

Report to the Council

Agenda item 6.5

Planning Application TP-2008-554/B North Melbourne Recreation Reserve, 204-206 Arden Street, North Melbourne

12 December 2017

Presenter: Jane Birmingham, Practice Leader Land Use and Development

Purpose and background

1. The purpose of this report is to advise the Council of a planning application to amend existing planning permit TP-2008-554/A to allow for the expansion of the existing leisure and recreation facility and external works. The applicant is North Melbourne Football Club, the owner is State Government and City of Melbourne and the architect is HB Architects.
2. Planning Permit TP-2008-554 was issued on 7 November 2008 for 'Use and buildings and works associated with the development of a 'Leisure and Recreation Facility' including football administration centre and landscaping and the provision of car parking'. Planning Permit TP-2008-554/A was issued on 2 February 2009 to delete and amend engineering and material schedule conditions.
3. In summary this application seeks approval for two additions to the existing facility by a total of approximately 460 square metres in floor area. The two storey addition will have a maximum building height of approximately 9.7 metres while the three storey addition will be 10.9 metres in height.
4. In terms of the use, the amended proposal seeks to allow North Melbourne Football Club Australian Football League Women's (NMFC AFLW) and North Melbourne Football Club Victorian Football League (NMFC VFL) to use the premises (30 players and 20 coaching staff), with training to occur from 5pm to 10.30pm Monday to Friday and game day use from 8am to 6pm Saturday and Sunday.

Key issues

5. The key issues in the consideration of this amended application are heritage, built form, the extension of the leisure and recreation facility use and car and bicycle parking.
6. Heritage Overlay HO1106 (North Melbourne Recreation Reserve) affects only the oval and ramped margins. The removal of the existing lighting and scoreboard is considered to be acceptable given that they are both non-original additions to the North Melbourne Recreation Reserve and therefore have limited heritage value. With regards to the replacement lighting and scoreboard, it is acknowledged that these are required to allow for the NMFC AFLW and VFL teams. The lighting and scoreboard are clearly a simplified modern form and are acceptable. Furthermore, in regards to lighting, a condition has been placed on the permit to ensure compliance with the requirements of Australian Standard Control of the Obtrusive Effects of Outdoor Lighting.
7. The additions are consistent with the existing facility in terms of scale, bulk and height, subject to minor changes suggested as part of the urban design advice provided. The proposed materials and finishes, including recycled red brick at ground floor for both additions and a white perforated screen at the first floor of the two storey addition, complement the existing materials and finishes and reflect the industrial character of the immediately adjoining area to the south.
8. Council's Engineering Services Group has confirmed that the additional car parking demand can still be accommodated on surrounding streets. It is considered that an additional 10 on-site bicycle spaces should be provided. This can be addressed via a permit condition.

Recommendation from management

9. That the Council resolves to issue a Permit subject to conditions outlined in the delegate report (Attachment 4).

Attachments:

1. Supporting Attachment (Page 2 of 31)
2. Locality Plan (Page 3 of 31)
3. Plans (Page 4 of 31)
4. Delegate Report (Page 21 of 31)

Supporting Attachment

Legal

1. Division 1 of Part 4 of the Planning and Environment Act 1987 setting out the requirements in relation to applications for permits pursuant to the relevant planning scheme and then reference section 61 of the Act and that the Council may decide to grant a permit, grant a permit subject to conditions or refuse to grant a permit on any ground it thinks fit.

Finance

2. There are no direct financial issues arising from the recommendations contained within this report.

Conflict of interest

3. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a direct or indirect interest in relation to the matter of the report.

Stakeholder consultation

4. The application was advertised extensively to surrounding properties and resulted in no objections at the time of writing this report.

Relation to Council policy

5. Relevant Council policies are discussed in the attached delegate report (refer to Attachment 4).

Environmental sustainability

6. While Clause 22.19, Energy, Water and Waste Efficiency, technically does not apply, the application includes a response to Environmental Sustainable Design in the Town Planning Report prepared by HB Architects and dated 3 November 2017. This report states that the proposed additions are just under 12% of the total building area when complete and is consistent with the ESD approach of the existing to minimise greenhouse gas emissions, water consumption and enable waste reduction.

