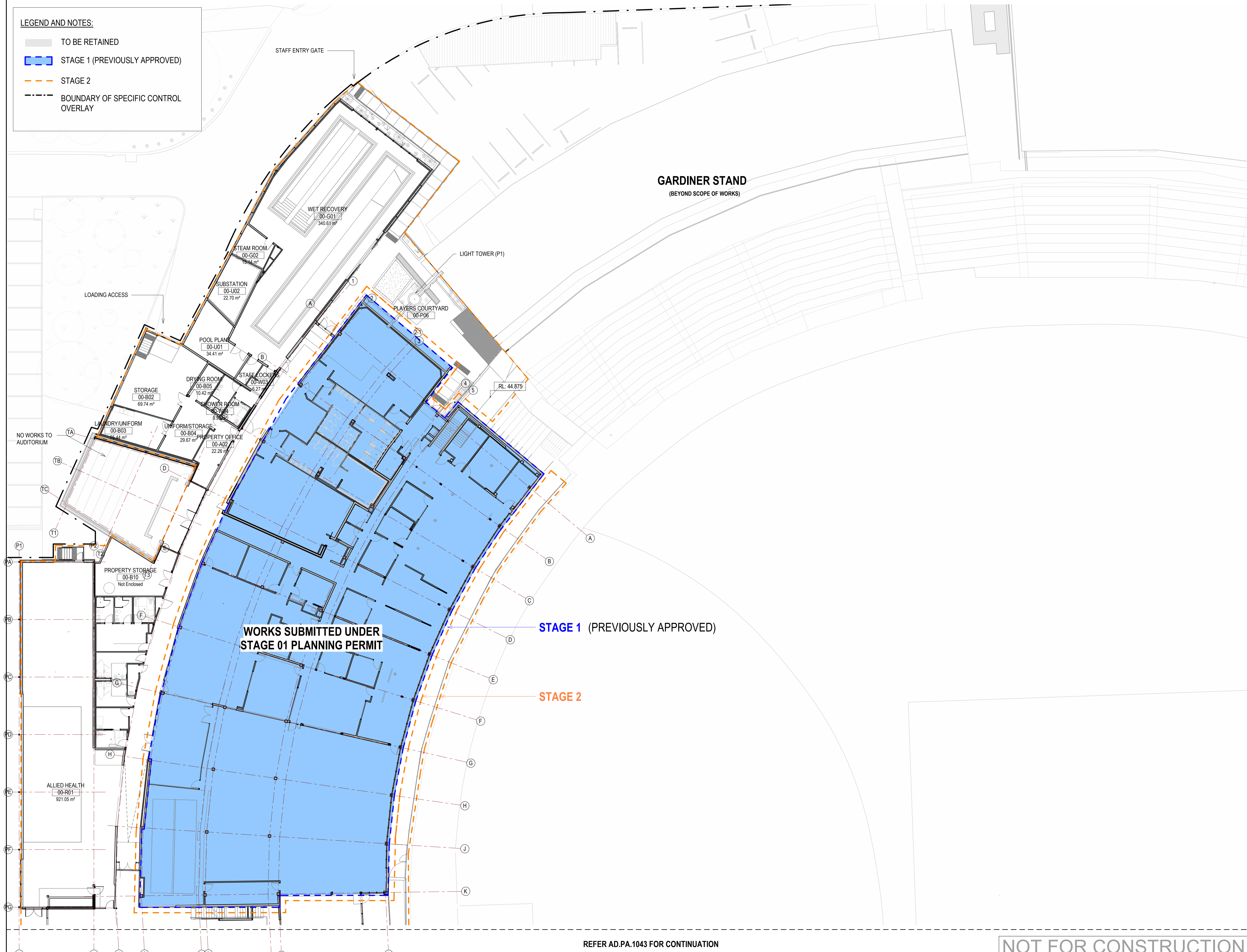
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COORDINATED POP	APPROVED TM
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PHASE CD	DRAWING NUMBER AD.PA.1050
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- STAGE 1 (PREVIOUSLY APPROVED)
- STAGE 2
- BOUNDARY OF SPECIFIC CONTROL OVERLAY



GARDINER STAND
(BEYOND SCOPE OF WORKS)

WORKS SUBMITTED UNDER
STAGE 01 PLANNING PERMIT

STAGE 1 (PREVIOUSLY APPROVED)

STAGE 2

REFER AD.PA.1043 FOR CONTINUATION

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REFERENCE MAP

0 4 8 16m
1:200

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PROJECT

IKON PARK REDEVELOPMENT
CARLTON, VICTORIA

SHEET TITLE

PROPOSED PLAN - GROUND FLOOR
NORTH

PROJECT NUMBER 19.7598.00	REVIEWED TM
COORDINATED POP	APPROVED TM
SCALE 100% @ A1 1:200	NORTH POINT

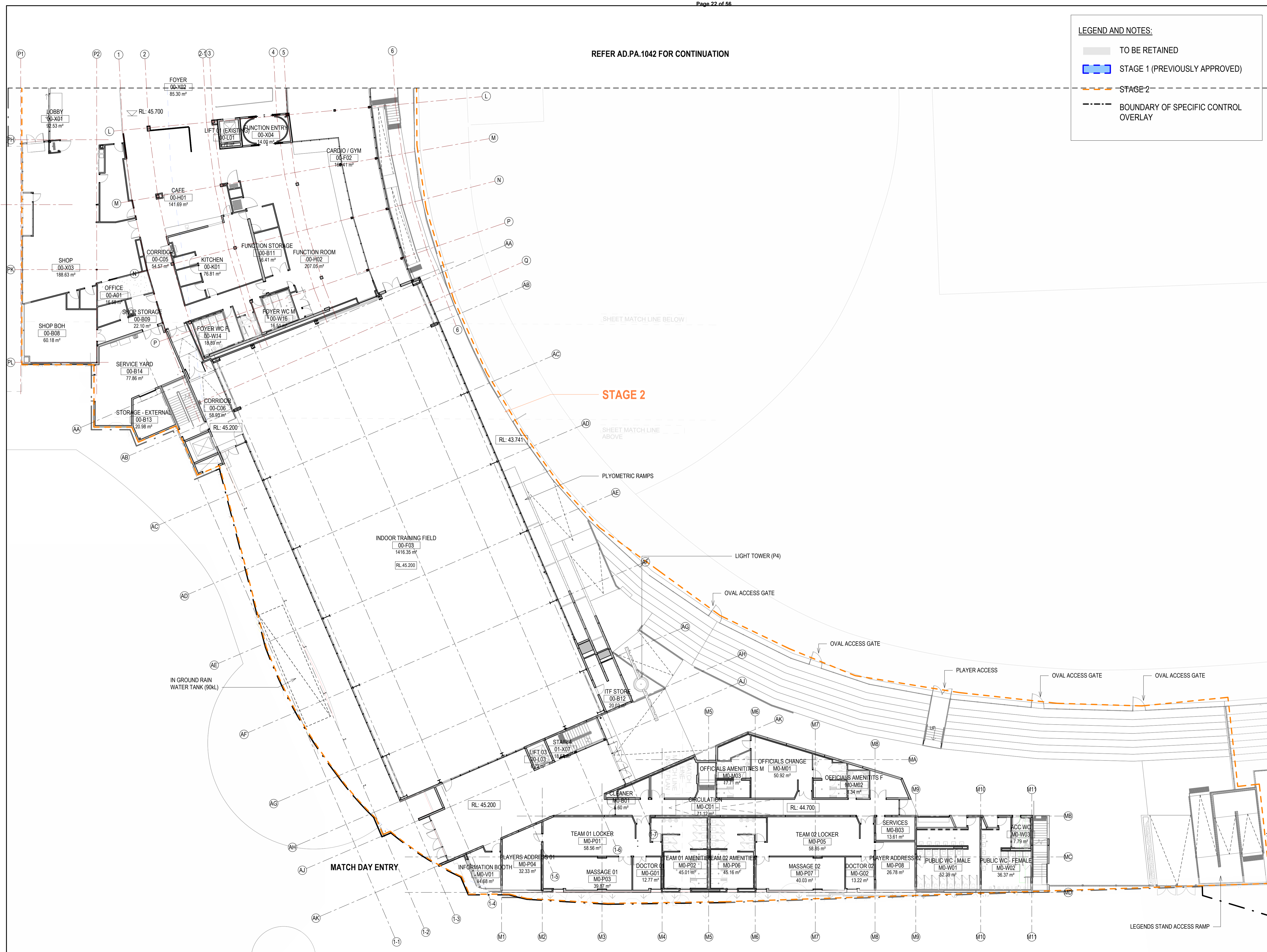
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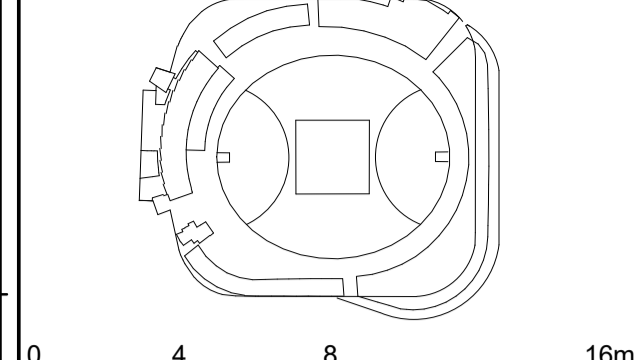
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LEGEND AND NOTES:

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REFERENCE MAP



1:200



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PROJECT
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CARLTON, VICTORIA

SHEET TITLE
PROPOSED PLAN - GROUND FLOOR SOUTH

PROJECT NUMBER
19.7598.00

COORDINATED
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PHASE
CD

DRAWING NUMBER
AD.PA.1052

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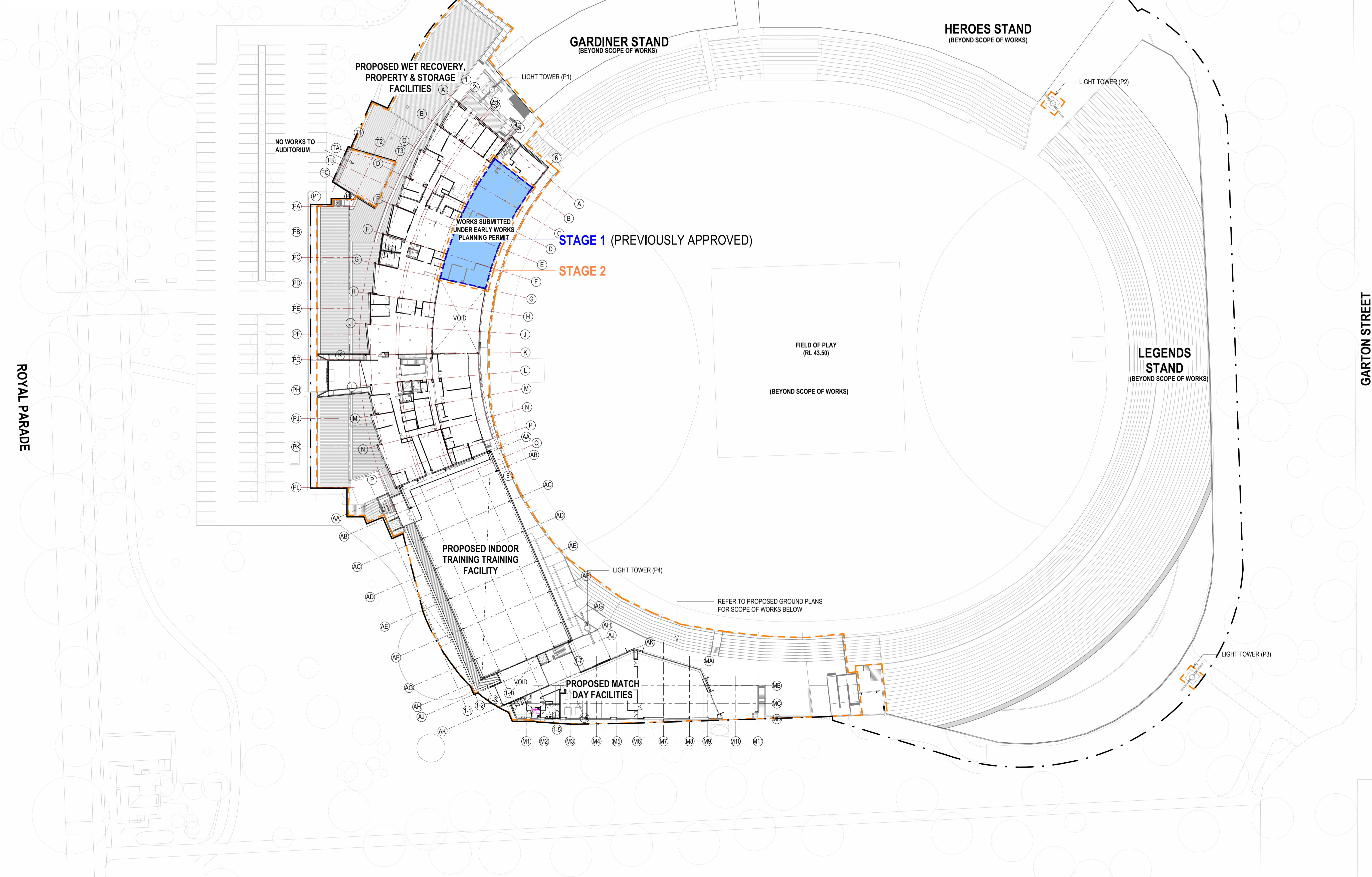
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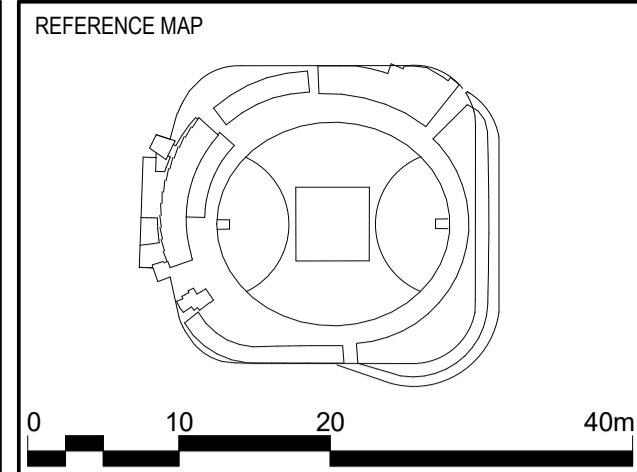
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GARTON STREET



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SHEET TITLE
 PROPOSED PLAN - LEVEL 01 OVERALL

PROJECT NUMBER
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SCALE 100% @ A1
 1 : 500
PHASE
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 TM
NORTH POINT

