

PORT PHILLIP PLANNING SCHEME

INCORPORATED DOCUMENT

State Sports Facilities Project Albert Park, September 2009
(amended May 2012)

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 Clause 81 of the Port Phillip Planning Scheme. It consists of the written provisions of this document and the plan marked 'State Sports Facilities Project Albert Park Precincts Plan, September 2009' prepared by H2o architects Pty Ltd.

Pursuant to Clause 52.03 of the Port Phillip Planning Scheme, the land identified in the document may be developed and used in accordance with the specific controls contained in the document. The specific controls may exclude other controls in the scheme. If there is any inconsistency between the specific controls and the general provisions of the scheme, the specific controls will prevail.

The Incorporated Document provides planning approval to use and develop the Lakeside Oval Precinct on Albert Road Drive and the Sports Fields Precinct on Aughtie Drive, Albert Park for the purpose of facilities for sports administration, competition and training, generally in accordance with the plans prepared by H2o architects Pty Ltd approved as part of the Incorporated Document, provided the conditions in the Incorporated Document are met. No further planning approval is required to use and develop the land generally in accordance with the Incorporated Document.

LAND DESCRIPTION

The Incorporated Document applies to land within Albert Park that is to be developed for the State Sports Facilities Project. The project involves the partial demolition and repair of the South Melbourne Cricket and Football Club Grandstand and construction of new buildings and works in the Lakeside Oval Precinct on Albert Road Drive and the Sports Fields Precinct on Aughtie Drive, Albert Park. The project also involves the re-use of soil fit for purpose from the Lakeside Oval precinct in identified locations in Albert Park.

The land to which the incorporated document applies are the precincts shown on the 'State Sports Facilities Project Albert Park, Precincts Plan, September 2009' prepared by H2o architects Pty Ltd that forms part of this Incorporated Document.

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
- Clause 52.06 Car Parking
- Clause 52.07 Loading and unloading of vehicles
- Clause 52.17 Native Vegetation
- Clause 52.27 Licensed Premises (for Precinct 1 Lakeside Oval Precinct Area B only)

- Clause 52.29 Land adjacent to a Road Zone, Category 1 or a Public Acquisition Overlay for a Category 1 road
- Clause 52.34 Bicycle Facilities
- Clause 52.36 Integrated Public Transport Planning

All other provisions of the Port Phillip Planning Scheme continue to apply.

PRECINCTS

The 'State Sports Facilities Project Albert Park, Precincts Plan September 2009' prepared by H2o architects Pty Ltd shows three precincts:

- Precinct 1: Lakeside Oval Precinct (Areas A, B and E)
- Precinct 2: Sportsfields Precinct (Areas C and D)
- Precinct 3: Soil Re-use Precinct (Area F)

USE AND DEVELOPMENT OF LAND

Views of relevant authorities

Before deciding on any development plan(s) submitted for approval in Precinct 1 in accordance with this Incorporated Document, the responsible authority must refer the plan(s) to:

- City of Port Phillip
- Parks Victoria
- Director of Public Transport
- VicRoads

and consider any comments received within 14 days from the date of referral.

Before deciding on any development plan(s) submitted for approval in Precinct 2 in accordance with this Incorporated Document, the responsible authority must refer the plan(s) to:

- City of Port Phillip
- Parks Victoria

and consider any comments received within 7 days from the date of referral.

Before deciding on any development plan(s) submitted for approval in Precinct 3 in accordance with this Incorporated Document, the responsible authority must refer the plan(s) to:

- City of Port Phillip
- Parks Victoria

and consider any comments received within 7 days from the date of referral.

PRECINCT 1: LAKESIDE OVAL (AREAS A, B and E)

Use and development

This Incorporated Document allows demolition and the use and development of land for the purpose of the State Sports Facilities Project Albert Park including, but not

limited to, Major sports and recreation facility with a capacity to accommodate competition soccer and athletics events, associated Office, athletics track and equipment for competition and training, gymnasium, indoor pool, landscaping, storage, fencing and public facilities generally in accordance with the approved concept plans prepared by H2o architects Pty Ltd and Land Design subject to conditions in this Incorporated Document.