Locality Plan and extent of Public Notice

Attachment 2
Agenda item 6.5
Council
12 December 2017

North Melbourne Recreation Reserve: 204-206 Arden Street, North Melbourne



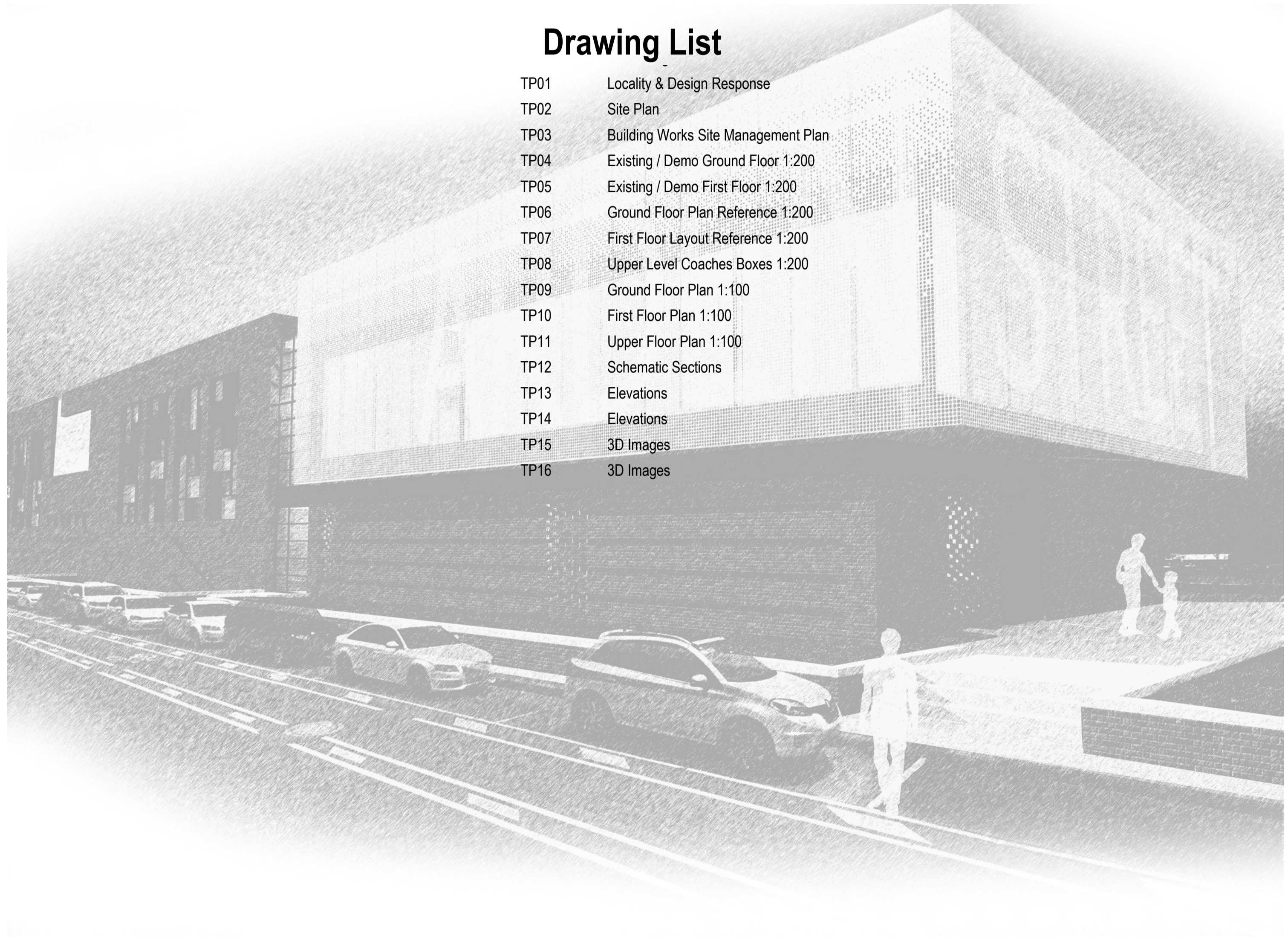
North Melbourne FC

NMFC - AFLW & Community

Training Facilities

Town Planning Submission

Architectural Drawings
03 / 11 / 2017



Drawing List

- TP01 Locality & Design Response
- TP02 Site Plan
- TP03 Building Works Site Management Plan
- TP04 Existing / Demo Ground Floor 1:200
- TP05 Existing / Demo First Floor 1:200
- TP06 Ground Floor Plan Reference 1:200
- TP07 First Floor Layout Reference 1:200
- TP08 Upper Level Coaches Boxes 1:200
- TP09 Ground Floor Plan 1:100
- TP10 First Floor Plan 1:100
- TP11 Upper Floor Plan 1:100
- TP12 Schematic Sections
- TP13 Elevations
- TP14 Elevations
- TP15 3D Images
- TP16 3D Images



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Architects:
 HB Arch
 Suite 1, 418 High Street
 Kew Vic 3101
 Ph: 0419 163 044 | 0401 360 251

Structure Engineers:
 Irwin Consult
 Level 3, 289 Wellington Parade South
 East Melbourne
 VIC 3002
 Ph 03 9622 9717

Services Engineer:
 Erbas Consulting
 L3/116 Hardware Lane
 Melbourne
 Victoria 3000
 Ph: 03 8418 6538

ESD Consultant:
 Erbas Consulting
 L3/116 Hardware Lane
 Melbourne
 Victoria 3000
 Ph: 03 8418 6538

Building Surveyor:
 Philip Chun Building Surveyors
 Level 2, 120 Jolimont Road
 Jolimont
 Victoria 3002
 Ph (03) 9662 2200

Quantity Surveyor:
 QT Partnership
 4/4 Riverside Quay,
 Southbank
 Victoria 3006
 Ph (03) 9867 3677

DDA Access Consultant
 Philip Chun Building Surveyors
 Level 2, 120 Jolimont Road
 Jolimont
 Victoria 3002
 Ph (03) 9662 2200