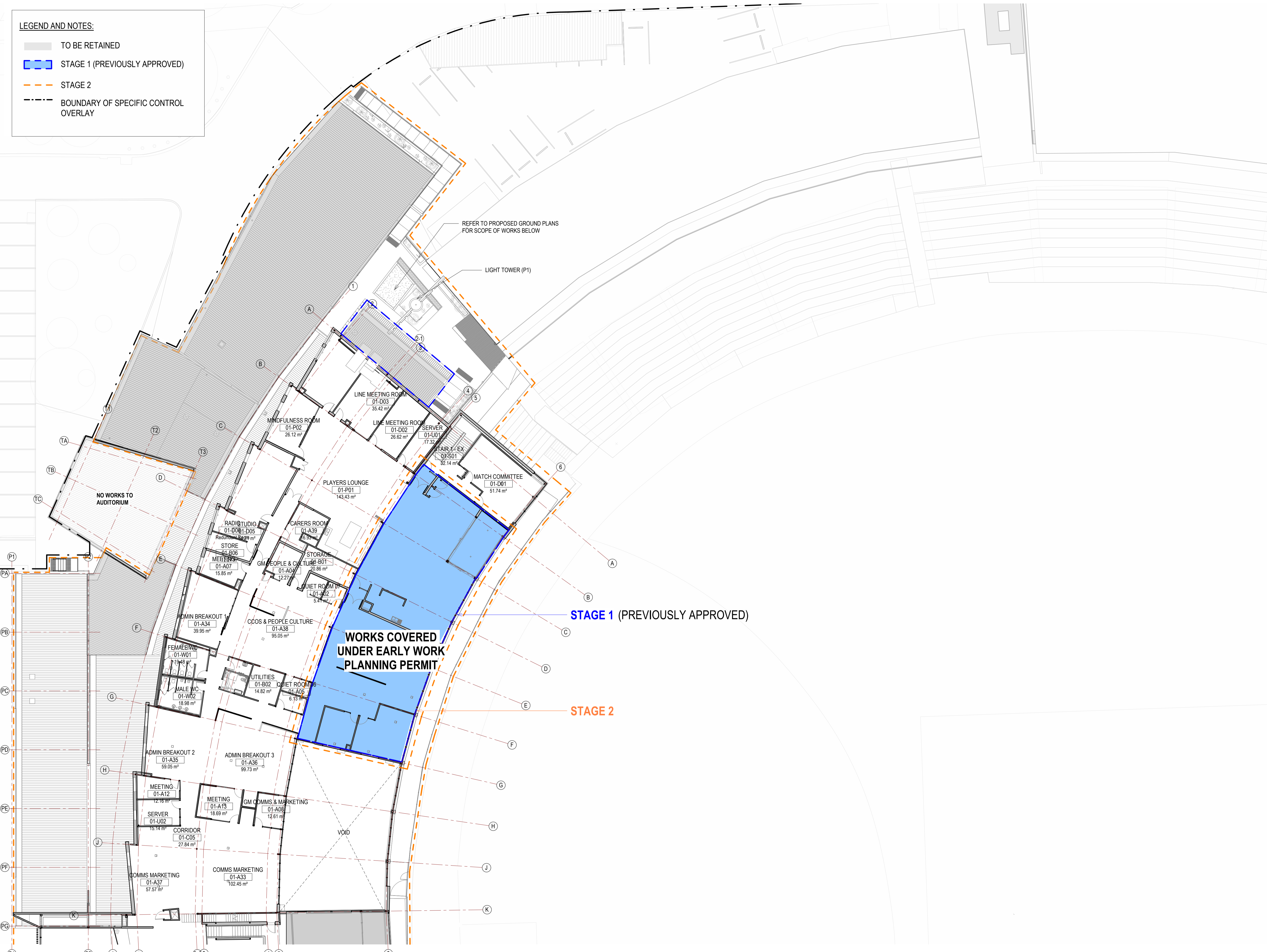
DRAWING NUMBER
 AD.PA.1053
REVISION
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LEGEND AND NOTES:

- TO BE RETAINED
- STAGE 1 (PREVIOUSLY APPROVED)
- STAGE 2
- BOUNDARY OF SPECIFIC CONTROL OVERLAY



REFER TO PROPOSED GROUND PLANS FOR SCOPE OF WORKS BELOW

LIGHT TOWER (P1)

STAGE 1 (PREVIOUSLY APPROVED)

STAGE 2

WORKS COVERED UNDER EARLY WORK PLANNING PERMIT

REFER AD.PA.1046 FOR CONTINUATION

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REFERENCE MAP

0 4 8 16m
1:200

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A	PLANNING APPROVAL DOCUMENTS - DRAFT	29.10.2020
B	PLANNING APPROVAL ISSUE	17.11.2020
C	REVISED PLANNING APPROVAL ISSUE	18.03.2021
D	PLANNING APPROVAL UPDATE	30.03.2021

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PROJECT

**IKON PARK REDEVELOPMENT
CARLTON, VICTORIA**

SHEET TITLE

PROPOSED PLAN - LEVEL 01 NORTH

PROJECT NUMBER 19.7598.00	REVIEWED TM
COORDINATED POP	APPROVED TM
SCALE 100% @ A1 1:200	NORTH POINT

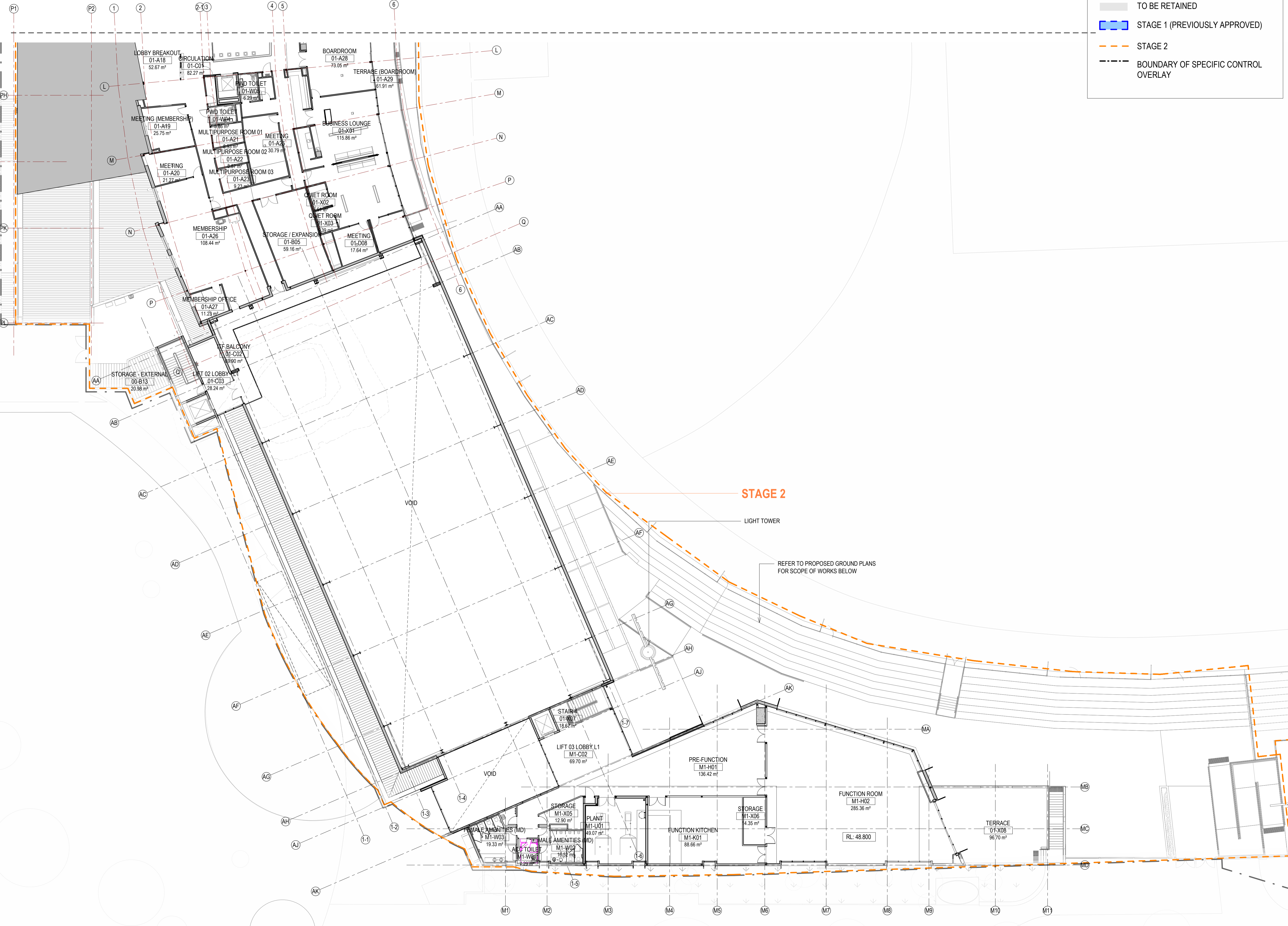
PHASE CD	DRAWING NUMBER AD.PA.1054	REVISION D
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ORIGINAL SHEET SIZE A1 - 841mm x 594mm

REFER AD.PA.1045 FOR CONTINUATION

LEGEND AND NOTES:

- TO BE RETAINED
- STAGE 1 (PREVIOUSLY APPROVED)
- STAGE 2
- BOUNDARY OF SPECIFIC CONTROL OVERLAY



REFERENCE MAP

0 4 8 16m
1:200

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B	PLANNING APPROVAL ISSUE	17.11.2020
C	REVISED PLANNING APPROVAL ISSUE	18.03.2021
D	PLANNING APPROVAL UPDATE	30.03.2021

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PROJECT

**IKON PARK REDEVELOPMENT
CARLTON, VICTORIA**

SHEET TITLE

PROPOSED PLAN - LEVEL 01 SOUTH

PROJECT NUMBER 19.7598.00	REVIEWED TM
COORDINATED POP	APPROVED TM
SCALE 100% @ A1 1:200	NORTH POINT
PHASE CD	DRAWING NUMBER AD.PA.1055
REVISION D	

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DESCRIPTION	1020mm HIGH STEEL FLAT BAR BALUSTRADE WITH STAINLESS STEEL HANDRAIL. COLOUR: CHARCOAL	BRICKWORK STANDARD SIZE SOLID PRESSED BRICK. COLOUR: AUSTRAL CAPITOL RED	BRICKWORK BRICK FACING TILE ON PROPRIETARY RAIL. COLOUR: AUSTRAL CAPITOL RED	PRECAST CONCRETE FINISH - CLASS 2 - NATURAL FINISH	PRECAST CONCRETE FINISH - CLASS 2 - NATURAL FINISH WITH REVEALS	COMPRESSED EXPRESSED JOINT FIBRE CEMENT CLADDING CEMINTEL BARESTONE	COMPRESSED EXPRESSED JOINT FIBRE CEMENT CLADDING CEMINTEL SURROUND GREYISH BASE	COMPRESSED EXPRESSED JOINT FIBRE CEMENT CLADDING - PAINT FINISH. COLOUR: - CARLTON NAVY - DULUX MARAETAI HALF REFER ELEVATION FOR COLOUR LOCATIONS.	PROFILE METAL SHEETING FIELDERS PROMINANCE COLOUR: CARLTON NAVY MATTE FINISH	GLAZED ASSEMBLY FRONT POCKET GLAZING POWDERCOATED ALUMINIUM FRAMES COLOUR: BLACK	EXTERNAL VERTICAL ALUMINIUM LINEAR BATTENS COLOUR: CHARCOAL	STEEL FLAT BAR FENCE COLOUR: CHARCOAL	EXISTING RENDERED BLOCKWORK PAINTED AS INDICATED COLOUR: - CARLTON NAVY - DULUX MARAETAI HALF REFER ELEVATION FOR COLOUR LOCATIONS.	EXISTING EXTERNAL CLADDING - TRANSLUCENT POLYCARB SHEETING	EXISTING EXTERNAL METAL CLADDING PAINTED AS INDICATED COLOUR: - CARLTON NAVY - DULUX MARAETAI HALF REFER ELEVATION FOR COLOUR LOCATIONS.	EXISTING EXTERNAL METAL CLADDING PAINTED AS INDICATED COLOUR: - CARLTON NAVY - DULUX MARAETAI HALF REFER ELEVATION FOR COLOUR LOCATIONS.	EXISTING GLAZING SYSTEM - CENTRE POCKET
IMAGE																	

REFERENCE MAP

0 2 4 8m
1:100

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A	PLANNING APPROVAL DOCUMENTS - DRAFT	29.10.2020
B	PLANNING APPROVAL ISSUE	17.11.2020
C	PLANNING ENDORSEMENT REVIEW	24.02.2021
D	REVISED PLANNING APPROVAL ISSUE	18.03.2021

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PROJECT

IKON PARK REDEVELOPMENT
CARLTON, VICTORIA

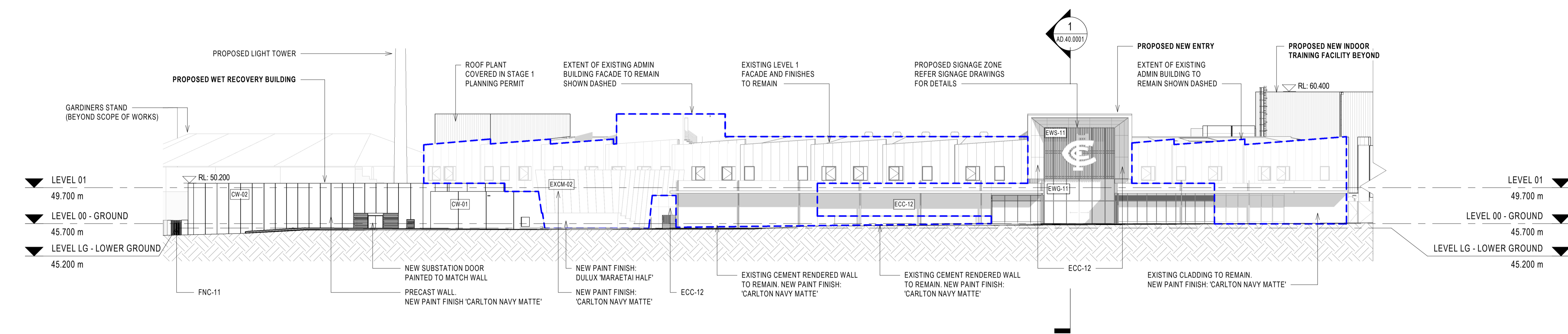
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PROPOSED ELEVATIONS - WEST

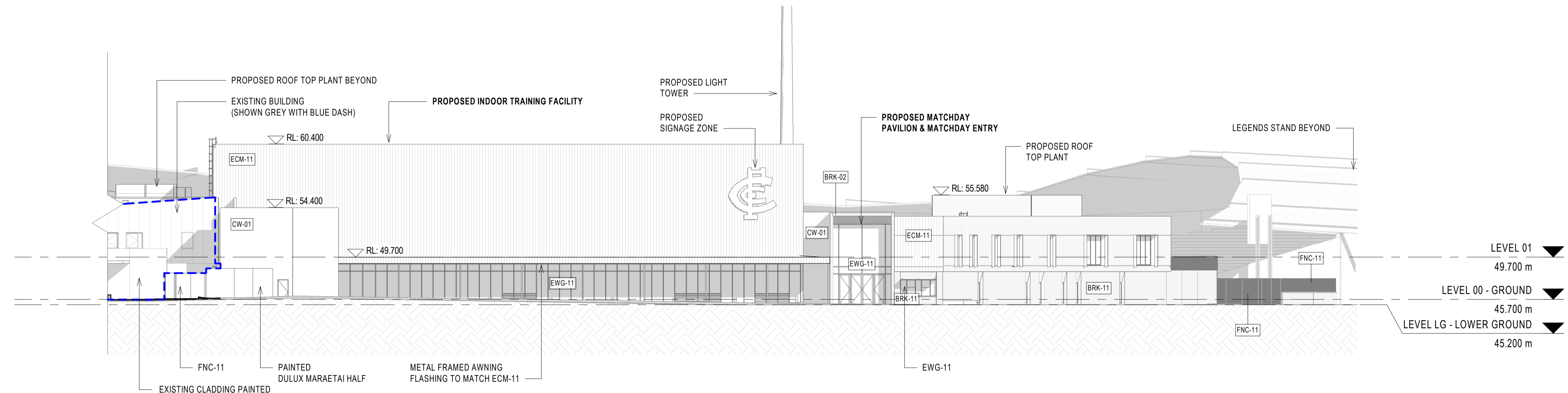
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COORDINATED POP	APPROVED TM
SCALE 100% @ A1 As indicated	NORTH POINT

