

# PORT PHILLIP PLANNING SCHEME

## INCORPORATED DOCUMENT

Victorian Cricket and Community Centre,  
St Kilda Cricket Ground.

May 2016

This document is an incorporated document in the Port Phillip Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987.

## **INTRODUCTION**

This document is an Incorporated Document in the Schedule to Clause 52.03 and in the Schedule to Clause 81 of the Port Phillip Planning Scheme. It comprises the written provisions of this document and the plans listed herein as Incorporated Plans.

The land identified in this document may be developed and used in accordance with the specific controls contained within this document. The specific controls may exclude other controls in the Scheme. If there is any inconsistency between the specific controls and the general controls of the scheme, the specific controls will prevail.

## **LAND DESCRIPTION**

The St Kilda Cricket Ground, generally bounded by Lakeside Drive, Queens Road, St Kilda Road and Fitzroy Street in St Kilda. This is defined as the project area in Attachment 1.

## **APPLICATION OF PLANNING SCHEME PROVISIONS**

The following clauses of the Port Phillip Planning Scheme do not apply to the land identified in this Incorporated Document:

- Clause 36.02 Public Park and Recreation Zone
- Clause 43.01 Heritage Overlay
- Clause 52.05 Advertising Signs except Clause 52.05-4 Signs not requiring a permit
- Clause 52.06 Car Parking
- Clause 52.07 Loading and Unloading of Vehicles
- Clause 52.17 Native Vegetation
- Clause 52.27 Licensed Premises
- Clause 52.34 Bicycle Facilities
- Clause 52.36 Integrated Public Transport

### **This document allows:**

The land at the St Kilda Cricket Ground may be used and developed for the Victorian Cricket and Community Centre subject to the conditions of this Incorporated Document and generally in accordance with the Incorporated Plans.

The use and development (including demolition activities) of the St Kilda Cricket Ground incorporates:

- Construction of a three-level building to be used for the administrative offices of Cricket Victoria; the provision of training, coaching and player preparation facilities; 22-bed dormitory short-stay accommodation with kitchen; media space including broadcasting facilities; medical facilities; gymnasium; function space/meeting rooms; and café.
- Upgrades to the two heritage grandstands (Blackie Ironmonger and Kevin Murray Stand).

- Redevelopment of the oval including re-grading and re-surfacing and alteration of the boundary as well as new oval boundary fence to meet International Cricket Council Standards.
- Provision of an electronic video scoreboard, new outdoor cricket practice wickets, refurbishment to the public toilet facility, landscape works and civil works.
- Provision of no more than 100 car parking spaces.
- Demolition of the terraced seating on the eastern side of the oval and construction of a fence along the altered boundary alignment.
- Playing cricket matches and other sport/cultural events.
- Operating an on-site café and function facilities that will service visitors to the venue.
- Erection of corporate and advertising signage to the approval of the Parks Victoria, the land manager.

### **Incorporated Plans**

The endorsed Incorporated Plans are:

#### **SITE**

Ground Plane: Hard Landscape (Land Design Partnership, Drawing Number LDD01 Rev DD3 Dated 21 10 15)

Survey plan with levels (Bosco Jonson, CAD drawing number CAD 3078900AD Dated 10/11/15)

#### **DEMOLITION**

Demolition plan (Cox Architects, Drawing Number A10-11, Revision A)

#### **NEW PAVILION**

Ground level plan (Cox Architects, Drawing Number A21-00 Revision C)

Level 1 GA Plan (Cox Architects, Drawing Number . A21-01 Revision E)

Level 2 GA Plan (Cox Architects Drawing Number A21-02 Revision E)

Level 3 GA Plan (Cox Architects Drawing Number A21-03 Revision E)

Roof plan (Cox Architects Drawing Number A21-04 Revision C)

Elevations (Cox Architects Drawing Number A30-01 Revision B)

#### **LANDSCAPING**

Ground Plane: Hard Landscape (Land Design Partnership Drawing Number LDD01, Rev. DD5 dated 07 12 15)

Ground Plane: Soft Landscape and Details (Land Design Partnership Drawing Number LDD02, Rev. DD5)

Detail Studies (Land Design Partnership Drawing Number LDD03, Rev. DD5)

Primary Site Entry, Detail Studies (Land Design Partnership Drawing Number LDD04, Rev. DD6)

Detail Studies (Land Design Partnership Drawing Number LDD05, Rev. DD6)

Site Sections (Land Design Partnership Drawing Number LDD06, Rev. DD5).

## **The following conditions apply:**

### **General**

1. The use and development must be generally in accordance with the Incorporated Document and Plans and must not be altered without the prior written consent of the Responsible Authority.
2. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

### **Design Detail, External Materials and Finishes**

4. All external materials, finishes and paint colours must be to the satisfaction of the Responsible Authority.
5. All building plant and equipment on roofs and public thoroughfares must 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, flues, all exhausts including car parking and communications equipment must be to the satisfaction of the Responsible Authority.
6. Any satellite dishes, antennas or similar structures associated with the development must be designed and located at a single, unobtrusive area on each building in the development to the satisfaction of the responsible authority, unless otherwise approved by the Responsible Authority.