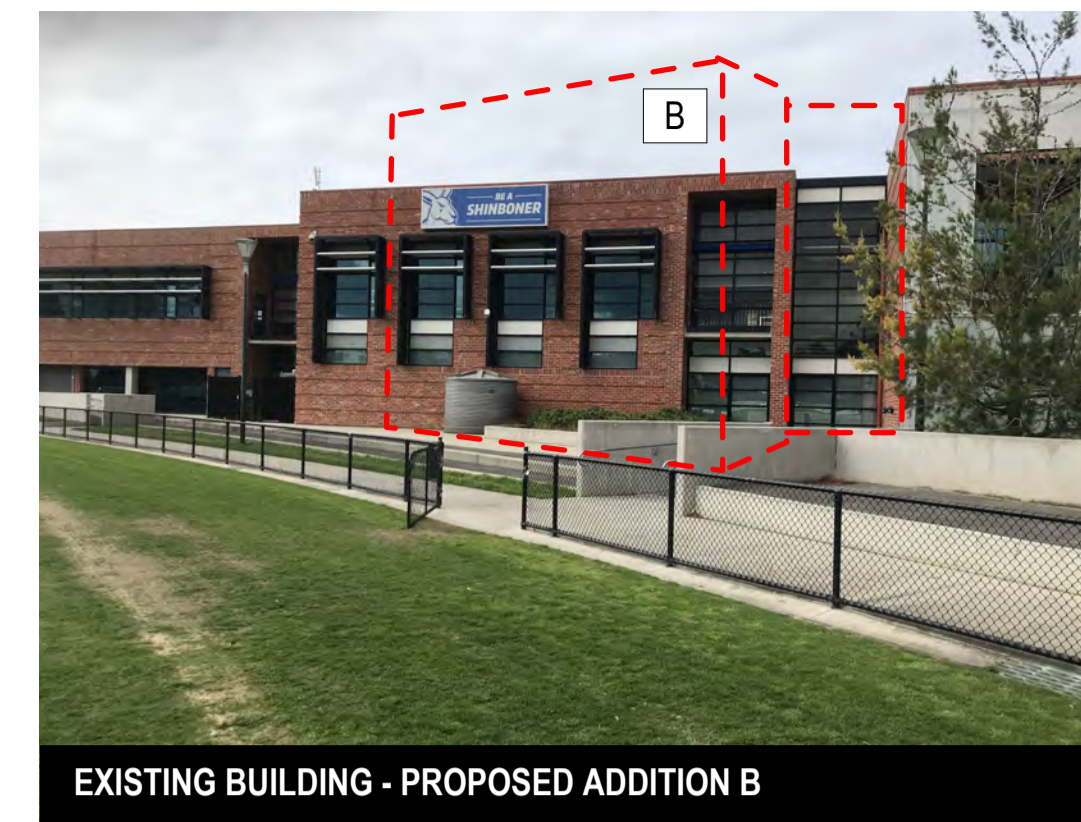
EXISTING BUILDING - OVAL SIDE OF SITE



EXISTING BUILDING - PROPOSED ADDITION A



PROPOSED ADDITION A - ARTIST IMPRESSION



EXISTING BUILDING - PROPOSED ADDITION B



PROPOSED ADDITION B - ARTIST IMPRESSION

Design Response

Proposed Addition to existing NMFC Training and Administration Offices Building

Proposed Use of Addition

- Existing Use - Shared by NMFC and Community**
 - North Melbourne Football Club: AFL Player Training facilities and Club administrative offices
 - City of Melbourne Recreation Services: Public Gymnasium and Multi-sports court (internal and external)
 - State Fencing Centre training and competition facility
- Use of Proposed Addition:**
 - Addition A - Training & Admin - to accommodate training and administrative offices for 2 additional teams within the NMFC organisation - AFLW (AFL national women's league) and VFL (2nd tier Victorian Football League).

The additional Oval change rooms provide greater flexibility in accommodation 2 neutral teams using the Oval for training and competition outside NMFC use.

Addition B - Coaches Boxes - to provide the minimum competition facilities for Game Day use of the Oval (in accordance with AFL Vic facility guidelines) - including officials facilities and additional NMFC football offices.

Refer to Design Response Report for detail of existing and proposed hours of operation.

Site Impact Assessment

- No significant loss of green and / or recreation space.**

Proposed additions A & B are to be located over existing paved / hardstand areas.

 - Addition A: 'Change rooms and Admin Offices' is proposed to be constructed over the existing 'half court' paved area to the East end of the building (original constructed as a structural slab on ground to support a future two-storey building extension). Loss of outdoor 'half court' is fully offset by the new outdoor courts to the west side of the Reserve located adjacent to Fogarty Street (currently under construction separate to this application).