The approved plans are:

- Existing Site Plan, Ref: A.GO.01 dated 21.08.09 Rev 0
- Overall Site Plan Demolition Ref: A.GO.02 dated 16.10.09 Rev 1
- Area B Demolition Ref: A.GO.05 dated 16.10.09 Rev 2
- Proposed Plan Area B Ref A.GO.06 dated 16.10.09 Rev 4

Victorian Institute of Sport Building

- VIS Building Ground Floor – Overall Key Plan Ref A.V1.03 dated 16.10.09 Rev 4
- VIS Building First Floor – Part 2 Offices Ref A.V1.06 dated 28.10.09 Rev 7
- VIS Building Second Floor – Part 2 Offices Ref A.V1 .07 dated 28.10.09 Rev 6
- VIS Building Grandstand Elevations Demolition and Repairs Ref A.V5.01 dated 16.10.09 Rev 1
- VIS Building Elevations- Key drawing Ref A.V5.03 dated 02.10.09 Rev 0
- VIS Building Elevations Ref A.V5.04 dated 16.10.09 Rev 4
- VIS Building Elevations Ref A.V5.05 dated 16.10.09 Rev 3
- VIS Building Elevations Ref A.V5.06 dated 16.10.09 Rev 4
- VIS Building Elevations Ref A.V5.07 dated 16.10.09 Rev 4
- VIS Building Section A Ref A.V6.02 dated 16.10.09 Rev 5
- VIS Building Section B Ref A.V6.03 dated 16.10.09 Rev 4
- VIS Building Section C Ref A.V6.04 dated 28.10.09 Rev 4
- VIS Building Section D Ref A.V6.05 dated 02.09.09 Rev 1

Shared Services Building

- Shared Services (SS) Ground Floor - Overall Key Plan Ref A.S1.02 dated 28.10.09 Rev 7
- Shared Services (SS) Ground Floor –Part 1 South Melbourne FC Ref A.S1.03 dated 28.10.09 Rev 6
- Shared Services (SS) Ground Floor – Part 2&3 Athletics Building and Bob Jane Stand Ref A.S1.04 dated 28.10.09 Rev 9
- Shared Services (SS) First Floor –Part 2 Athletics Building Ref A.S1.05 dated 28.10.09 Rev 8
- Shared Services (SS) First Floor-Part 3/Portion Part 2 Bob Jane Stand /Lobby to SMFC Ref A.S1.06 dated 28.10.09 Rev 7
- Shared Services (SS) Roof Plan –Part 2&3 Athletics Building and Bob Jane Stand Ref A.S1.07 dated 28.10.09 Rev 7

- Shared Services (SS) Elevations Athletics Building Ref A.S5.01 dated 28.10.09 Rev 9
- Shared Services (SS) Elevations Bob Jane Stand Ref A.S5.02 dated 28.10.09 Rev 6
- Shared Services (SS) Section A + B Ref A.S6.01 dated 28.10.09 Rev 6
- Shared Services (SS) Section C Ref A.S6.02 dated 28.10.09 Rev 6

North Entry Building

- North Entry Building Floor Plan Roof Plan Ref A.E1.01 dated 28.10.09 Rev 4
- North Entry Building Elevations and Sections Ref A.E5.01 dated 16.10.09 Rev 4
- Visitors Toilet and S-E Entry Floor Plan Roof Plan Ref A.T1.01 dated 28.10.09 Rev 5
- Visitors Toilet Elevations and Sections Ref A.T5.01 dated 16.10.09 Rev 1

New Northern Stand

- Floor Plan Ground Floor Ref A.N1.01 dated 27.10.09 Rev 3
- Floor Plan Tiers Ref A.N1.02 dated 27.10.09 Rev 3
- Roof Plan Ref A.N1.03 dated 27.10.09 Rev 3
- Elevations Ref A.N5.01 dated 16.10.09 Rev 2
- Sections Short Ref A.N6.01 dated 18.09.09 Rev 1

The following conditions apply:

Development plans

1. Prior to the commencement of the development or stages thereof including demolition but excluding bulk excavation works, piling and site preparation/retention works, detailed development plans must be submitted to the satisfaction of the responsible authority. The plans must be generally in accordance with the approved concept plans prepared by H2o architects Pty Ltd and Land Design as endorsed by the responsible authority and forming part of this Incorporated Document. When approved the detailed development plan(s) will be endorsed and will then form part of the Incorporated Document. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must provide or include the following information:
 - a) Bicycle parking must be provided to serve potential facility users.
 - b) Any fencing should be transparent where appropriate, whilst allowing for the technical requirements of the site to be fulfilled, and measures should be implemented to discourage graffiti on any blank walls.
 - c) The detailed design and position of the relocated public toilets must be agreed prior to the commencement of stadium construction.