### **Construction Management Plan**

7. Prior to the commencement of the development, a Construction Management Plan (CMP) must be submitted to, approved and be to the satisfaction of the Responsible Authority. The CMP must include details of (but not be limited to):
  - a. Construction hours;
  - b. Control of construction noise to minimise impact on neighbouring properties;
  - c. Maintaining cleanliness in abutting streets;
  - d. Minimising disruption to pedestrian access along footpaths;
  - e. Management of parking of construction worker vehicles (including construction machinery), management of site deliveries and traffic management;
  - f. The waste removal process and duration, including the positions of trucks, equipment and rubbish bins, including the on-site storage of waste construction bins as much as practicable during the project's construction stages.

Once submitted and approved, the development detailed by the CMP must be carried out to the satisfaction of the Responsible Authority.

## Use Controls

8. Without further written consent from the Responsible Authority, the areas to be used for a function centre are limited to:
  - a. The café and foyer on Level 1;
  - b. The multi-function community centre rooms on Level 2; and
  - c. The board room; the press room; the lecture theatre and the TV commentary / studio area.

Without further written consent from the Responsible Authority, the function centre is limited to 450 patrons at any one time and must only be used for functions between the hours of 10am and 1am the following day.

9. Without further written consent from the Responsible Authority, use as a medical centre is limited to the three consulting rooms on Level 1.
10. Without further written consent from the Responsible Authority, use of any part of the land for a shop is limited to the sale of cricket-related materials including clothing and sports gear.
11. Without further written consent from the Responsible Authority, accommodation may only be provided in the dormitory and associated supervisors' room, is exclusively for use by visiting sporting team and limited to 25 beds.

## Environmentally Sustainable Design

12. Before the development starts, excluding demolition, bulk excavation and site preparation works, an Environmentally Sustainable Design (ESD) Statement shall be submitted to the satisfaction of the Responsible Authority.
13. The performance outcomes specified in the Environmentally Sustainable Design (ESD) Statement for the development must be implemented prior to occupancy and be to the satisfaction of the Responsible Authority. Any considerable change during design, which affects the approach of the endorsed ESD Statement, must be assessed by an accredited ESD professional with the revised statement to be endorsed by the Responsible Authority before the development starts.

## Event Management Plans

14. An Event Management Plan must be submitted to Parks Victoria, the land manager, for their approval, for any events or activities conducted at the St Kilda Cricket Ground with over 2,500 patrons. The Event Management Plan must include the details of (but not limited to):
  - a. Assessment of likely travel modes and travel demand management interventions to encourage sustainable transport modes (walking, cycling and public transport).
  - b. Location for taxi and bus/coach pick up / drop off areas and parking.
  - c. Use of car parking areas during events for potential use by umpires, coaches, players, the disabled or other people or groups with special needs.

- d. Provision of (temporary or permanent) additional bicycle spaces for use by spectators.
- e. Security and emergency management procedures.
- f. A cumulative impact assessment of the sale and consumption of alcohol.

### **Traffic Management**

- 17. Vehicular ingress and egress must not be modified from that shown on the endorsed plans without the prior written consent of the Responsible Authority.
- 18. The areas for the parking of vehicles must be clearly indicated on the floor and the boundaries of all car parking spaces and access lanes and the direction in which vehicles should proceed along the access lanes must be in conformity with the endorsed plans. The car parking spaces must not be used for any other purpose and all access aisles must be kept clear. Priority should be given to pedestrians on the street over vehicles leaving the site.
- 19. The loading and unloading of goods from vehicles must only be carried out on the subject land..

### **Drainage/Water Management**

- 20. Before the development starts, excluding demolition, bulk excavation and site preparation, a stormwater drainage system incorporating integrated water management design principles must be submitted to, and approved, by the Responsible Authority. This system must be constructed prior to the occupation of the development and provision made to connect this system to the Council's stormwater drainage system.

### **Waste Management**

- 21. Before the development starts (other than demolition or works to remediate contaminated land), a Waste Management Plan (WMP) based on the City of Port Phillip's Waste Management Plan Guidelines for Developments must be prepared by a Waste Management Engineer or Waste Management Planner to the satisfaction of the Responsible Authority and Parks Victoria, the land manager.

### **Advertising signs**

- 22. Before the display of advertising signs, detailed scaled plans must be submitted and approved by Parks Victoria, the land manager.

### **Liquor Licensing**

- 23. Prior to the use of the land for the sale or consumption of alcohol (except as permitted under the existing Club Licence held by St Kilda Cricket Club), a plan showing the proposed licence area must be approved by the Victorian Commission for Gambling and Liquor Regulation.

24. Without further written consent of the Victorian Commission for Gambling and Liquor Regulation, the sale and consumption of alcohol must be within the licensed area, between the hours of 10am and 1am the following day, and managed in accordance with approved Event Management Plans (under condition 14) where relevant.