PHASE CD	DRAWING NUMBER AD.PA.1060	REVISION D
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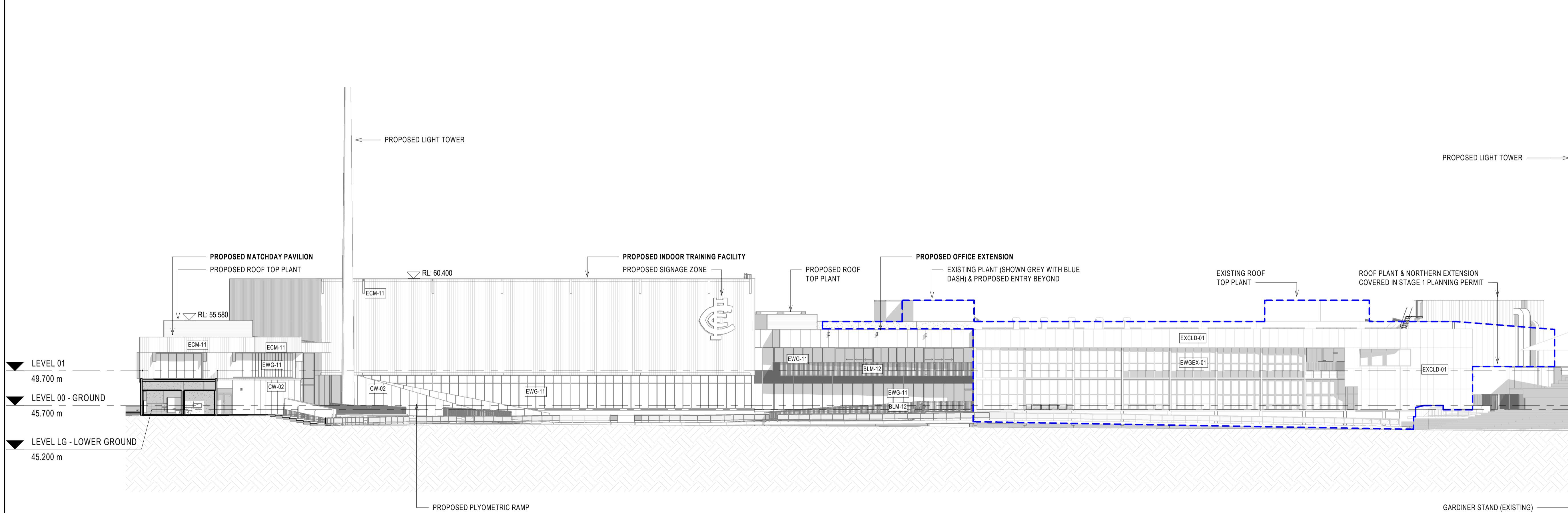
1 PROPOSED BUILDING ELEVATION WEST A
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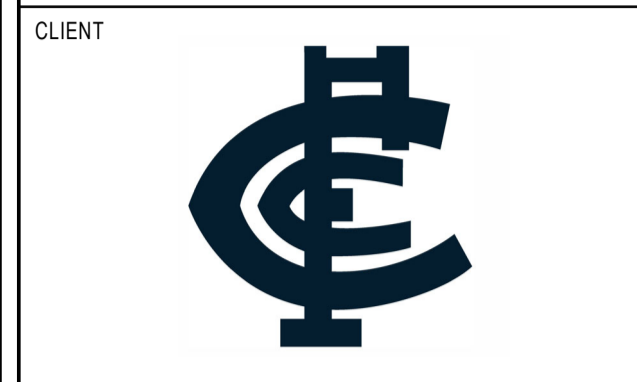
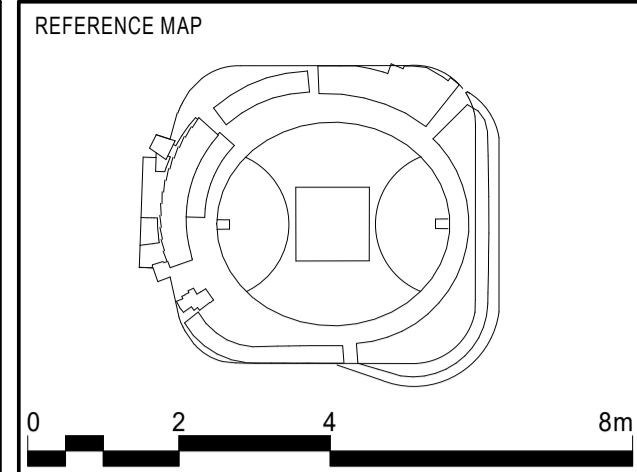
2 PROPOSED BUILDING ELEVATION WEST B
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CODE	PROPOSED FINISHES												EXISTING FINISHES				
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DESCRIPTION	1020mm HIGH STEEL FLAT BAR BALUSTRADE WITH STAINLESS STEEL HANDRAIL. COLOUR: CHARCOAL	BRICKWORK. STANDARD SIZE SOLID PRESSED BRICK. COLOUR: AUSTRAL CAPITOL RED	BRICKWORK. BRICK FACING TILE ON PROPRIETARY RAIL. COLOUR: AUSTRAL CAPITOL RED	PRECAST CONCRETE FINISH - CLASS 2 - NATURAL FINISH	PRECAST CONCRETE FINISH - CLASS 2 - NATURAL FINISH WITH REVEALS	COMPRESSED EXPRESSED JOINT FIBRE CEMENT CLADDING CEMINTEL BARESTONE	COMPRESSED EXPRESSED JOINT FIBRE CEMENT CLADDING CEMINTEL SURROUND GREYISH BASE	COMPRESSED EXPRESSED JOINT FIBRE CEMENT CLADDING - PAINT FINISH. COLOUR: - CARLTON NAVY - DULUX MARAETAI HALF REFER ELEVATION FOR COLOUR LOCATIONS.	PROFILE METAL SHEETING FIELDERS PROMINANCE COLOUR: CARLTON NAVY MATTE FINISH	GLAZED ASSEMBLY FRONT POCKET GLAZING POWDERCOATED ALUMINIUM FRAMES COLOUR: BLACK	EXTERNAL VERTICAL ALUMINIUM LINEAR BATTENS COLOUR: CHARCOAL	STEEL FLAT BAR FENCE COLOUR: CHARCOAL	EXISTING RENDERED BLOCKWORK PAINTED AS INDICATED COLOUR: - CARLTON NAVY - DULUX MARAETAI HALF REFER ELEVATION FOR COLOUR LOCATIONS.	EXISTING EXTERNAL CLADDING - TRANSLUCENT POLYCARB SHEETING	EXISTING EXTERNAL METAL CLADDING PAINTED AS INDICATED COLOUR: - CARLTON NAVY - DULUX MARAETAI HALF REFER ELEVATION FOR COLOUR LOCATIONS.	EXISTING EXTERNAL METAL CLADDING PAINTED AS INDICATED COLOUR: - CARLTON NAVY - DULUX MARAETAI HALF REFER ELEVATION FOR COLOUR LOCATIONS.	EXISTING GLAZING SYSTEM - CENTRE POCKET
IMAGE																	



1 PROPOSED BUILDING ELEVATION EAST
1:250



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B	PLANNING APPROVAL ISSUE	17.11.2020
C	REVISED PLANNING APPROVAL ISSUE	18.03.2021

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PROJECT
IKON PARK REDEVELOPMENT
CARLTON, VICTORIA

SHEET TITLE
PROPOSED ELEVATIONS - EAST

PROJECT NUMBER
19.7598.00

REVIEWED
TM

APPROVED
TM

SCALE 100% @ A1
As indicated

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CODE	PROPOSED FINISHES											EXISTING FINISHES					
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DESCRIPTION	1020mm HIGH STEEL FLAT BAR BALUSTRADE WITH STAINLESS STEEL HANDRAIL. COLOUR: CHARCOAL	BRICKWORK STANDARD SIZE SOLID PRESSED BRICK. COLOUR: AUSTRAL CAPITOL RED	BRICKWORK BRICK FACING TILE ON PROPRIETARY RAIL. COLOUR: AUSTRAL CAPITOL RED	PRECAST CONCRETE FINISH - CLASS 2 - NATURAL FINISH	PRECAST CONCRETE FINISH - CLASS 2 - NATURAL FINISH WITH REVEALS	COMPRESSED EXPRESSED JOINT FIBRE CEMENT CLADDING CEMINTEL BARESTONE	COMPRESSED EXPRESSED JOINT FIBRE CEMENT CLADDING CEMINTEL SURROUND GREYISH BASE	COMPRESSED EXPRESSED JOINT FIBRE CEMENT CLADDING - PAINT FINISH. COLOUR: - CARLTON NAVY - DULUX MARAETAI HALF REFER ELEVATION FOR COLOUR LOCATIONS.	PROFILE METAL SHEETING FIELDS PROMINANCE COLOUR: CARLTON NAVY MATTE FINISH	GLAZED ASSEMBLY FRONT POCKET GLAZING POWDERCOATED ALUMINIUM FRAMES COLOUR: BLACK	EXTERNAL VERTICAL ALUMINIUM LINEAR BATTENS COLOUR: CHARCOAL	STEEL FLAT BAR FENCE COLOUR: CHARCOAL	EXISTING RENDERED BLOCKWORK PAINTED AS INDICATED COLOUR: - CARLTON NAVY - DULUX MARAETAI HALF REFER ELEVATION FOR COLOUR LOCATIONS.	EXISTING EXTERNAL CLADDING - TRANSLUCENT POLYCARB SHEETING	EXISTING EXTERNAL METAL CLADDING PAINTED AS INDICATED COLOUR: - CARLTON NAVY - DULUX MARAETAI HALF REFER ELEVATION FOR COLOUR LOCATIONS.	EXISTING EXTERNAL METAL CLADDING PAINTED AS INDICATED COLOUR: - CARLTON NAVY - DULUX MARAETAI HALF REFER ELEVATION FOR COLOUR LOCATIONS.	EXISTING GLAZING SYSTEM - CENTRE POCKET
IMAGE																	

REFERENCE MAP

0 2 4 8m
1:100

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B	PLANNING APPROVAL ISSUE	17.11.2020
C	REVISED PLANNING APPROVAL ISSUE	18.03.2021

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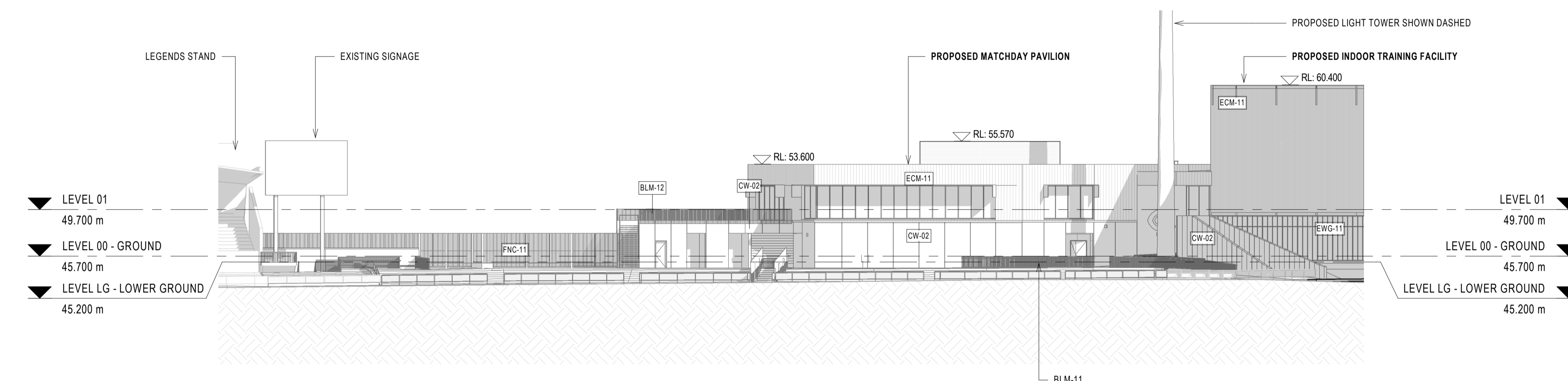
PROJECT

IKON PARK REDEVELOPMENT
CARLTON, VICTORIA

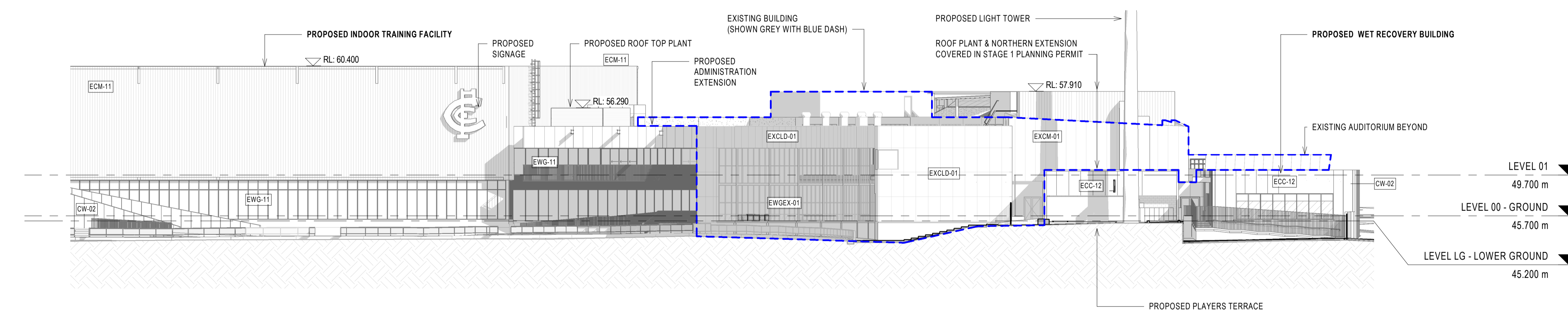
SHEET TITLE

PROPOSED ELEVATIONS - NORTH

PROJECT NUMBER 19.7598.00	REVIEWED TM
COORDINATED POP	APPROVED TM
SCALE 100% @ A1 As indicated	NORTH POINT
PHASE CD	DRAWING NUMBER AD.PA.1062
	REVISION C



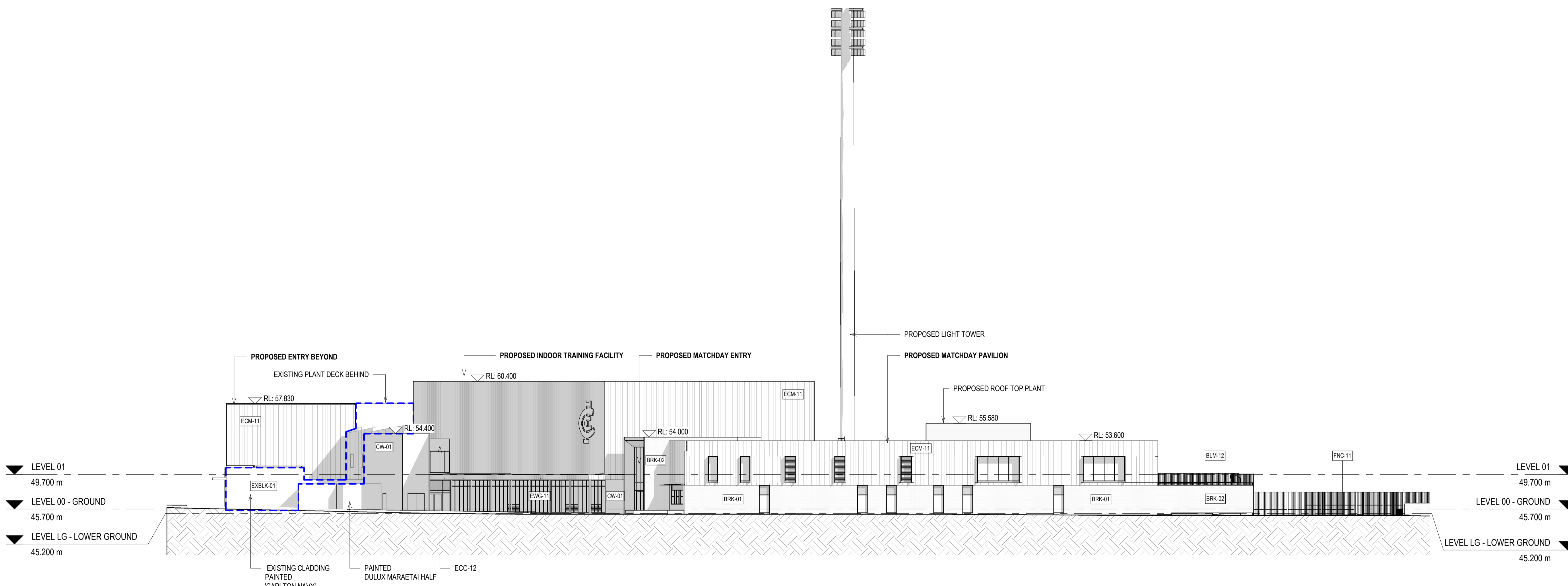
1 PROPOSED BUILDING ELEVATION, NORTH A
1:250