 - Addition B: 'Coaches Boxes and Football Offices' is proposed to be constructed over existing paved area and small garden planter adjacent to the existing building and Oval.
- No loss of existing trees** - no existing trees are impacted by the proposed additions A and B.
- Rainwater collection.** New roof area (approx. 560m²) is equivalent to the paved area it is proposed to be constructed over. Rainwater from the roofs to be collected and drained to existing rainwater tanks for landscape and oval irrigation.
- Minimal new hard surface areas.** New paved area (approx. 120m²) is the minimum required to provide access from the adjoining footpath and street.
- Site Accessibility.** New pathway connected to Arden Street footpath at the east end of the building provides 1:15 ramp access to the Oval and building.
- Flood land inundation.** West end of the reserve is subject to floodwater inundation, however proposed Additions A & B are located outside this inundation zone. Existing building ground floor level of 3.50 AHD was positioned approx. 0.75m above the flood level as nominated by Melbourne Water (+ 0.6m freeboard advised). New ground floor level is proposed to match existing at 3.50 AHD for grade accessible connection between existing and proposed.
- Oval Lighting.** New oval lighting is proposed to replace existing so as to provide adequate light level for training and match practice. In accord with AFL guidelines for State level participation, the pole mounted Oval lighting will be configured to achieve 300 lux (average) to all areas of the oval for match practice and 150 lux (average) for general training.