### **Expiry**

17. This Incorporated Document will expire if one of the following circumstances applies:

- The development (including demolition) is not started within two years of the date of the gazettal of the approved amendment.
- The uses are not commenced within two years of the completion of the development.
- The development is not completed within four years of the date of commencement of the development.

The Responsible Authority may extend the periods referred to if a request is made in writing:

- before or within 6 months after the expiry date of the Incorporated Document, where the development allowed by the document has not yet started; and
- within 12 months after the expiry date of the Incorporated Document, where the development allowed by the document has lawfully started before the document expires.

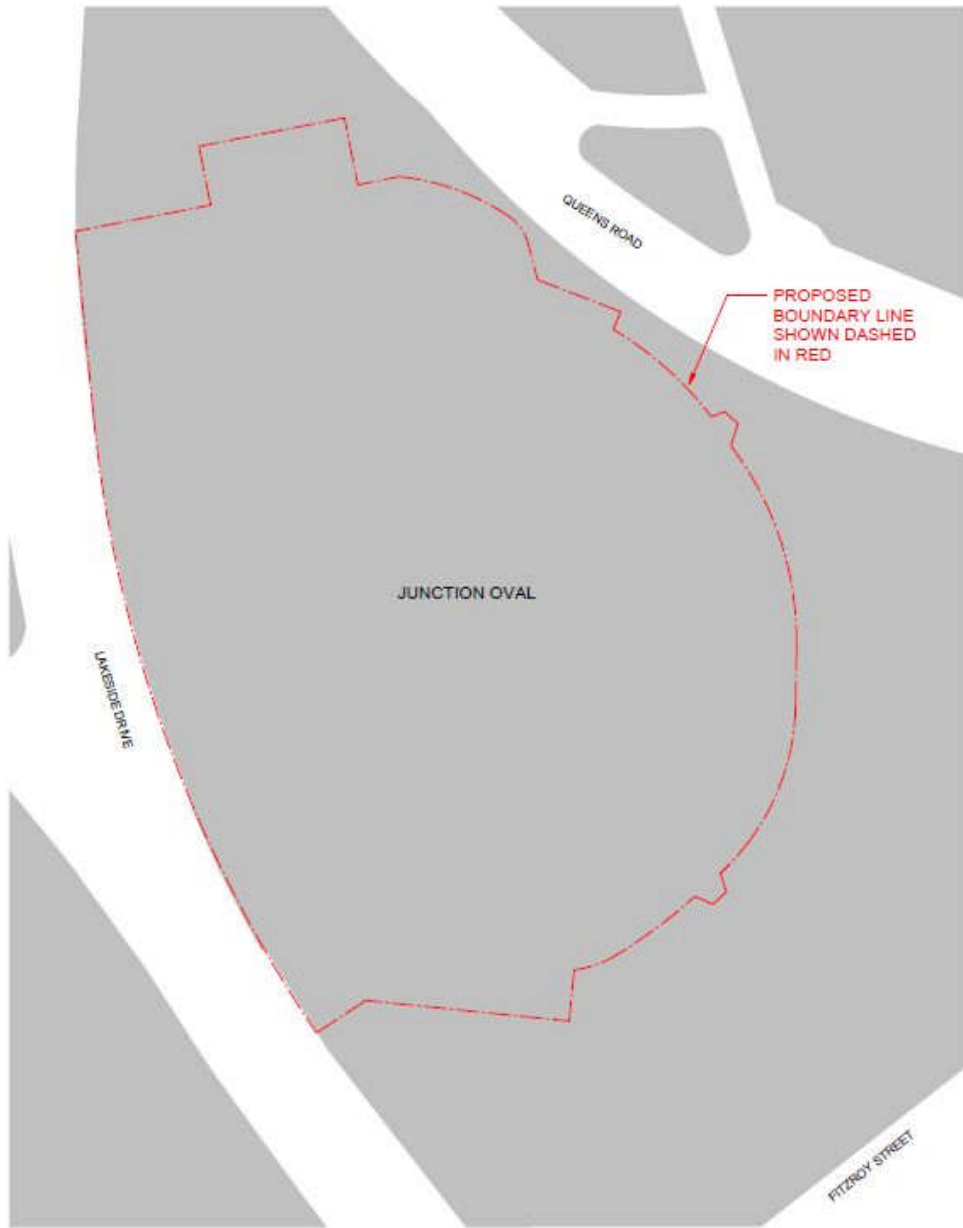
# Attachment 1



Project:  
**VICTORIAN CRICKET &  
COMMUNITY CENTRE**



COX Architecture  
Level 2, 187 Collins Lane  
Melbourne VIC 3000 Australia  
T +61 3 9601 6200  
info@coxarch.com.au  
www.coxarch.com.au



Date:  
23.3.16

Drawing Title:  
**PROPOSED BOUNDARY OUTLINE**

Drawing Number:  
**ASK-058**

Revision:  
**A**

Scale:  
1 : 1000 @ A3

**End of Document**