- d) A detailed demolition plan for the South Melbourne Cricket and Football Club Grandstand;
 - e) A proposed site layout plan showing the location and use of all buildings and works including:
 - level changes to AHD,
 - fences,
 - external lighting,
 - location and direction of outdoor broadcast speakers;
 - entrances and exits
 - seating,
 - public amenities,
 - waste storage areas,
 - fixed athletic equipment, and
 - surface treatments.
 - f) The general allocation of floor areas to identified occupiers such as the South Melbourne Football Club, Athletics Victoria and the Victorian Institute of Sport;
 - g) Plans, elevations and sections for all new buildings, structures and alterations to existing buildings. All plan and elevation drawings to be fully dimensioned, including natural ground level, floor levels, and incremental and total wall and building heights and lengths, with heights to be expressed to Australian Height Datum (AHD) and/or reduced levels.
 - h) A site access plan for pedestrians;
 - i) Development schedule;
 - j) The maximum number of seats provided for the public in the grandstands and the overall patron capacity; and
 - k) Loading facilities and vehicle access arrangements.
2. The use and development must be carried out generally in accordance with the endorsed plans.
 3. The layout of the site and the proposed buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the responsible authority.

Noise control

4. Prior to the commencement of the use, an acoustic assessment report must be prepared to the satisfaction of the responsible authority to demonstrate that the activities in Precinct 1 are not expected to produce noise levels that would have an unreasonable impact on residential amenity.
5. Without the further consent of the responsible authority, no form of public address system or sound amplification equipment may be used within the precinct, so as to cause an unreasonable nuisance to any residential use.

Site condition

6. Prior to development of the land (excluding works necessarily forming part of the environmental audit process), a preliminary site assessment of the land must be conducted by a suitably qualified professional in accordance with the National Environment Protection Measure (Assessment of Site Contamination) 1999 as amended from time to time and the findings of that assessment must be submitted to the responsible authority.

Staged development

7. The use and development of the land may be undertaken in stages. A staging plan must be submitted to and be approved to the satisfaction of the responsible authority prior to the commencement of development or a stage of development.
8. The staging plan may be revised from time to time with the written approval of the responsible authority.

Demolition and works to the South Melbourne Cricket and Football Club Grandstand

9. Before any demolition or building and works affecting the former South Melbourne Cricket and Football Club Grandstand take place, a heritage impact assessment prepared by an appropriately qualified heritage consultant is required to be submitted to and approved by the responsible authority.
10. Before demolition commences, a fully detailed 'demolition method statement' must be submitted to the satisfaction of and approved by the responsible authority. The report must be prepared by a qualified structural engineer. When approved, the statement will be endorsed. The 'demolition method statement' must fully describe and clearly demonstrate that the construction methods to be used on site will ensure that the building fabric required to be retained on the approved plans will be safeguarded during and after the demolition process has occurred. The demolition method statement may need to include reference to staging of demolitions on site in some instances. The statement must detail the necessary protection works required to retain individual walls and roofs during demolition.
11. All demolition and new construction must be in accordance with plans, sections and elevations endorsed under this Incorporated Document.

Demolition Management Plan

12. Prior to the commencement of demolition, a Demolition Management Plan with the objective of minimising the impact of demolition on park users must be submitted to and approved to the satisfaction of the responsible authority. The City of Port Phillip and VicRoads must be consulted during the preparation of the Demolition Management Plan. The Demolition Management Plan should address:
 - a) Expected duration of the demolition program;

- b) Proposed security lighting and fencing;
- c) Proposed parking area(s) for personnel;
- d) Hours/days of demolition works;
- e) Site management – litter and waste, run-off, material stockpiling;
- f) Dust suppression management; and
- g) Phone numbers of on-site personnel or other supervisory staff to be contactable in the event of issues arising on the site.