- Waste Management.** The proposed building additions accommodate an increase in the number of building users, however they represent a relatively small proportion of the overall number of existing users which remains unchanged. Hence, the additional generation of waste is relatively minimal and is being produced in the same manner (office consumables, player treatment and training consumables, kiosk and kitchen for preparation of staff and player meals).

No additional on-site function is proposed in relation to a new source of material waste.

Existing waste is collected throughout the building from smaller general waste and recycling waste bins, and is manually taken to the building waste enclosure adjacent to the loading area off Arden St.

Building Form Materials and Colours

The architecture of the proposed additions is a sympathetic contextual urban design response to the existing building form and material palette.

- Addition A 'Change rooms and Offices':**
 - The 2-storey building volume (width and height) is continuous with the existing Arden Street frontage
 - The existing (patterned) recycled brick aesthetic is continued to the ground floor level on all 3 faces, as a durable and solid base to the form
 - The building is separated from the existing using a double height void of black framed glazing reflective of the existing entry element, and signifying another building entry point
 - The First Floor is conceived as a light 'box' element - similar in its volume and light colour to the box elements at the west end of Arden Street, but contrasting these with a higher level of transparency and subtle patterning to appear lighter and softer, reflecting the addition of the AFLW team to the club.
 - The First Floor cladding is primarily made up of large expanses of glazing allowing daylight in and views out to the staff administration areas. The glazing is lightly screened with a white perforated metal sheeting (that stands approx. 600mm off the facade) to provide partial shading and give the appearance of a softly patterned facade skin
 - The size of the perforations in the screen vary across the height of the screen. The perforations at the base are large (in excess of 60% void area) to allow maximum visual connection and transparency through the screen in front of the windows to the occupied spaces. The perforations gradually get smaller up to the top of the screen (down to 25% void above the ceiling level) to provide better coverage and the opportunity to present an abstracted visual pattern and graphic figures to the street.
- Addition B 'Coaches boxes and Football Offices':**
 - The 3-storey addition nestles into one of the pockets of space created by the stepping form of the existing building. The north facade orientates 'square' to the wing of the football Oval, overlooking the Oval, as the primary function of the space is to perform as a viewing position for coaching staff / media / officials during Game Day.
 - As with Addition A, the ground floor level is clad in recycled (patterned) red brick to match in with the existing building, with high level windows providing privacy, yet allowing natural daylight into the offices inside.
 - The two upper floors where the coaches / officials / media boxes are located, are largely faced with external clear glass to maximise the viewing out to the Oval from within.
 - The overall form is framed with a metal clad box element, reminiscent of a scoreboard form as was typically found coupled with most Football ovals throughout Melbourne.
 - The proposed new building ties back into the existing building using the black framed window glazing over the player entry from the oval to match the use of materials in the existing building.



EXISTING BUILDING - ARDEN STREET ELEVATION



EXISTING BUILDING - PROPOSED ADDITION A



PROPOSED ADDITION A - ARTIST IMPRESSION



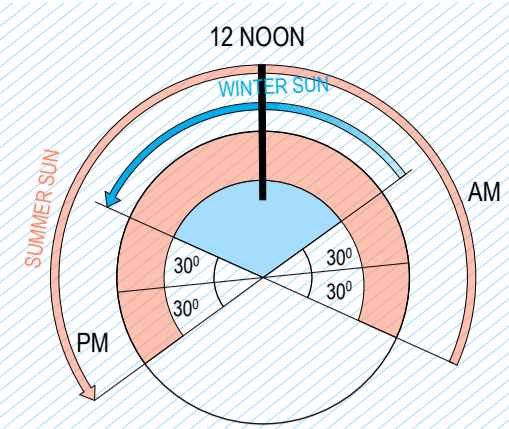
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NMFC - AFLW & Community Training Facilities