2 PROPOSED BUILDING ELEVATION, NORTH B
1:250

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		PROPOSED FINISHES											EXISTING FINISHES				
CODE	BLM-12	BRK-01	BRK-02	CW-01	CW-02	ECC-11	ECC-12	ECC-12	ECM-11	EWG-11	EWS-11	FNC-11	EXBLK-01	EXCLD-01	EXCM-01	EXCM-02	EWGEX-01
DESCRIPTION	1020mm HIGH STEEL FLAT BAR BALUSTRADE WITH STAINLESS STEEL HANDRAIL. COLOUR: CHARCOAL	BRICKWORK STANDARD SIZE SOLID PRESSED BRICK. COLOUR: AUSTRAL CAPITOL RED	BRICKWORK BRICK FACING TILE ON PROPRIETARY RAIL. COLOUR: AUSTRAL CAPITOL RED	PRECAST CONCRETE FINISH - CLASS 2 - NATURAL FINISH	PRECAST CONCRETE FINISH - CLASS 2 - NATURAL FINISH WITH REVEALS	COMPRESSED EXPRESSED JOINT FIBRE CEMENT CLADDING CEMINTEL BARESTONE	COMPRESSED EXPRESSED JOINT FIBRE CEMENT CLADDING CEMINTEL SURROUND GREYISH BASE	COMPRESSED EXPRESSED JOINT FIBRE CEMENT CLADDING - PAINT FINISH. COLOUR: - CARLTON NAVY - DULUX MARAETAI HALF REFER ELEVATION FOR COLOUR LOCATIONS.	PROFILE METAL SHEETING FIELDERS PROMINANCE COLOUR: CARLTON NAVY MATTE FINISH	GLAZED ASSEMBLY FRONT POCKET GLAZING POWDERCOATED ALUMINIUM FRAMES COLOUR: BLACK	EXTERNAL VERTICAL ALUMINIUM LINEAR BATTENS COLOUR: CHARCOAL	STEEL FLAT BAR FENCE COLOUR: CHARCOAL	EXISTING RENDERED BLOCKWORK PAINTED AS INDICATED COLOUR: - CARLTON NAVY - DULUX MARAETAI HALF REFER ELEVATION FOR COLOUR LOCATIONS.	EXISTING EXTERNAL CLADDING - TRANSLUCENT POLYCARB SHEETING	EXISTING EXTERNAL METAL CLADDING PAINTED AS INDICATED COLOUR: - CARLTON NAVY - DULUX MARAETAI HALF REFER ELEVATION FOR COLOUR LOCATIONS.	EXISTING EXTERNAL METAL CLADDING PAINTED AS INDICATED COLOUR: - CARLTON NAVY - DULUX MARAETAI HALF REFER ELEVATION FOR COLOUR LOCATIONS.	EXISTING GLAZING SYSTEM - CENTRE POCKET
IMAGE																	



1 PROPOSED BUILDING ELEVATION SOUTH
1:250

REFERENCE MAP

0 2 4 8m
1:100

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PROJECT

IKON PARK REDEVELOPMENT
CARLTON, VICTORIA

SHEET TITLE

PROPOSED ELEVATIONS - SOUTH

PROJECT NUMBER
19.7598.00

REVIEWED
TM

COORDINATED
POP

APPROVED
TM

SCALE 100% @ A1
As indicated

NORTH POINT

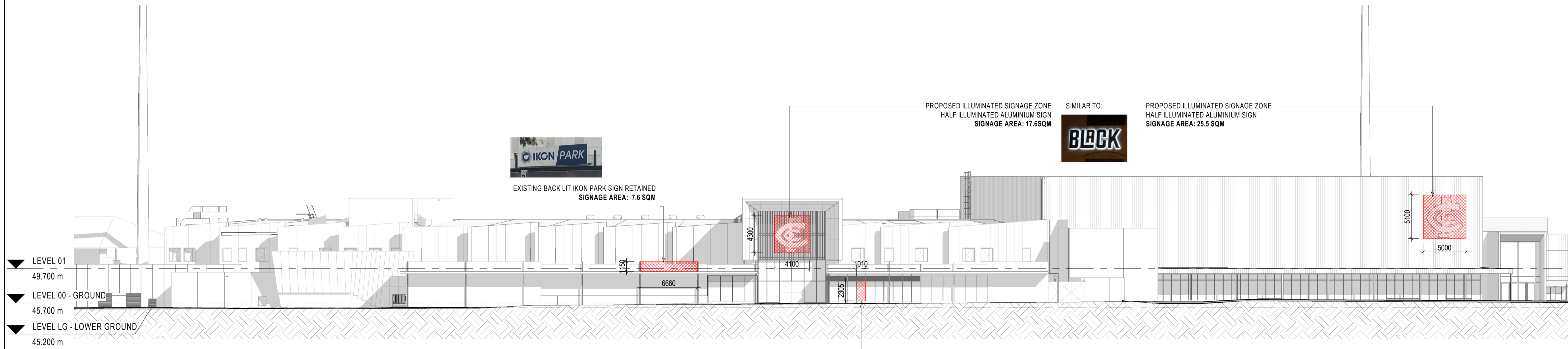
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DRAWING NUMBER
AD.PA.1063

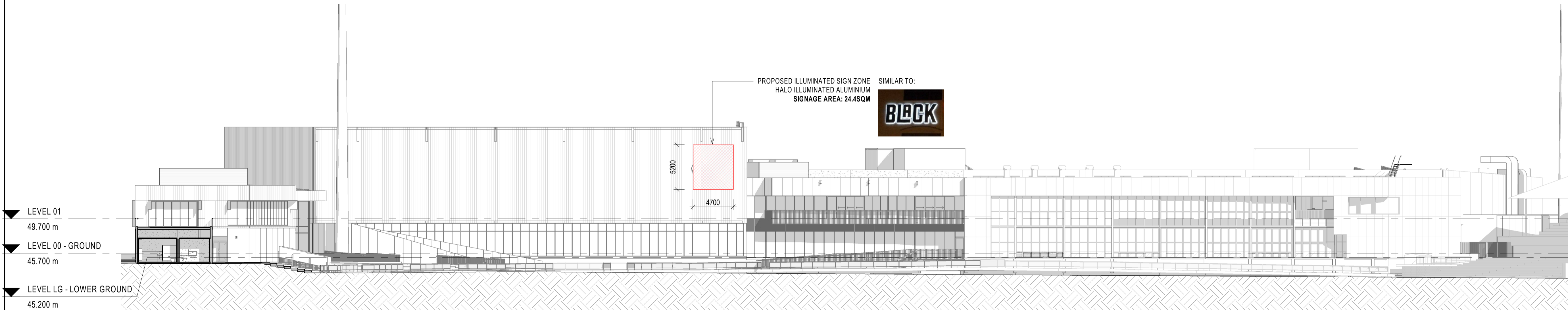
REVISION
B

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1 PROPOSED SIGNAGE ELEVATION WEST
1:250



2 PROPOSED SIGNAGE ELEVATION EAST
1:250

SIGNAGE ELEVATION LEGEND

WEST ELEVATION

7.3 SQM
17.6 SQM
25.5 SQM
2.3 SQM
TOTAL = 52.7 SQM

EAST ELEVATION

24.4 SQM
TOTAL = 24.4 SQM

TOTAL SIGNAGE AREA = 77.1 SQM

REFERENCE MAP

0 2 4 8m
1:100

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PROJECT

IKON PARK REDEVELOPMENT
CARLTON, VICTORIA

SHEET TITLE

SIGNAGE ELEVATIONS

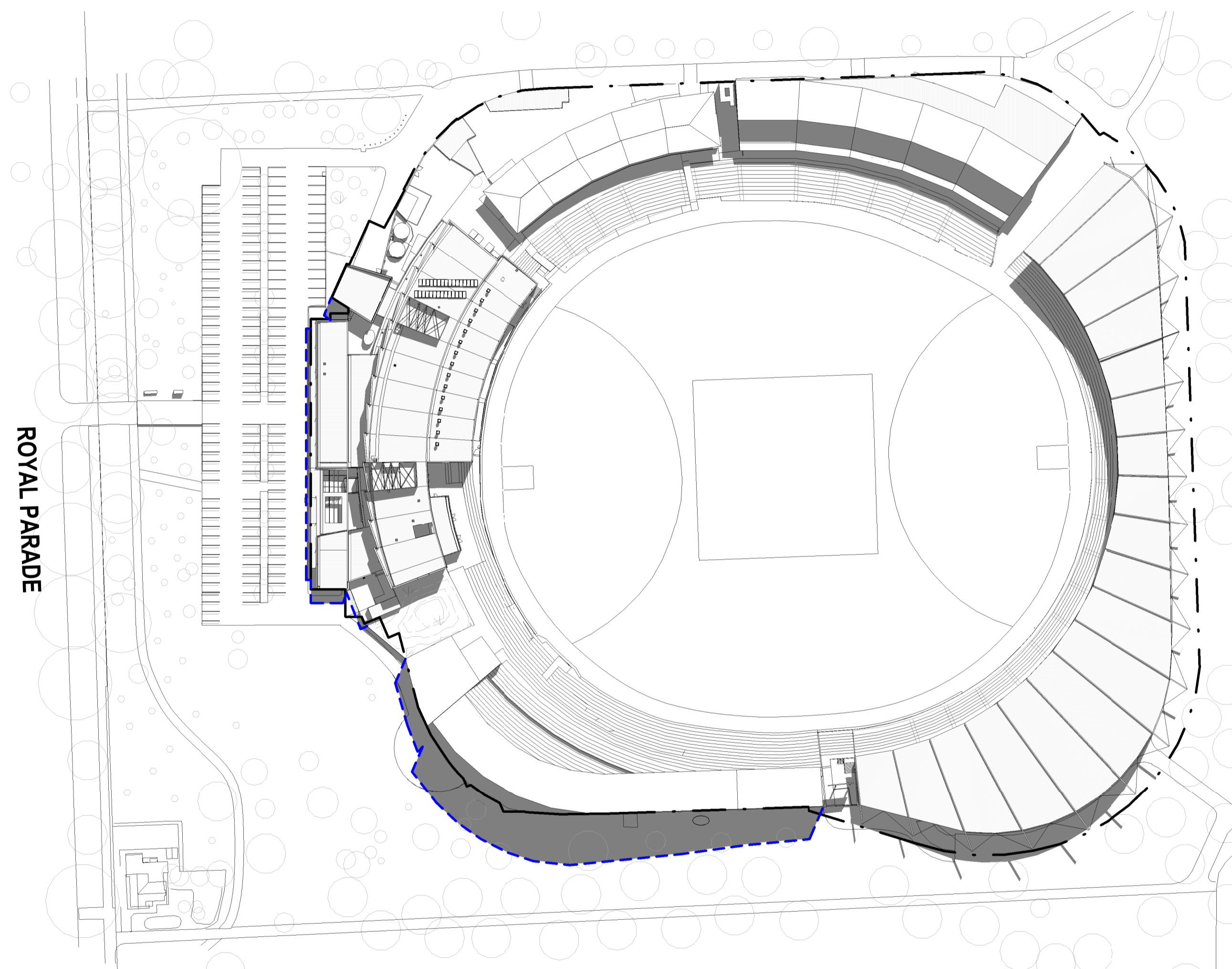
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COORDINATED POP	APPROVED TM
SCALE 100% @ A1 As indicated	NORTH POINT
PHASE CD	DRAWING NUMBER AD.PA.1064
REVISION B	

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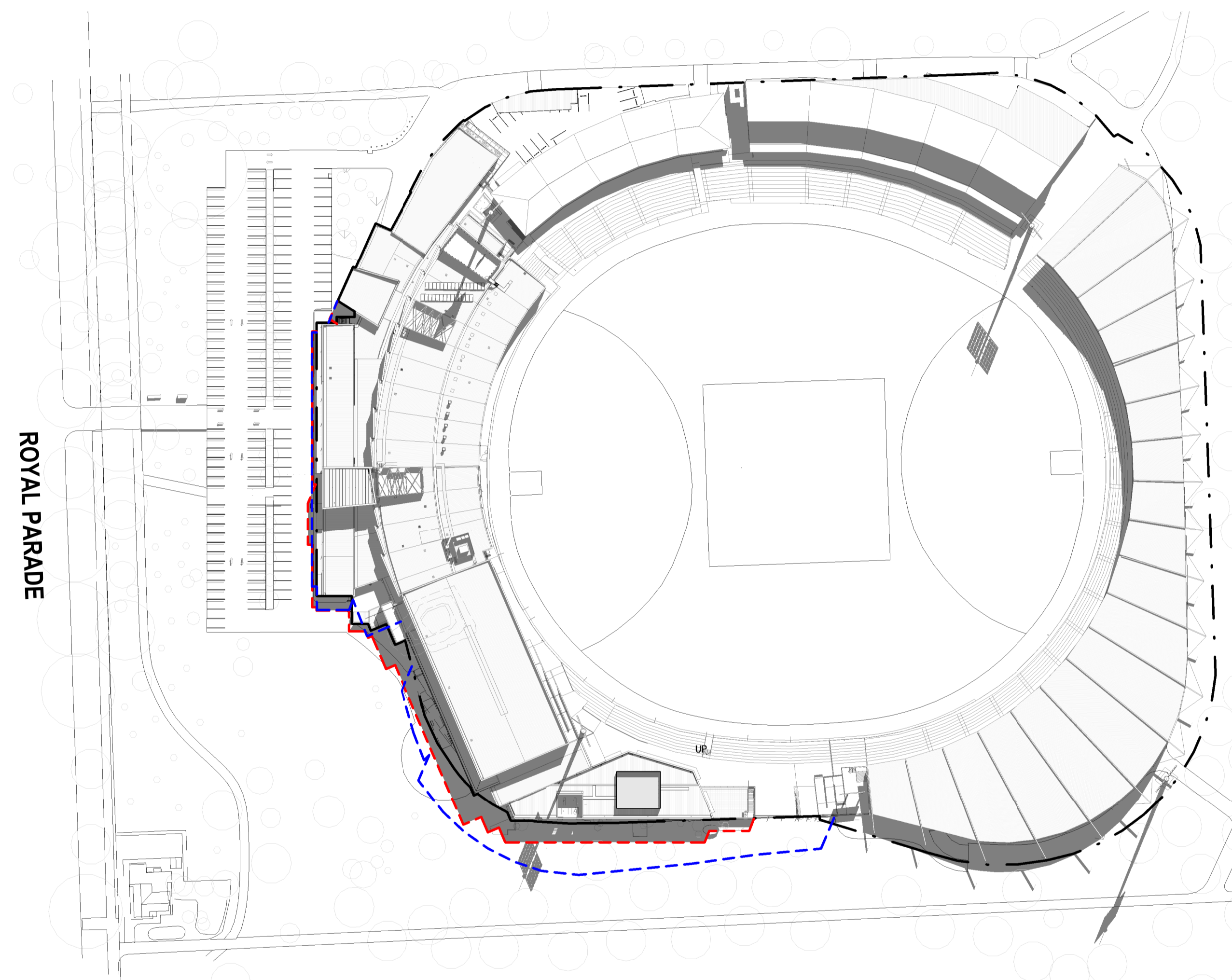
LEGEND AND NOTES:

- · - · SPECIFIC CONTROLS OVERLAY BOUNDARY
- - - - OVERSHADOWING EXTENT BEYOND BOUNDARY EXISTING - 1,630m²
- - - - OVERSHADOWING EXTENT BEYOND BOUNDARY PROPOSED - 1,060m²

NOTE:
- OVERSHADOWING EXTENT SHOWN FOR PROPOSED DEVELOPMENT AREAS ONLY

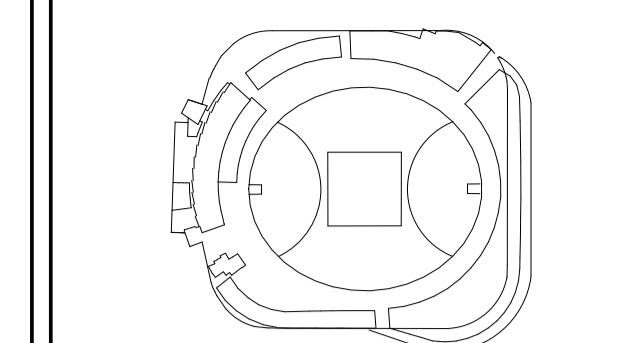


1 OVERSHADOWING PLAN - SEPTEMBER EQUINOX - 11AM - EXISTING
1:1000



2 OVERSHADOWING PLAN - SEPTEMBER EQUINOX - 11AM - PROPOSED
1:1000

REFERENCE MAP



0 20 40 80m
1:1000

CLIENT



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D	PLANNING APPROVAL UPDATE	30.03.2021

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PROJECT

IKON PARK REDEVELOPMENT
CARLTON, VICTORIA

SHEET TITLE

OVERSHADOWING PLANS - SEPTEMBER EQUINOX - 22/09/2020 - 11 AM

PROJECT NUMBER 19.7598.00	REVIEWED TM
COORDINATED POP	APPROVED TM
SCALE 100% @ A1 As indicated	NORTH POINT
PHASE CD	DRAWING NUMBER AD.PA.1070
	REVISION D

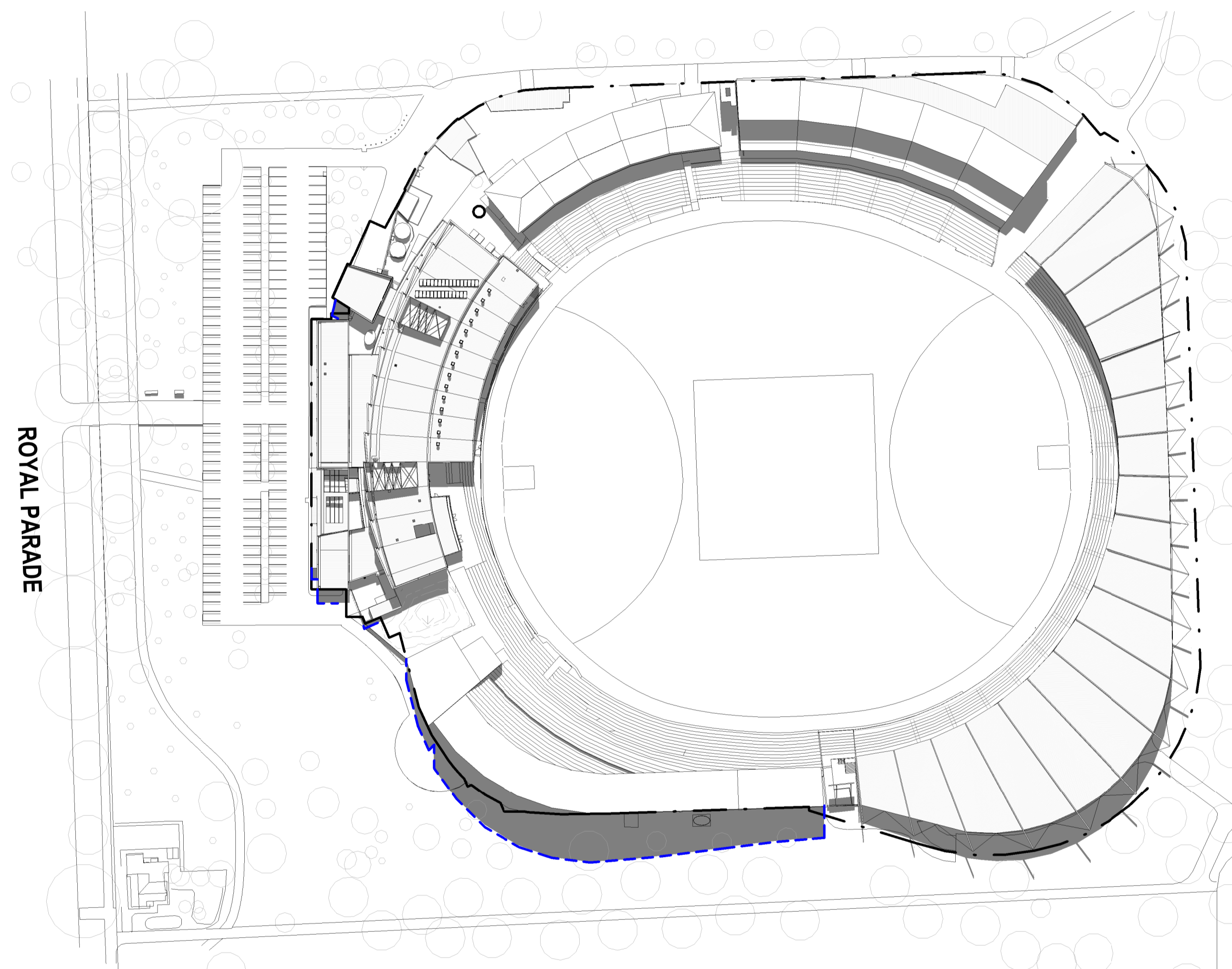
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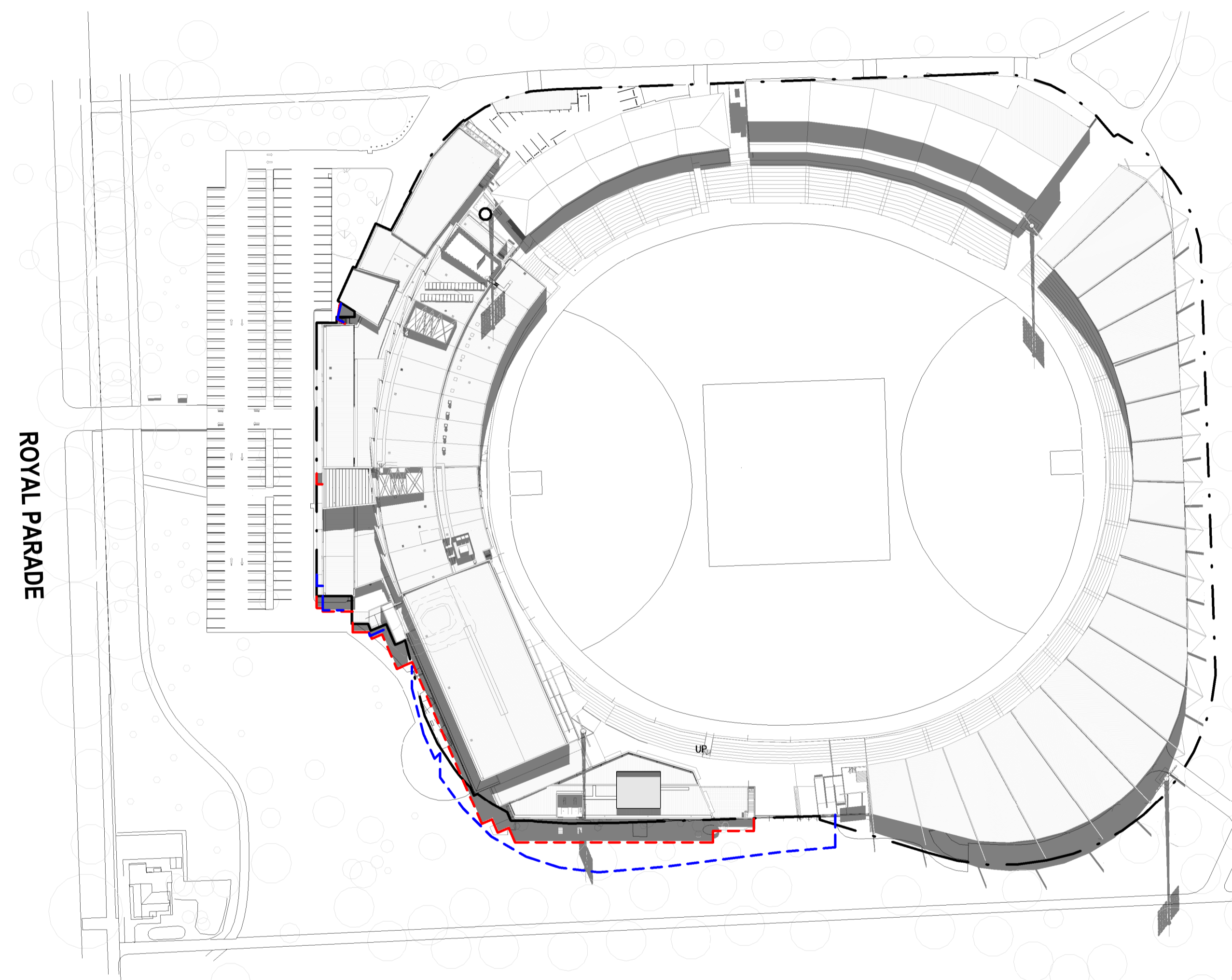
LEGEND AND NOTES:

- - - SPECIFIC CONTROLS OVERLAY BOUNDARY
- OVERSHADOWING EXTENT BEYOND BOUNDARY EXISTING - 1,260m²
- OVERSHADOWING EXTENT BEYOND BOUNDARY PROPOSED - 675m²

NOTE:
- OVERSHADOWING EXTENT SHOWN FOR PROPOSED DEVELOPMENT AREAS ONLY

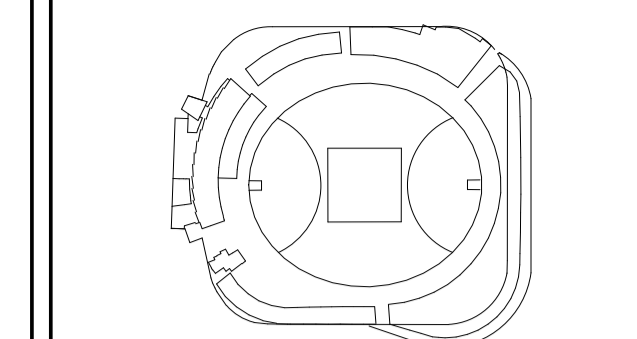


1 OVERSHADOWING PLAN - SEPTEMBER EQUINOX - 12 PM - EXISTING
1:1000



2 OVERSHADOWING PLAN - SEPTEMBER EQUINOX - 12 PM - PROPOSED
1:1000

REFERENCE MAP



0 20 40 80m
1:1000

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PROJECT

IKON PARK REDEVELOPMENT
CARLTON, VICTORIA

SHEET TITLE
OVERSHADOWING PLANS - SEPTEMBER EQUINOX - 22/09/2020 - 12PM

PROJECT NUMBER 19.7598.00	REVIEWED TM
COORDINATED POP	APPROVED TM
SCALE 100% @ A1 As indicated	NORTH POINT

PHASE CD	DRAWING NUMBER AD.PA.1071	REVISION C
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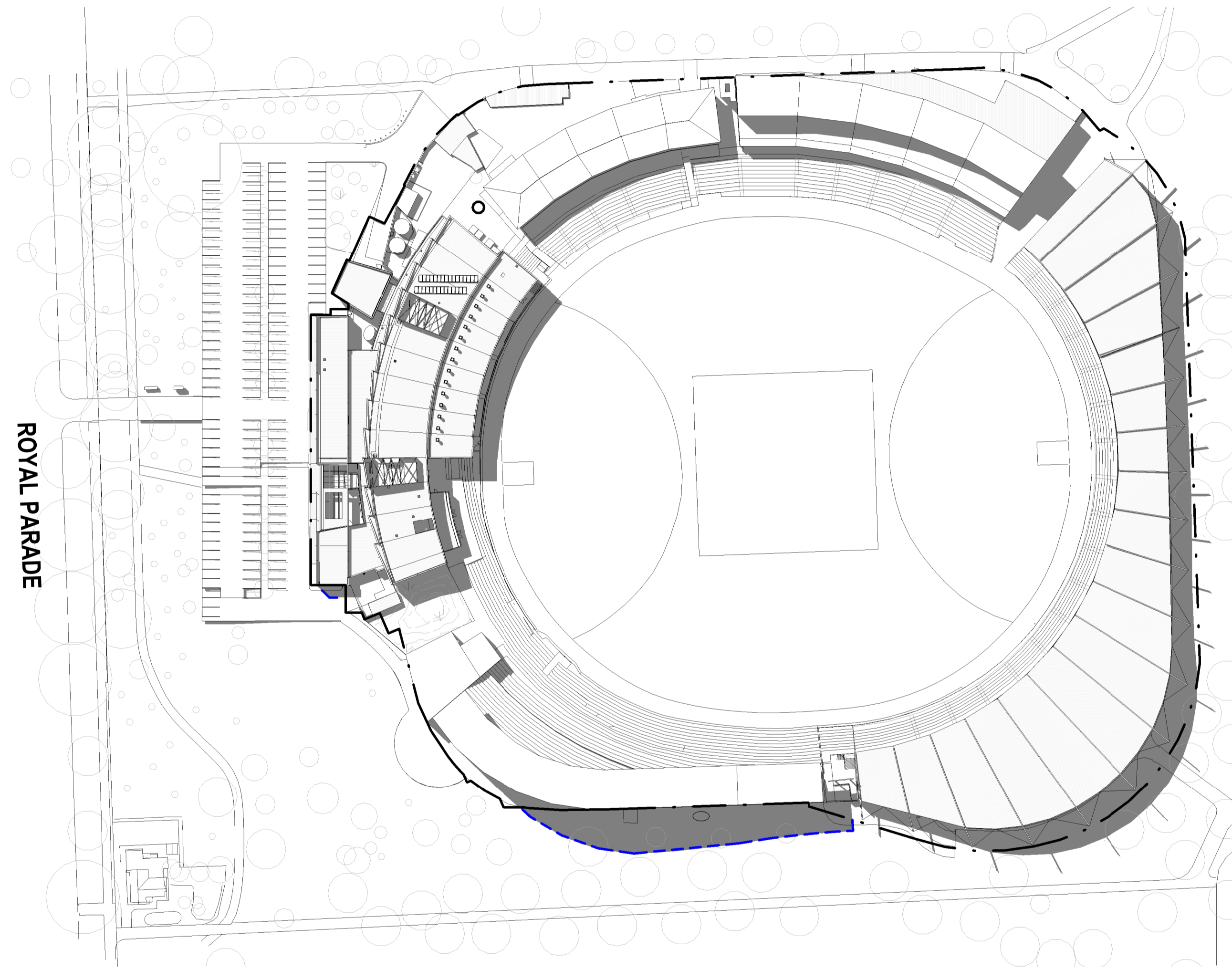
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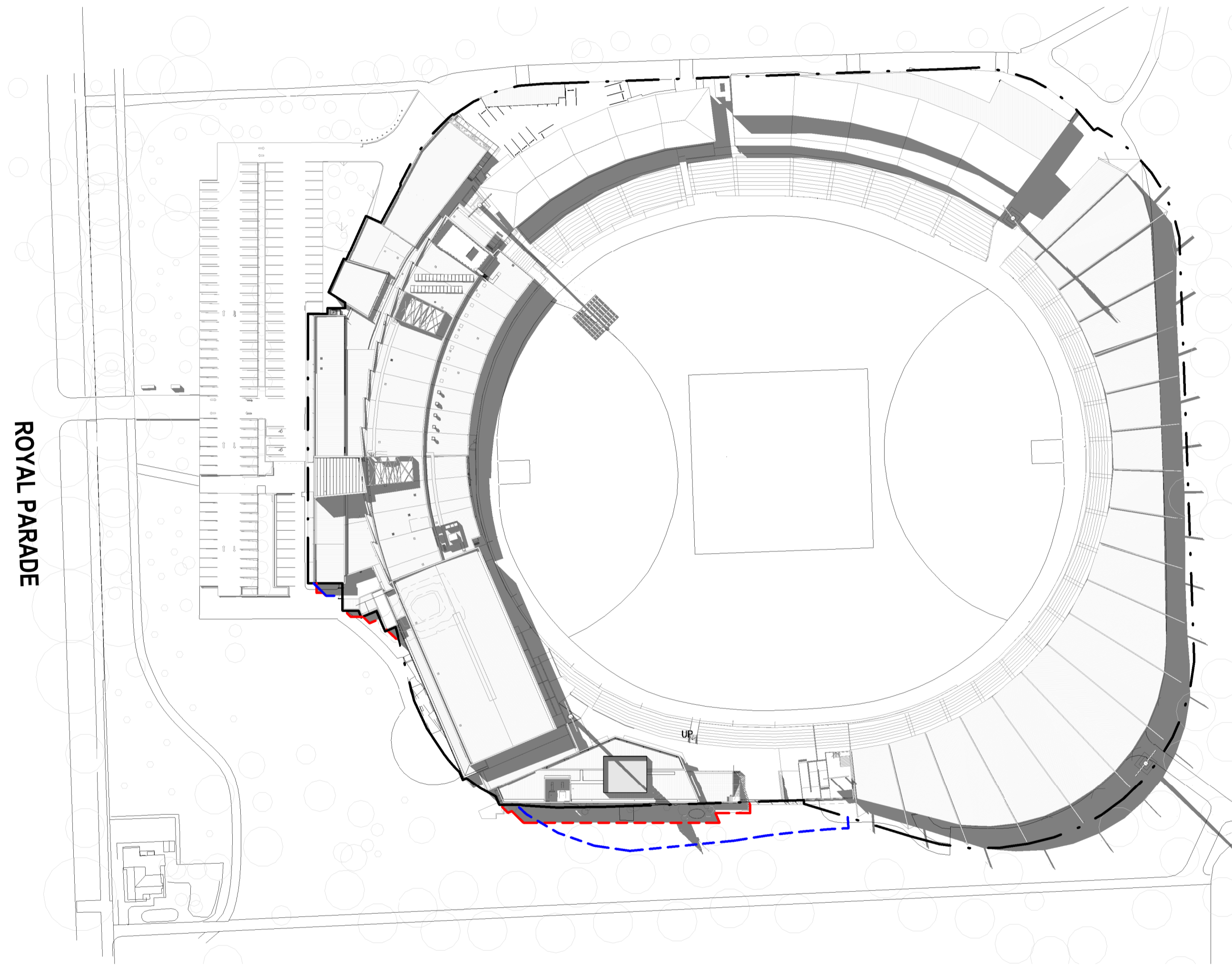
LEGEND AND NOTES:

- · - · SPECIFIC CONTROLS OVERLAY BOUNDARY
- - - - OVERSHADOWING EXTENT BEYOND BOUNDARY EXISTING - 935m²
- - - - OVERSHADOWING EXTENT BEYOND BOUNDARY PROPOSED - 280m²

NOTE:
- OVERSHADOWING EXTENT SHOWN FOR PROPOSED DEVELOPMENT AREAS ONLY



1 OVERSHADOWING PLAN - SEPTEMBER EQUINOX - 2PM - EXISTING
1:1000



2 OVERSHADOWING PLAN - SEPTEMBER EQUINOX - 2PM - PROPOSED
1:1000

REFERENCE MAP

0 20 40 80m
1:1000

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PROJECT

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CARLTON, VICTORIA

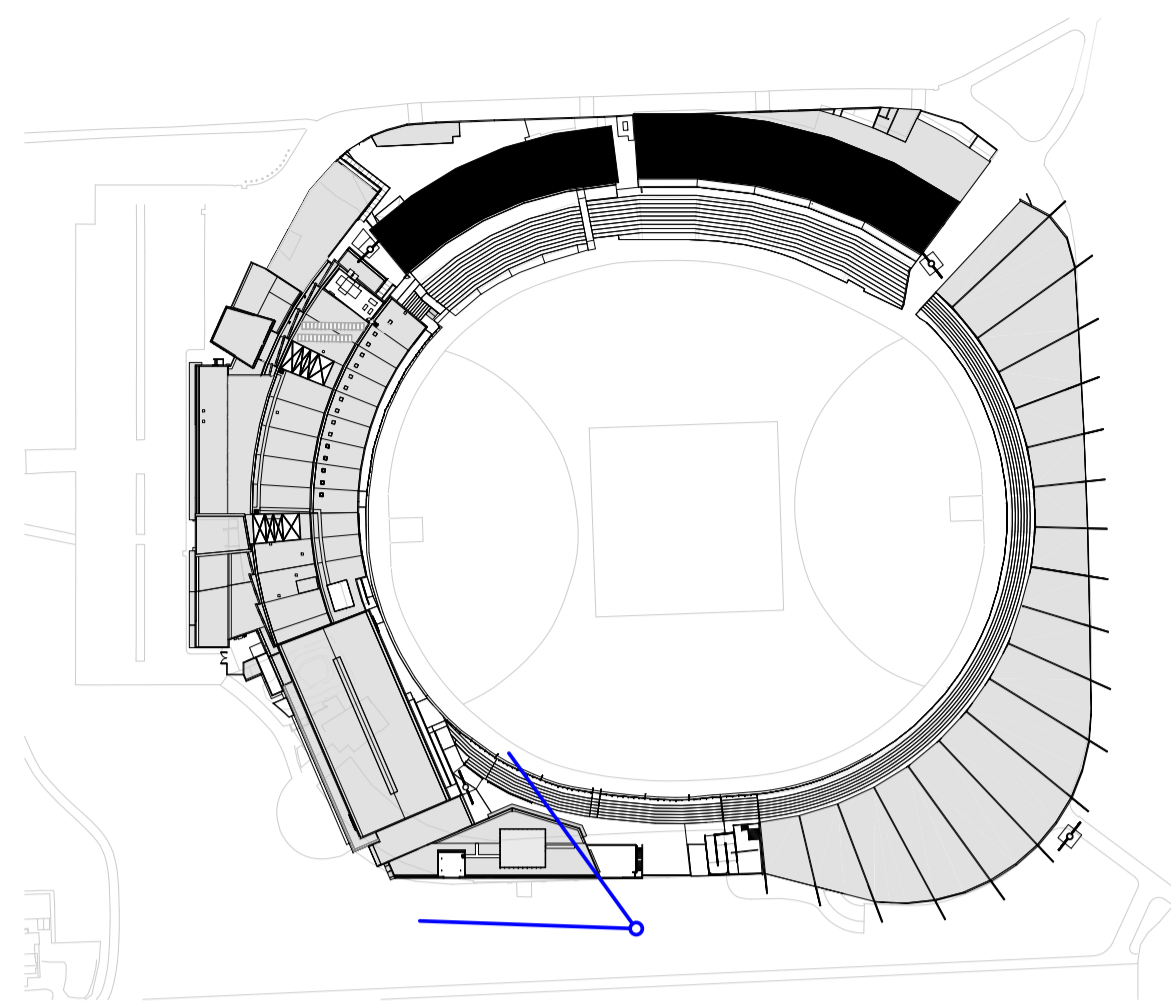
SHEET TITLE

OVERSHADOWING PLANS - SEPTEMBER EQUINOX - 22/09/2020 - 2PM

PROJECT NUMBER 19.7598.00	REVIEWED TM
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PHASE CD	DRAWING NUMBER AD.PA.1073	REVISION C
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MATCH DAY PAVILION - SOUTH ELEVATION

REFERENCE MAP

0 2 4 8m
1:100

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PROJECT

IKON PARK REDEVELOPMENT
CARLTON, VICTORIA

SHEET TITLE

PERSPECTIVE - MATCH DAY SOUTH
ELEVATION

PROJECT NUMBER 19.7598.00	REVIEWED TM
COORDINATED POP	APPROVED TM
SCALE 100% @ A1 1 : 2000	NORTH POINT
PHASE CD	DRAWING NUMBER AD.PA.1083
REVISION A	

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MINISTERIAL PLANNING REFERRAL DELEGATE REPORT

Application number:	ID-2020-2
Applicant / Owner / Architect:	Carlton Football Club / Crown land administered by City of Melbourne as Public Land Manager / Populous
Address:	Carlton Recreation Ground (Ikon Park), Princes Park, Carlton
Proposal:	Endorsement of plans in accordance with conditions of Incorporated Document
Date received by City of Melbourne:	6 November 2020
Responsible officer:	Connor Perrott, Principal Urban Planner
Report Date:	31 March 2021

1. BACKGROUND AND HISTORY

On 14 June 2020 Council received notice from the Minister for Planning that an application to amend the Melbourne Planning Scheme to facilitate the redevelopment of Carlton Recreation Ground (Ikon Park) had been received. This application was referred to Council in accordance with Section 20(5) of the *Planning and Environment Act 1987*.

The proposed development would include new training facilities for elite female athletes as well as enhanced spectator facilities. Together these facilities would reinforce the status of Carlton Recreation Ground as the home of the AFLW.

Having considered the merits of the draft Incorporated Document (ID) and associated concept plan submitted in support of the amendment, on 18 August 2020 the Future Melbourne Committee (FMC) resolved to advise the Minister that Council:

1. *Acknowledge the broader benefits the future redevelopment of the Carlton Recreation Ground will generate, including the advancement of women's sport;*
2. *Supports the proposed amendment to the Melbourne Planning Scheme subject to the recommendations and conditions outlined in the delegate report...*
3. *Considers it appropriate that the applicant be required to complete the voluntary public consultation process that was initiated but not completed, noting that given the current public health crisis this consultation might be in the form of digital communications as opposed to traditional consultation meetings.*

On 5 November 2020 Council received notice that the amendment had been gazetted. This was without further public consultation as recommended by Council and the ID did not include all technical requirements suggested by officers.

A Specific Controls Overlay (SCO, Schedule 30) now applies to the site. This SCO introduces the ID in accordance with which plans and technical documents have now been submitted for approval.

Figure 1 below shows the extent of the SCO. This reflects the combined footprints of all existing and proposed buildings forming part of Ikon Park.

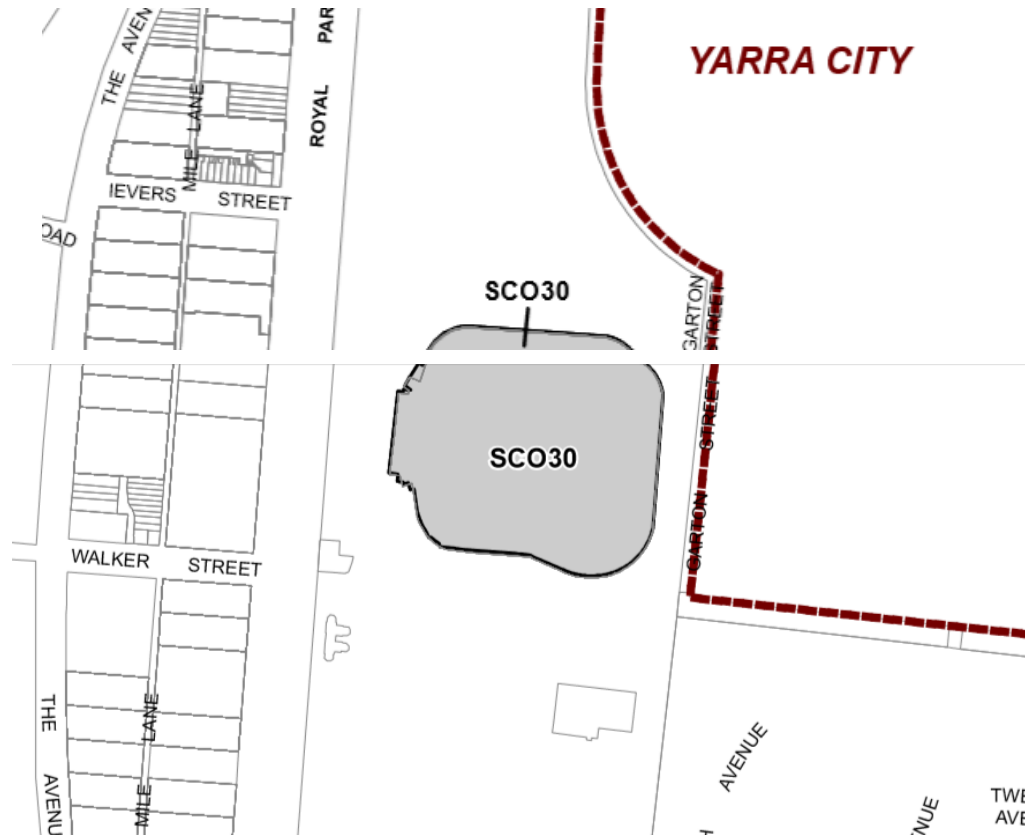


Figure 1: Extent of SCO (source: Planning schemes On-line)

2. SUBMITTED DOCUMENTS

On 19 November 2020 and following the gazettal of the amendment, the applicant submitted plans and technical documents for endorsement in accordance with the relevant corresponding conditions of the ID, as follows:

- Plans (in accordance with Condition 7.1(a) - (i));
- Construction Management Plan (7.1(j));
- Waste Management Plan (7.1(k));
- Heritage Impact Statement (7.1(l));
- Environmentally Sustainable Design (ESD) and Water Sensitive Design (WSUD) Statement (7.1(m));
- Lighting Specification Plan (7.2); and
- Broadcast Lighting Management Plan (7.3)

The following images show the proposed development in greater detail.



Figure 2: Training facility entry (source: application plans prepared by Populous)



Figure 3: Match day entry point (source: application plans prepared by Populous)



**Figure 4: Match day pavilion as viewed from adjacent park land
(source: application plans prepared by Populous)**



**Figure 5: Pavilion looking north-west towards new development
(source: application plans prepared by Populous)**

Importantly, the Traffic and Car Parking Assessment (TCPA) required by Condition 7.1(n) was not submitted on the basis the qualifying terms of this condition (altered access ways or the provision of additional car parking on site) are not at this time relevant.

Similarly, the Traffic and Parking Impact Assessment (TPIA) and associated Traffic Management Plan (TMP) required by Condition 7.1(o) was also not submitted on the basis the seating capacity of the ground will not increase.

In addition to this, the Event Management Plan (EMP) required by Condition 7.4 need only be submitted in advance of non-football events where in excess of 7,500 guests are anticipated. On the basis no such events are yet planned, an EMP is not required at this time.

3. REFERRALS

The submitted documents were referred to the following Council departments for comment:

3.1. Building Control Group (Construction Management Plan)

- The submitted Construction Management Plan satisfactorily addresses the requirements of Condition 7.1(j) of the ID; and
- This includes demolition and construction methodologies, traffic management, safety and site security, operating hours, the control of emissions, waste management, property, public realm and tree protection works and notification/communication measures.

3.2. Green Infrastructure Officer (Environmentally Sensitive Design (ESD) and Water Sensitive Urban Design (WSUD) statements)

- The submitted ESD statement accords with the requirements of Section 7.1 of the ID and as such is acceptable;
- On the basis existing rainwater tanks only are being relocated and no new tanks will be provided, no additional storage capacity will be created. As such, in terms of stormwater quality the development will not achieve best practice. To this end, nitrogen, phosphorus and suspended solids would not be reduced as otherwise preferred;
- The key constraint in this regard is the administrative boundary created by the SCO boundary and the applicant's expectation that this can be built to as per the approved concept plan;
- Additional WSUD features that would allow for improved water quality outputs would need to be beyond the SCO boundary; and
- The proposed stormwater re-use measures to be incorporated into the development are acceptable. These measures include the use of rainwater to service an increased number of toilets.