13. All demolition must be carried out in accordance with the Demolition Management Plan to the satisfaction of the responsible authority.

Construction Management Plan

14. Prior to the commencement of construction, a Construction Management Plan with the objective of minimising the impact of construction on park users must be submitted to and approved to the satisfaction of the responsible authority. The City of Port Phillip and VicRoads must be consulted during the preparation of the Construction Management Plan. The Construction Management Plan should address:

- a) Protection of trees that could be affected by construction activity;
- b) Expected duration of the construction program;
- c) The staging of construction, if any;
- d) Proposed security lighting and fencing location and type during construction;
- e) Proposed parking area(s) for construction personnel;
- f) Proposed structures, relocatable structures etc for construction purposes;
- g) Hours/days of construction;
- h) Site management – litter and waste, run-off, material stockpiling;
- i) Dust suppression management; and
- j) Phone numbers of on-site personnel or other supervisory staff to be contactable in the event of issues arising on the site.

15. All construction must be carried out in accordance with the Construction Management Plan to the satisfaction of the responsible authority.

Site management – Construction

16. During the construction phase of the development, the following conditions must be met to the satisfaction of the responsible authority:

- a) Storm water drainage system protection measures shall be installed as required to ensure that no solid waste, sediment, sand, clay or stones from the construction site enters the stormwater drainage system;
- b) Vehicle- borne material from the construction site shall not accumulate on the roads abutting the site;
- c) All machinery and equipment must be cleaned, if required, on the site and not on adjacent footpaths or roads;
- d) All litter (including items such as cement bags, food packaging, plastic strapping) must be contained on site;

- e) Noise from the construction and / or demolition activities shall comply with the Environment Protection Authority guidelines for “Construction and Demolition Site Noise”.

Landscape Plan

17. Within 3 months of the commencement of the development or any stage of development (excluding demolition, bulk excavation works, piling and site preparation/retention works), a landscape plan must be submitted to and approved to the satisfaction of the responsible authority. The landscape plan must be prepared in consultation with the City of Port Phillip and Parks Victoria and should show or include the following information:
- a) Trees (number, species, condition) to be removed;
 - b) A schedule of all landscape materials and treatments;
 - c) Proposed changes in levels and mounding detail;
 - d) A plant schedule, including at least one tree of an appropriate species to replace the canopy cover of each removed tree;
 - e) Any public art;
 - f) Details of all pedestrian paths- width, surface materials, drainage, lighting etc;
 - g) A lighting plan including details of the intensity and direction of light and the height(s) of any associated structures and demonstrating that all lighting of external areas will be suitably baffled where necessary so as not to cause nuisance of annoyance to nearby residential properties;
 - h) Fence details;
 - i) Bicycle parking facilities;
 - j) Directional signage;
 - k) A management and maintenance plan.
18. The landscape works as shown on the endorsed plans must be completed within 6 months of the completion of the building work, or the relevant stage of work, to the satisfaction of the responsible authority and then maintained to the satisfaction of the responsible authority.

Removal and replacement of trees

19. The removal and replacement of trees must be in accordance with the Albert Park Tree Strategy Matrix, as agreed by Parks Victoria.

Materials and finishes

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

Building plant and equipment

22. All roof mounted building plant and equipment 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, all exhausts, and communications equipment must be to the satisfaction of the responsible authority.

Drainage

23. The site must be drained to the satisfaction of the responsible authority and no storm water, sullage, sewerage, or polluted drainage may drain or discharge from the land to adjoining land.
24. The legal point of discharge for the development must be to the satisfaction of the responsible authority and the City of Port Phillip.
25. Prior to the commencement of the development (excluding demolition, bulk excavation works, piling and site preparation/retention works), engineer designed drainage plans prepared by a qualified person in consultation with the City of Port Phillip, must be submitted to and approved by the responsible authority. These plans must show that the design for the drainage system complies with current best practice.
26. Prior to the occupation of the development, the drainage system must be constructed in accordance with the approved drainage plans to the satisfaction of the responsible authority.