3.3. Heritage Advisor (plans and Heritage Impact Assessment (HIA))

- The form of the proposed buildings and the materials to be used are generally acceptable; and
- Three large internally illuminated signs are proposed. Smaller, more recessive signs are preferred.

3.4. Industrial Design (Lighting Specification Plan and Broadcast Lighting Management Plan)

- The submitted plans confirm all lighting infrastructure will comply with the relevant standards;
- The required verification process will allow for an assessment of all lighting following installation;
- The proposed installations will be less obtrusive than existing ground lighting;
- All broadcast lighting will operate in accordance with agreed standards, including curfew times (11.00pm);
- All light tower mounting heights also comply with agreed standards;

- The submitted specification plan adequately addresses all amenity-related impacts, including light spill, the direct view of bright luminaries and upward light output (glow); and
- All proposed installations comply with Australian Standard (AS) 4282 as required.

3.5. Property (lease-related matters and Construction Management Plan)

- Certain elements of the development would be outside the existing lease line and therefore in accordance with Clause 5 of ID, either a permit or the consent of the Public Land Manager is required;
- This consent will not be forthcoming until such time as a new lease is agreed and on the basis the development would represent use of Council land without a tenure agreement first being in place; and
- The lease should first be resolved prior to plans being endorsed.

3.6. Urban Design (plans)

- The proposed development is generally acceptable. This includes the improved functionality and usage of the facility;
- The materials to be used are acceptable and will provide an appropriate interface with adjoining park land. Notwithstanding this, the extent of painted fibre cement sheeting adjacent to the training facility entry is excessive and not suitable in such a prominent location. Consideration should be given to using textured concrete, masonry tiles or similar here;
- Wayfinding measures around the site are appropriate;
- Publically available bicycle parking should be provided on site;
- No substantial additional shadows will be cast by the proposed buildings;
- The size and illumination of the west-facing sign over the training facility entry is appropriate in context;
- The eastern and northern signs appear to generally face towards the ground and as such neither will likely have a significant impact upon surrounding parkland.

3.7. Waste Officer (Waste Management Plan)

- The submitted Waste Management Plan (WMP) is generally acceptable. This includes the accompanying Swept Path Diagrams (SPDs) detailing the on site paths of travel of waste collection vehicles;
- The WMP clearly details the waste generation rates of the relevant components of the development and resultant storage requirements; and
- The proposed waste stores are large enough to accommodate the required number of bins. This includes the space necessary to manoeuvre bins for collection.

4. ASSESSMENT

The footprint, scale and heights of the proposed development, as detailed on the submitted plans, reflect those anticipated by the approved ID. To this end, these key elements of the facility are generally acceptable.

In accordance with Condition 7.1 of the ID, a variety of items are required. These items, together with an assessment of each, is set out below. Condition 7.1 reads:

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:

Condition	Requirement
(a)	<i>A design statement considering and responding to the built form guidelines of Clause 6 of the Incorporated Document</i>

Response

Dwg. No. AD.PA.1030 includes a summary of all proposed works, including details of the key components of the development. This includes the existing training and administrative facility (much of which will be retained), the new training facility entry (refer Figure 2), match day entry (Figure 3) and pavilion (Figures 4 and 5) together with details of the materials to be used.

It is considered that this detail, as well as that set out on accompanying plans and technical documents, adequately responds to the provisions of Clause 6 of the ID. To this end, the submitted plans and technical documents detail all buildings forms and materials, heritage and parkland values, circulation spaces, car parking, overshadowing, lighting and signage. Many of these matters are discussed further below.

Condition	Requirement
(b)	<i>Floor plans and elevations</i>

Response

All demolition and construction works are accurately detailed on the submitted plans and elevations. The accompanying three-dimensional renders (refer Figures 2 - 5) further detail the proposed development in the context of surrounding parkland.

Condition	Requirement
(c)	<i>Demonstration of compliance with Clause 5 of the Incorporated Document</i>

Response

Clause 5 reads:

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.

The proposed facility will be used in association with an established sports club as such remains consistent with the purposes for which the land was originally set aside.

The development will however extend beyond land the subject of an existing lease previously agreed in accordance with the *Carlton (Recreation Ground) Land Act 1966* (the Act) and into adjoining crown land reserved as a public park. These extensions amount to approximately 180 square metres of new floor area. Figure 6 below shows these incursions in greater detail.

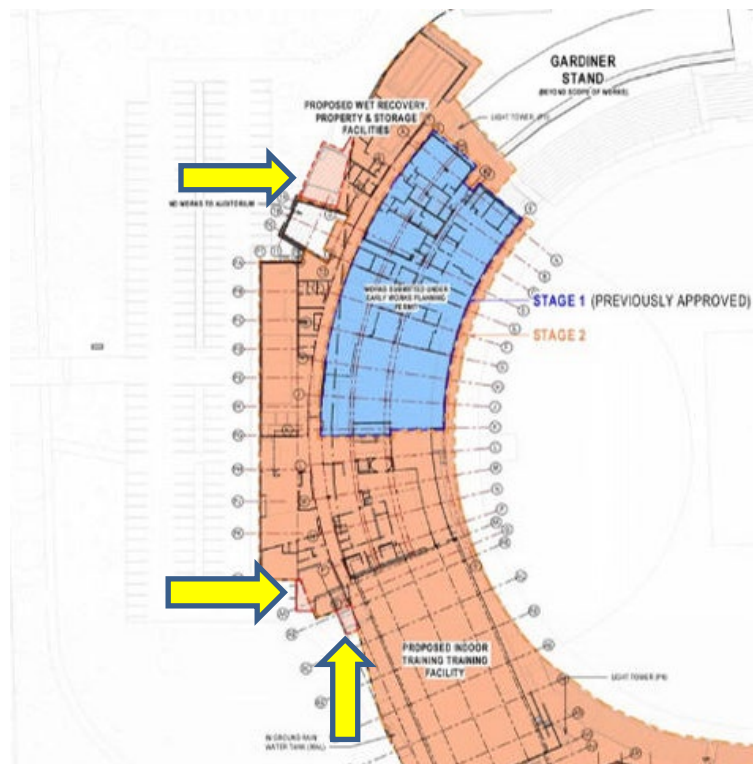


Figure 6: Existing lease line and proposed building footprint. Incursions beyond lease line marked by yellow arrows (source: application plans prepared by Populous)

As noted by the Council's Property department, this effectively represents the use of public land without a tenure agreement first being in place. Though Clause 5 allows for such incursions, this is subject to the consent of the Public Land Manager and this consent will not be forthcoming until such time as a matching lease is considered.

To this end, the plans do not currently accord with the legislative or consent requirements of Clause 5.

Notwithstanding this, the submitted plans clearly state that building works outside the existing lease line cannot commence until such time as a new lease is entered into.

This note in no way prejudices Council's capacity to consider any new lease proposed in accordance with the Crown Land (Reserves) Act 1978 and the Local Government Act 2020. This process is separate to the consideration of the submitted plans and would be carried out in Council's capacity as Public Land Manager, as opposed to its role here as the Responsible Authority. In this capacity, Council must determine the appropriateness of the plans with regard to the provisions of the ID and associated Specific Controls Overlay (SCO) boundary only. Importantly, the proposed development would not extend beyond this boundary.

If Council resolves to endorse the submitted plans and associated technical documents this does not then bind it to also approve a matching extended lease line. This consideration remains subject to separate criteria and the recommendations of the Council's Property department.

Condition	Requirement
(d)	<i>A schedule of works including any changes to gross floor area or seating capacity</i>

Response

Dwg. No. AD.PA.1030 shows that the gross floor area (GFA) of the existing training and administrative facility is 6,365 square metres. The combined GFA of the retained elements of this facility and new buildings would be 13,120 square metres. This represents a total increase of 6,755 square metres. As previously noted, all new building works would be contained within the approved SCO boundary.

Prior to 1970 the ground accommodated 63,000 patrons. This was later reduced to 32,000 and in 2007 further reduced to 24,000. The proposed building works would again reduce capacity to 22,000.

Condition	Requirement
(e)	<i>Details of the design and treatment of any works visible from areas external to the stadium</i>

Response

The submitted plans accurately detail the form and finish of the proposed buildings. Together with the three-dimensional renders (Figures 2 - 5) the public interfaces of the development and their relationship to surrounding park land is clearly represented.

Condition	Requirement
(f)	<i>Details of any Carlton Football Club, ground naming or other signage except directional signage</i>

Response

Three football club signs, a club retail outlet sign and naming rights sign (existing) would be visible from surrounding park land. Figure 7 below shows the two largest football club signs in greater detail. These signs would occupy the canopy over the training facility entry and south-west facing wall of the indoor training centre and be part illuminated/back lit only.

The club retail outlet sign would measure 2.3 square metres and be located adjacent to the training facility entry at ground level. As such, long distance views to this sign would be limited.

The existing naming rights sign occupying the canopy of the existing training and administration facility measures 7.6 square metres and will not be altered.

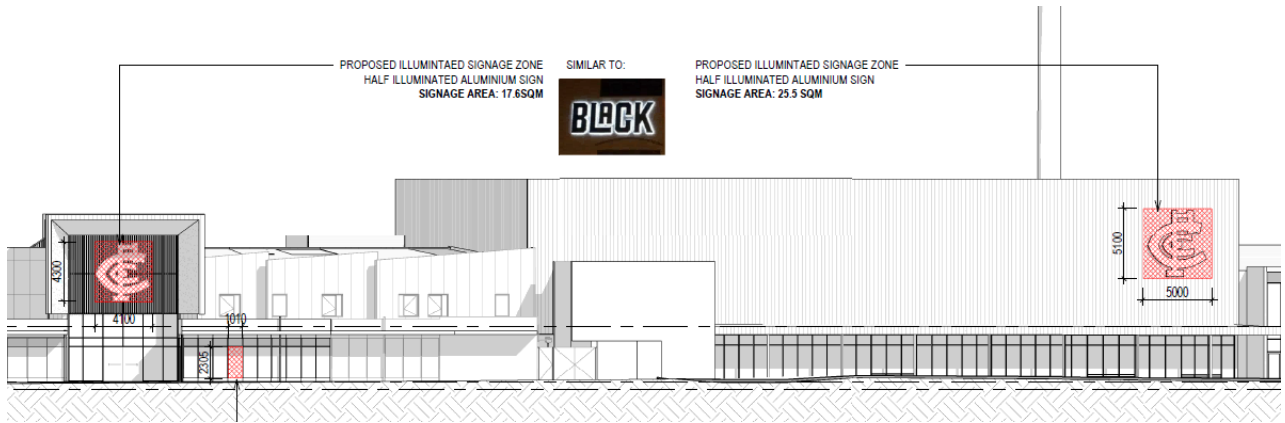


Figure 7: Proposed football club signs visible from surrounding parkland
(source: application plans prepared by Populous)

Condition	Requirement
(g)	<i>Overshadowing drawings detailing the overshadowing as cast by any works (excluding the light towers) outside the stadium at the September equinox between 11.00am and 2.00pm</i>

Response

The shadows cast by existing buildings on site are greater than those which would be cast by the proposed buildings. This is on the basis the new buildings would be lower in height than the Pratt Stand to be demolished. Figures 8 to 11 below show the shadows cast by existing and proposed buildings.

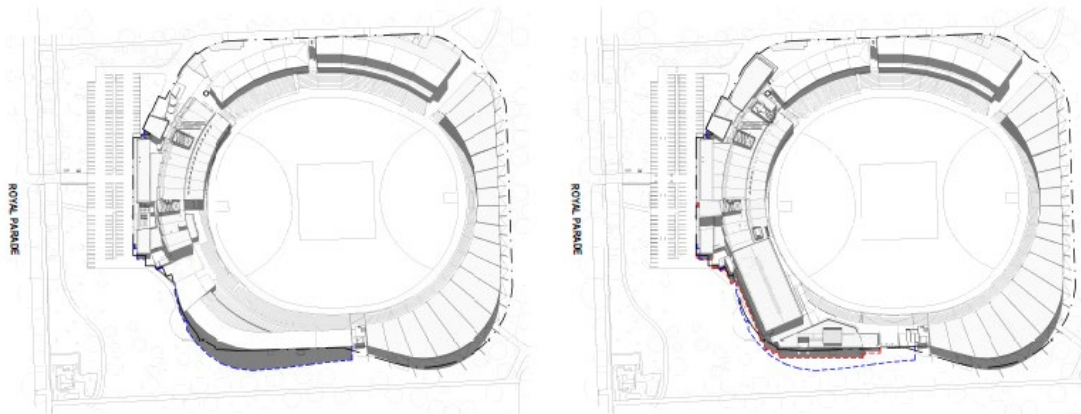
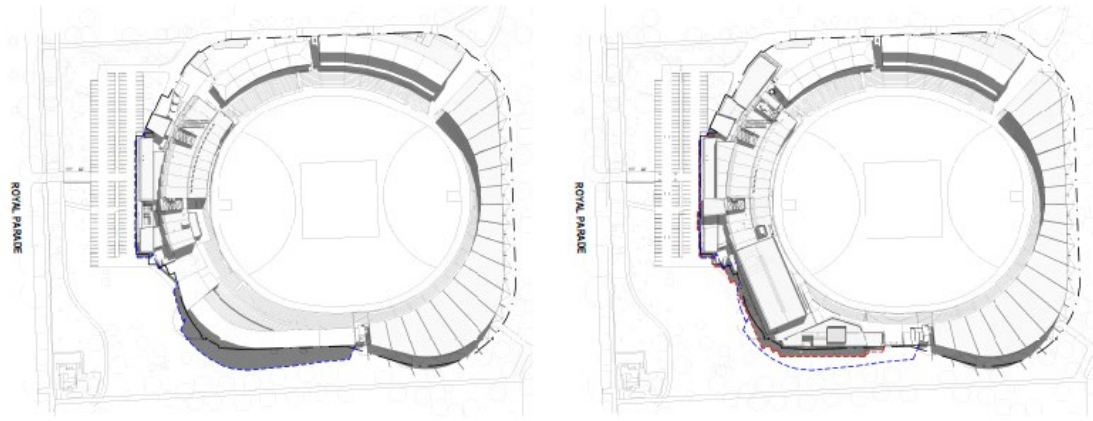
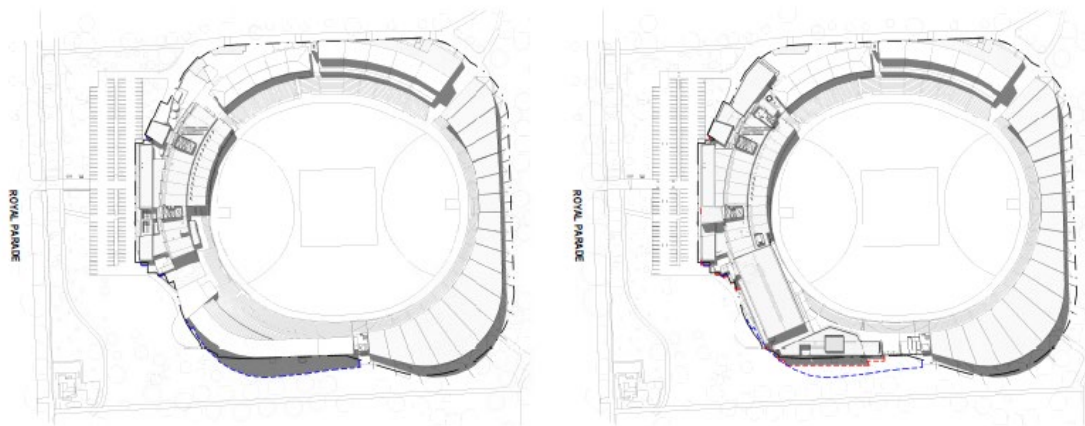


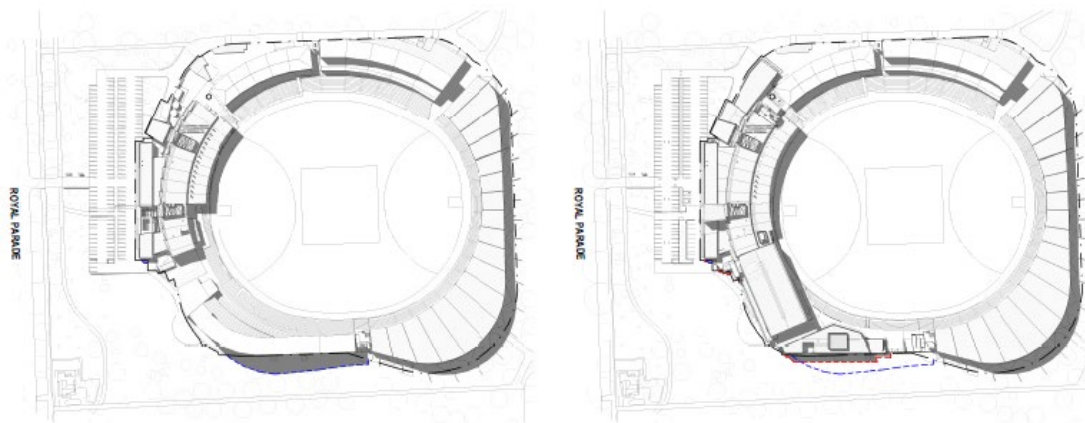
Figure 8: Existing (left) and proposed (right) shadows at 11.00am at equinox. Dotted blue line indicates extent of existing shadows
(source: application plans prepared by Populous)



**Figure 9: Existing and proposed shadows at 12.00 noon at equinox
(source: application plans prepared by Populous)**



**Figure 10: Existing and proposed shadows at 1.00pm at equinox
(source: application plans prepared by Populous)**



**Figure 11: Existing and proposed shadows at 2.00pm at equinox
(source: application plans prepared by Populous)**

Condition	Requirement
(h)	<i>Bicycle facilities provided on or near the stadium</i>

Response

On the basis the proposed buildings would be constructed across the entirety of the site (the SCO boundary) opportunities to provide external bicycle parking do not exist. To this end, any such parking would need to be provided outside the SCO boundary and upon Council managed land. The further consent of Council in its capacity as Public Land Manager would be required for this.

Whilst the intent of this condition has not been addressed, requirements relating to land outside the SCO boundary cannot be facilitated via this assessment process.

Condition	Requirement
(i)	<i>A staging plan, if the works are to be staged</i>

Response

The development will be constructed in three distinct stages as shown in Figure 12 below.

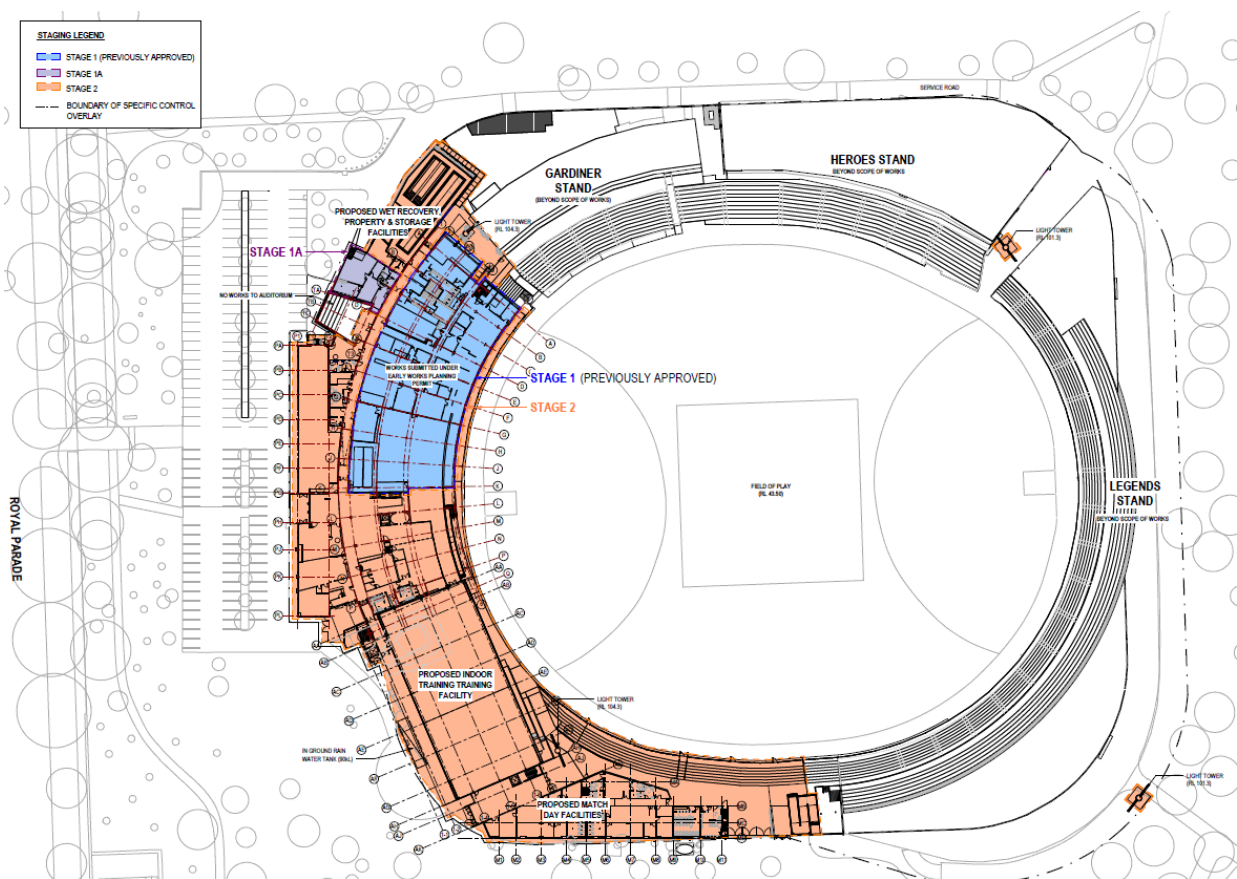


Figure 12: Staging plan (source: application plans prepared by Populous)

Stage 1 includes alterations to the existing training and administration facility as approved by Planning Permit TP-2020-295 issued on 5 June 2020.

Stage 1A comprises property storage, including office space, a laundry and bathroom. This facility measures approximately 200 square metres.

Stage 2 comprises the balance of the development, including the four light towers to be constructed around the ground.

Elements of Stage 1A and 2 would be constructed outside the existing lease line (refer Figure 6).

Comment

The proposed development accords with the basic parameters established by the approved ID. Whilst the Council's Heritage Advisor queried the sizes of football club signs and Urban Design questioned the use of certain materials adjacent to the training facility entry, these matters have now been resolved.

To this end, it is considered that in the context of the scale and proportions of the proposed buildings, the signs are appropriately sized and alternate materials are now proposed adjacent to the entry.

Three football club signs would be visible from surrounding park land. These signs would occupy the canopy over the aforementioned entry, the south-west facing wall of the indoor training facility and, adjacent to this, the match day entry point.

The entry and indoor training facility signs would be the largest at 17.5 square metres and 25.5 square metres respectively. Importantly, these signs would be part illuminated/back lit only (refer Figure 7).

It is considered that these signs are again appropriate in context and given their limited illumination appropriately respond to the sensitivities of surrounding park land.

In accordance with the signage provisions of Clause 6 of the ID, no third party signs would be visible from outside the ground. Only football club retail outlet signage (non-illuminated) and naming rights signage (existing) would be visible and these are again permitted in accordance with the ID.

In terms of the materials to be used, it is noted that the plans upon which this assessment is based show the use of rendered cement adjacent to the training facility entry. This is a more robust material than originally proposed (cement sheeting), matches that used elsewhere on site and responds adequately to the concerns of Council's Urban Designers.

The development would otherwise be largely finished in brick and profile metal sheeting finished in the corporate colours of the football club (navy blue). It is considered that these materials and finishes are appropriate in context and would adequately complement the surrounding parkland.

It is considered that the development adequately responds to the aforementioned requirements of Clause 7.1(a) - (i) where applicable and, in turn, the overarching matters set out in Clause 6 of the ID.

Technical documents

In addition to the aforementioned plan requirements, Condition 7.1 also requires the submission of various technical documents as follows.

Condition	Requirement
(j)	<p><i>A Construction Management Plan (CMP) prepared by a suitably qualified professional including the following information:</i></p> <ul style="list-style-type: none"> <i>(i) Public safety, amenity and site security;</i> <i>(ii) Operating hours, noise and vibration controls;</i> <i>(iii) Air and dust management;</i> <i>(iv) Stormwater and sediment control;</i> <i>(v) Waste and materials reuse; and</i> <i>(vi) Traffic management</i>

Response

The submitted CMP addresses each of the requirements of Condition 7.1(j) and as such is acceptable. Appropriate demolition and construction methodologies are proposed along with satisfactory on and off site measures to safeguard the general amenity of the surrounding area. This includes appropriate traffic and construction waste measures, emission controls and protection works.

Importantly, the Council's Building department has applied conditions where appropriate addressing outstanding concerns, including the need to submit a Tree Protection Plan (TPP) detailing how affected trees will be managed during the construction phase.

Condition	Requirement
(k)	<i>A Waste Management Plan (WMP) prepared by a suitably qualified professional addressing waste storage and collection arrangements.</i>

Response

The submitted WMP clearly details all waste storage and collection arrangements. Though concerns existed throughout the assessment process with regard to the paths of travel of waste collection vehicles, certain generation rates and subsequent storage requirements, these matters have now been resolved. To this end, the WMP now demonstrates that waste collection vehicles can comfortably access the proposed bin stores and sufficient capacity exists to accommodate the anticipated volume of waste generated by the individual components of the development, including the café and function spaces.

Condition	Requirement
(l)	<i>A Heritage Impact Statement (HIS) prepared by a suitably qualified professional addressing the impact of the proposed works upon the heritage place.</i>

Response

The submitted plans and HIS were reviewed by the Council's Heritage Advisor who raised no objection to the proposed works. Though queries were raised with regard to the sizes of particular signs, as previously noted these are considered to be acceptable in context.

It is considered that the scale, form and presentation of the proposed buildings also adequately complements the heritage values of the surrounding park land. As previously noted, this include a reduced scale building (match day pavilion) wrapping around the south-western boundary of the ground. This building replaces the Pratt Stand which, by virtue of its increased height, cast greater length shadows over adjacent public spaces. To this end, the reduced scale of the match day pavilion assists in enhancing the value of these adjacent spaces and better reinforces the general sense of openness that characterises Princes Park.

The generous use of brick is also considered to be appropriate in context (refer Figures 3 and 4). This material reinforces the distinctly Victorian character of the immediate surrounding area together with the metal profile sheeting used to clad much of the upper walls of the proposed buildings.

Importantly, the plans show that all surrounding trees would be retained. These trees are a valued element of the surrounding park land and contribute not only to its historic character but also general amenity.

Condition	Requirement
(m)	<i>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.</i>

Response

The submitted ESD statement satisfactorily addresses the requirements of Clause 22.19 (Energy, water and waste efficiency) of the Melbourne Planning Scheme. To this end, the statement confirms appropriate energy efficient initiatives and devices will be incorporated into the development.

Though stormwater captured on site will be appropriately re-used (including to service an increased number of toilets) stormwater quality will be less than preferred. To this end, nitrogen, phosphorus and suspended solids will not be reduced as otherwise anticipated.

This is a direct result of the limited storage capacity provided on site. Existing tanks only will be relocated and no new tanks provided. This matter was discussed at length with the applicant during the assessment process and alternate measures considered, including the provision of additional storage capacity, the installation of mechanical services and the planting of raingardens.

In response to these suggestions, the applicant advised that room did not exist to provide additional tanks and mechanical systems would not be appropriate.

The key constraint however is the expectation created by the approved concept plan. This plan shows that new buildings could be constructed up to the SCO boundary. This, in turn, leaves no space to provide raingardens; an effective mechanism to cleanse and improve stormwater quality.

The applicant's expectation that new buildings could extend to the SCO boundary is warranted. The approved concept plans clearly shows this. Given the SCO boundary represents an administrative line within which all measures associated with the development must be confined, opportunities do not exist to engage with surrounding park land as a means of further cleansing and improving stormwater quality.

Though the proposed outcome does not strictly accord with the provisions of Clause 22.23 (Stormwater management (Water Sensitive Urban Design)) of the Melbourne Planning Scheme, it is noted that Condition 7.1(m) requires the applicant to 'consider and respond' to these provisions only. This is a lesser requirement than complying with these provisions. To this end, there is no statutory requirements to ensure stormwater quality is improved, only that consideration has been given to achieving this. The applicant's consideration of alternate measures (including additional capacity, mechanical services and raingardens) demonstrates this.

Given the concept plan, the related constraints of the site and the internal space requirements of the occupant, it is recommended that the WSUD statement be approved.

In addition to the requirements of Condition 7.1, Conditions 7.2 and 7.3 also require the submission of lighting specification and management plans as follows:

Condition	Requirement
7.2	<p><i>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:</i></p> <ul style="list-style-type: none"> <i>(a) Details of existing and new lighting, including vertical lighting levels;</i> <i>(b) A contour map showing all light spill beyond the ground;</i> <i>(c) Details/drawings showing how glare will be controlled;</i> <i>(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);</i> <i>(e) Light towers being a minimum height of 45 metres to avoid glare into surrounding residential areas;</i> <i>(f) Lighting levels to be dimmable with settings appropriate to activities not included in the Broadcast Lighting Management Plan;</i> <i>(g) A maintenance schedule; and</i> <i>(h) Provisions facilitating the submission of a post-installation assessment demonstrating ground lighting complies with the standards noted below:</i> <ul style="list-style-type: none"> <i>i Australian/New Zealand Standard 4282-2019 (Control of the obtrusive effects of outdoor lighting); and</i> <i>ii The City of Melbourne's lighting standards.</i> <p><i>The LSP may be amended to the satisfaction of the Responsible Authority.</i></p>

Condition	Requirement
7.3	<p><i>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:</i></p> <p><i>(a) The maximum number of days per annum that broadcast lighting may be operated on the land.</i></p> <p><i>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.</i></p> <p><i>(b) Except with the written consent of the Responsible Authority, Broadcast Lighting may not be operated later than 11.00pm on any day.</i></p> <p><i>The BLMP may be amended to the satisfaction of the Responsible Authority.</i></p>

Response

The submitted Lighting Specification Plan (LSP) and Broadcast Lighting Management Plan (BLMP) satisfactorily address the requirements of Conditions 7.2 and 7.3 respectively. To this end, the LSP confirms all installations will comply with the provisions of AS4282 and the BLMP confirms broadcast lighting will be managed in accordance with agreed standards. This includes a maximum number of occasions per year (12) and operating hours (no later than 11.00pm).

Importantly, all lighting will be designed and managed so as to not generate adverse off-site amenity impacts. This includes light spill to surrounding park land and residential areas, the effects associated with direct views to bright luminaries and upward glow. Notably, AS4282 acknowledges that glow is inevitable in environments such as this. The design and specifications of the proposed light towers will however assist in minimising such effects.

5. RECOMMENDATION

It is recommended that Council endorse the following documents in accordance with the corresponding conditions of the ID:

- Plans (Condition 7.1(a) - (i));
- Construction Management Plan (7.1(j));
- Waste Management Plan (7.1(k));
- Heritage Impact Statement (7.1(l));
- Environmentally Sustainable Design (ESD) and Water Sensitive Design (WSUD) Statement (7.1(m));
- Lighting Specification Plan (7.2); and
- Broadcast Lighting Management Plan (7.3)