Waste management

27. Prior to the commencement of the use, a Waste Management Plan must be prepared by a waste management engineer or waste management planner to the satisfaction of the responsible authority and endorsed as part of this Incorporated Document. The Plan must include reference to the following:
- The estimated garbage and recycling generation volumes;
 - The garbage and recycling equipment to be used and the collection service requirements, including the frequency of collection;
 - The location of, proximity, screening of and space allocated both to the garbage and recycling storage areas and collection points;
 - The path of access for both users and collection vehicles;
 - How noise, odour and litter will be managed and minimised;
 - Approved facilities for washing bins and storage areas; and
 - Who is responsible for each stage of the waste management process.

Loading facilities

28. Loading areas and access lanes shown on the endorsed plans must be kept available for those purposes at all times and must not be used for any other purpose

Sustainable design

29. Prior to the commencement of development (excluding demolition, bulk excavation works, piling and site preparation/retention works), a Sustainable Design Statement identifying the proposed sustainable design initiatives included in the development must be submitted to the satisfaction of the responsible authority.
30. The sustainable design initiatives included in the approved Sustainable Design Statement must be implemented to the satisfaction of the responsible authority.

Green Travel Plan

31. Prior to the commencement of the use, a Green Travel Plan prepared by a suitably qualified professional in consultation with the City of Port Phillip and the State Sport Centres Trust, must be submitted to and approved by the responsible authority. The Green Travel Plan must be to the satisfaction of the responsible authority and implement any relevant recommendations in the Car Parking and Traffic Management Plan required in accordance with Condition 37. The Green Travel Plan must provide detailed advice regarding how traffic movements and staff and patron parking will be managed and ensure alternative, non-private vehicle transport modes are encouraged. The Plan should also identify specific opportunities for the provision of more sustainable transport options and encouragement of their use. The Plan must include but not be limited to:
- a) Proposals for tram, train and bus timetables to be installed in prominent locations in lifts and public areas (on noticeboards, etc);
 - b) Plans for bicycle parking areas to be installed in well- secured and prominent locations;
 - c) Provisions for signs to be installed in prominent locations advising of the location of existing and proposed share car schemes; bicycle parking facilities for staff and patrons; tram, bus and light rail stops; taxi ranks; and bicycle paths.
 - d) Specific targets to guide the plan's ongoing implementation;
 - e) Identification of persons responsible for the implementation of actions;
 - f) Estimation of the timescale and cost for each action; and
 - g) Provisions for monitoring and review on an annual basis for at least three years.
- h) Once endorsed the Green Travel Plan must be implemented to the satisfaction of the responsible authority.

Car Parking and Traffic Management Plan

32. Prior to the commencement of the use, a Car Parking and Traffic Management Plan must be submitted to and approved to the satisfaction of the responsible authority. The Car Parking and Traffic Plan must be prepared in consultation with the City of Port Phillip and the State Sport Centres Trust.
33. The traffic and car parking management measures recommended in the approved Car Parking and Traffic Management Plan must be implemented to the satisfaction of the responsible authority.

Public Access

34. Public access to the athletics track and warm-up area should be maximized as appropriate, taking into consideration facility bookings and security.

Patron Management Plan

35. Prior to the commencement of the sale and consumption of liquor from the stadium within Precinct 1 Area B, a Patron Management Plan must be prepared in consultation with the City of Port Phillip and to the satisfaction of the Responsible Authority. The Patron Management Plan must include a site layout plan nominating sale and consumption areas and the overall licensed area together with a written report outlining the following:
 - *Control of consumption of alcohol within the stadium;*
 - *patron capacity;*
 - *types of events;*
 - *hours of operation;*
 - *management of patrons entering and leaving the venue and smoking outside;*
 - *Responsible Serving of Alcohol management;*
 - *keeping of complaints register;*
 - *waste management;*
 - *rubbish storage and collection;*
 - *security; and,*
 - *management arrangements.*

The sale and consumption of liquor must be undertaken in accordance with the Patron Management Plan.

SEPP N-1 and N-2

36. Noise levels must not exceed the permissible noise levels stipulated in State and Environment Protection Policy N-1 (Control of Noise from Industrial Commercial and Trade Premises within the Melbourne Metropolitan Area) the State Environment Protection Policy N-2 (Control of Music Noise from Public Premises).

Time limits

36. This approval will expire if one of the following circumstances applies:
- a) The development is not started within 2 years of the approval date;
 - b) The development is not completed within 5 years of the date of commencement of construction works; or
 - c) The use is not commenced within 5 years of the approval date.
 - d) The responsible authority may extend the periods referred to if a request is made in writing before the approval expires or within three months afterwards.
37. The development must, after it is commenced, be continued and completed to the satisfaction of the responsible authority.

PRECINCT 2: SPORTSFIELDS PRECINCT (AREAS C AND D)

Use and development

This Incorporated Document allows the demolition of the former RSL building, and the use and development of land within Precinct 2 for the purposes of Open sports grounds and a pavilion used for change rooms and player amenities and sporting club activities, installation of lights and landscaping generally in accordance with the approved plans prepared by H2o architects Pty Ltd and Land Design subject to the conditions in this Incorporated Document.

The approved plans are:

- Pavilion Floor Plans & Roof Plan Ref: A.P1.01 dated 12.10.09 Rev 5
- Pavilion Elevations Ref: A.P5.01 dated 12.10.09 Rev 5
- Pavilion Sections Ref: A.P6.01 dated 12.10.09 Rev 5
- Planting, Setout & Surface Levels Plan Area C Ref: LD11 dated 12.10.09 Rev C
- Landscape Demolition Plan Area D Ref: LD01 dated 28.10.09 Rev E
- Plan Area D Setout & Surfaces Ref: LD02 dated 15.10.09 Rev C

The following conditions apply:

Development plans

1. Prior to the commencement of the development or stages thereof, detailed development plans must be submitted to the satisfaction of the responsible authority. The plans must be generally in accordance with the approved concept plans prepared by H2o architects Pty Ltd and Land Design as endorsed by the responsible authority and forming part of this Incorporated Document. When approved the detailed development plan(s) will be endorsed and will then form part of the Incorporated Document. The plans must be drawn to scale with

dimensions and three copies must be provided. The plans must provide or include the following information:

- a) A demolition plan;
 - b) A proposed site layout plan showing the location and use of all buildings and works including:
 - level changes to AHD;
 - external lighting;
 - waste storage areas; and
 - surface treatments.
 - c) Plans, elevations and sections of the pavilion building and associated structures. All plan and elevation drawings to be fully dimensioned, including natural ground level, floor levels, and incremental and total wall and building heights and lengths, with heights to be expressed to Australian Height Datum (AHD) and/or reduced levels;
2. The use and development must be carried out generally in accordance with the endorsed plans.
 3. The layout of the site and the proposed buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the responsible authority.

Staged development

4. The use and development of the land may be undertaken in stages. A staging plan must be submitted to and be approved to the satisfaction of the responsible authority prior to the commencement of development or a stage of development.
5. The staging plan may be revised from time to time with the written approval of the responsible authority.

Site condition

6. Prior to development of the land (excluding works necessarily forming part of the environmental audit process), a preliminary site assessment of the land must be conducted by a suitably qualified professional in accordance with the National Environment Protection Measure (Assessment of Site Contamination) 1999 as amended from time to time and the findings of that assessment must be submitted to the Responsible Authority.

Landscape Plan

7. Within 3 months of the commencement of construction of the pavilion building, a landscape plan must be submitted to and approved to the satisfaction of the responsible authority. The landscape plan must be prepared in consultation with the City of Port Phillip and Parks Victoria and should show or include the following information:
 - d) Trees (number, species, condition) to be removed;
 - e) A schedule of all landscape materials and treatments;

- f) Proposed changes in levels;
 - g) A plant schedule, including an appropriate tree to replace the canopy coverage of a removed tree;
 - h) Details of all pedestrian paths- width, surface materials, drainage, lighting etc;
 - i) A lighting plan including details of the intensity and direction of light and the height(s) of any associated structures and demonstrating that all lighting of external areas will be suitably baffled so as not to cause nuisance of annoyance to nearby residential properties;
 - j) The number and location of bicycle parking facilities;
 - k) Directional signage; and
 - l) Fence details.
8. The landscape works as shown on the endorsed plans must be completed within 6 months of the completion of construction of the pavilion building to the satisfaction of the responsible authority and then maintained to the satisfaction of the responsible authority.

Materials and finishes

9. Prior to the commencement of the construction of the pavilion, a schedule of external materials, finishes and colours must be submitted to and be to the satisfaction of the responsible authority.
10. All external materials, finishes and surfaces must be in conformity with the approved schedule to the satisfaction of the responsible authority.

Building plant and equipment

11. All roof mounted building plant and equipment 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, all exhausts, and communications equipment must be to the satisfaction of the responsible authority.

Construction Management Plan

12. Prior to the commencement of construction, a Construction Management Plan with the objective of minimising the impact of construction on park users must be submitted to and approved to the satisfaction of the responsible authority. The City of Port Phillip and VicRoads must be consulted during the preparation of the Construction Management Plan. The Construction Management Plan should address:
- a) Protection of trees that could be affected by construction activity;
 - b) Expected duration of the construction program;
 - c) The staging of construction, if any;
 - d) Proposed security lighting and fencing location and type during construction;
 - e) Proposed parking area(s) for construction personnel;

- f) Proposed structures, relocatable structures etc for construction purposes;
- g) Hours/days of construction;
- h) Site management – litter and waste, run-off, material stockpiling;
- i) Dust suppression management; and
- j) Phone numbers of on-site personnel or other supervisory staff to be contactable in the event of issues arising on the site.

13. All construction must be carried out in accordance with the Construction Management Plan to the satisfaction of the responsible authority.

Site management – Construction

14. During the construction phase of the development, the following conditions must be met to the satisfaction of the responsible authority:
- a) Storm water drainage system protection measures shall be installed as required to ensure that no solid waste, sediment, sand, clay or stones from the construction site enters the stormwater drainage system;
 - b) Vehicle- borne material from the construction site shall not accumulate on the roads abutting the site;
 - c) All machinery and equipment must be cleaned, if required, on the site and not on adjacent footpaths or roads,
 - d) All litter (including items such as cement bags, food packaging, plastic strapping) must be contained on site; and
 - e) Noise from the construction and / or demolition activities should comply with the Environment Protection Authority guidelines for “Construction and Demolition Site Noise”.

Drainage

15. The site must be drained to the satisfaction of the responsible authority and no storm water, sullage, sewerage, or polluted drainage may drain or discharge from the land to adjoining land.
16. The legal point of discharge for the development, including the pavilion building, must be to the satisfaction of the responsible authority and the City of Port Phillip.
17. Prior to the commencement of the development (excluding demolition) engineer designed drainage plans prepared by a qualified person in consultation with the City of Port Phillip, must be submitted to and approved by the responsible authority. These plans must show that the design for the drainage system complies with current best practice.
18. Prior to the occupation of the pavilion building, the drainage system must be constructed in accordance with the approved drainage plans to the satisfaction of the responsible authority.

Use of the pavilion building

19. Prior to the commencement of the occupation of the pavilion, a pavilion management plan must be prepared to the satisfaction of the responsible authority. The management plan must include the proposed use of the pavilion, patron capacity, hours of operation, waste management, rubbish storage and collection, security, and management arrangements.
20. The approved pavilion management plan must be implemented to the satisfaction of the responsible authority.
21. Without the further consent of the responsible authority, the use of the pavilion building is restricted to change room and amenities, canteen, equipment storage and sporting club activities.

Public Access

22. The ancilliary fields alongside the light rail corridor should not be fenced off from general public access.

Noise

23. Noise levels emanating from the premises must not exceed those required to be met under the SEPP No. N1 Control of Noise from Industrial Commercial and Trade Premises within the Melbourne Metropolitan Area and the SEPP No. N2 Control of Music Noise from Public Premises.
24. Without the further consent of the responsible authority, no form of public address system or sound amplification equipment may be used within the precinct, so as to cause an unreasonable nuisance to any residential use.

Waste management

25. All rubbish and other waste material associated with the use of the pavilion must be stored in the waste storage area identified on the plans for this purpose to the satisfaction of the responsible authority. All garbage areas must be screened from public view to the satisfaction of the responsible authority.
26. No waste bin or surplus materials generated by the permitted uses may be deposited or stored outside the site and bins must be returned to the waste storage areas as soon as practicable after waste collection to the satisfaction of the responsible authority.

Time limits

27. This approval will expire if one of the following circumstances applies:
 - a) The development is not started within 2 years of the approval date;
 - b) The development is not completed within 5 years of the date of commencement of construction works; or

- c) The use is not commenced within 5 years of the approval date.
28. The responsible authority may extend the periods referred to if a request is made in writing before the approval expires or within three months afterwards.
29. The development must, after it is commenced, be continued and completed to the satisfaction of the responsible authority.

PRECINCT 3: SOIL RE-USE PRECINCT

This Incorporated Document allows soil fit for purpose to be deposited in the general locations in Precinct 3 identified as Area F on the 'State Sports Facilities Project Albert Park, Precincts Plan September 2009'.

The following conditions apply:

1. Prior to re-used soil being deposited, development plans showing the location where soil is proposed to be deposited, the depth of soil to be deposited and the final contours of the location where soil is deposited must be approved to the satisfaction of the responsible authority.
2. This approval will expire if one of the following circumstances applies:
 - a) The development is not started within 2 years of the approval date; or
 - b) The development is not completed within 5 years of the date of commencement.

The responsible authority may extend the periods referred to if a request is made in writing before the approval expires or within three months afterwards.

ADVERTISING SIGNS

The following provisions apply to the display of advertising signs within Precincts 1 and Precinct 2 shown on the 'State Sports Facilities Project, Albert Park, Precincts Plan September 2009'.

Despite anything to the contrary stated in this Incorporated Document, the advertising sign provisions of Clause 52.05-3 'Signs not requiring a permit' in the Port Phillip Planning Scheme continues to apply.

PRECINCT 1: LAKESIDE OVAL PRECINCT

Advertising sign objectives

- To allow for identification and promotion of events, clubs, sponsors, facilities, activities and businesses established within the precinct;

- To allow naming for the buildings within the precinct;
- To allow clubs and club and event sponsors to display their logos and other commercial information in appropriate locations;
- To integrate signs with the design of the buildings and surrounding pedestrian areas;
- To ensure that signs do not detract from the amenity of Albert Park;
- To ensure appropriate information signs about way finding, access, amenity, conditions of entry, smoking and safety and the like are displayed for the benefit of visitors and patrons.

Advertising signs inside the stadium

A permit is not required to display an advertising sign in Precinct 1 provided the advertising sign is inside the stadium and cannot be seen outside the stadium.

Advertising signs visible outside Precinct 1

The provisions of Clause 52.05 –7 ‘Category 1 – Business areas’ of the Port Phillip Planning Scheme apply to signs visible from outside Precinct 1. Prior to the display of any advertising sign visible from outside the precinct, an Advertising Sign Strategy must be prepared in consultation with the City of Port Phillip and be submitted to and approved to the satisfaction of responsible authority. The strategy must demonstrate how the advertising sign objectives for Precinct 1 have been met and describe the type and size of signs, the preferred locations for signs, proposed lighting and any other relevant matter.

The display of advertising signs must comply with the approved ‘Advertising Sign Strategy’ for Precinct 1.

PRECINCT 2: SPORTSFIELDS PRECINCT

Advertising sign objectives:

- To ensure that signs do not detract from the public park- like character and amenity of Albert Park;
- To ensure that signs do not create visual clutter and are not intrusive;
- To allow for identification and the limited promotion of events, clubs, sponsors, facilities and activities within Precinct 2: Sports Fields Precinct.

The provisions of Clause 52.05-9 ‘Category 3- High amenity area’ of the Port Phillip Planning Scheme apply to signs within Precinct 2. Prior to the display of any advertising sign in Precinct 2, an advertising strategy must be prepared in consultation with the City of Port Phillip and be submitted to and approved to the satisfaction of the responsible authority. The strategy must demonstrate how the advertising sign objectives for Precinct 2 have been met and describe the type and size of signs, the preferred location for signs, proposed lighting and any other relevant matter.

The display of signs must comply with the approved 'Advertising Sign Strategy' for Precinct 2.

Exemption from notice and review

An application to display and erect or construct or carry out works for an advertising sign in Precinct 1 and Precinct 2 is exempt from the notice requirements of Section 52 (1) (a), (b), and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82 (1) of the Act.

PRECINCT 3: SOIL RE-USE PRECINCT

The advertising sign requirements at Clause 52.05 continue to apply in Precinct 3. Precinct 3 is in Category 4 of the advertising sign requirements at Clause 52.05.

- **END OF DOCUMENT** -