Locality & Design Response

Client	North Melbourne FC
Scale	@ A1
3/11/2017	TP
email@hbarch.com.au	

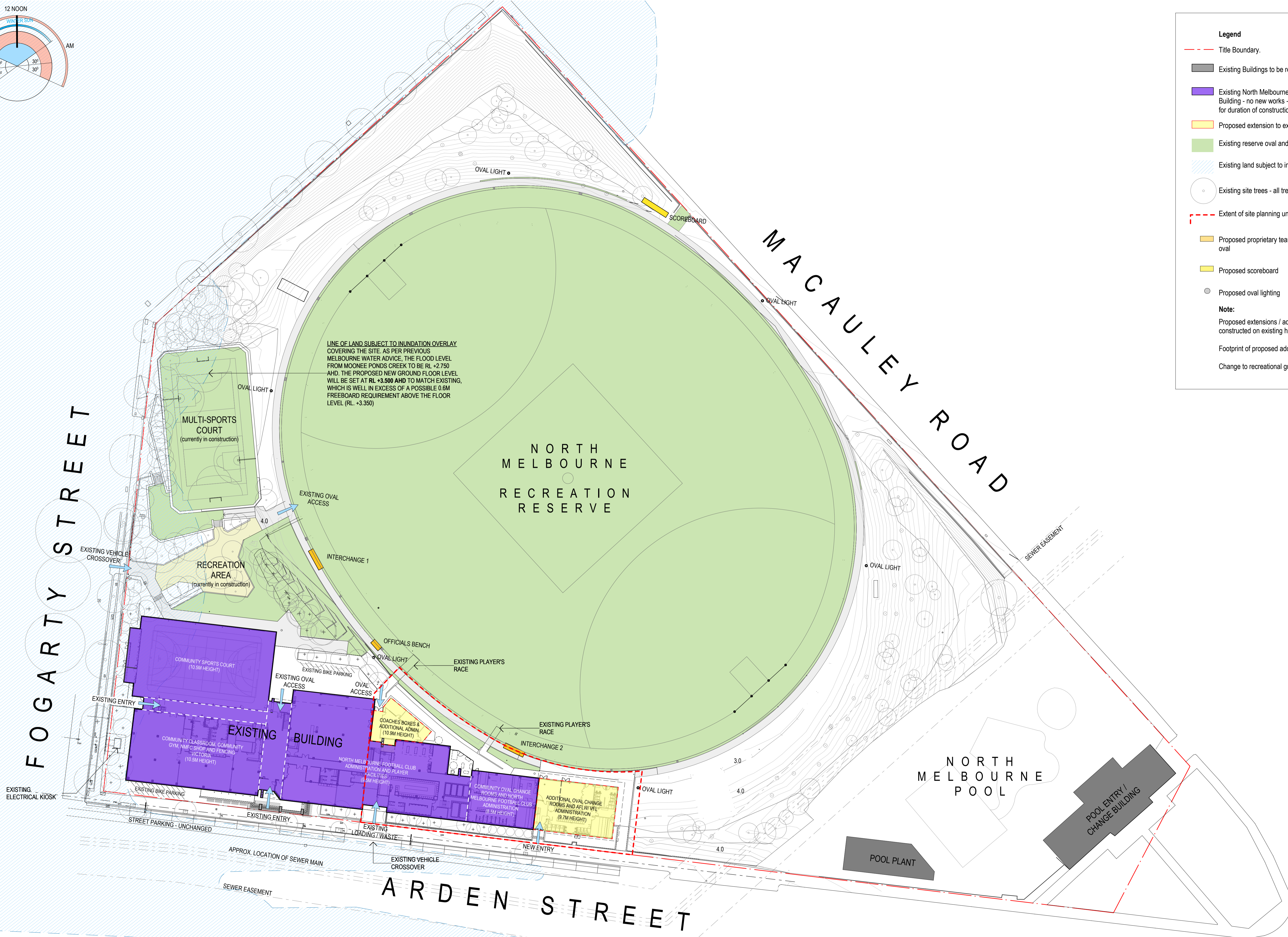
TP01



Legend

- Title Boundary.
- Existing Buildings to be retained.
- Existing North Melbourne Recreation Reserve Building - no new works - to remain in occupation for duration of construction works.
- Proposed extension to existing building footprint
- Existing reserve oval and outdoor multisports courts
- Existing land subject to inundation
- Existing site trees - all trees to be retained and protected
- Extent of site planning unit
- Proposed proprietary team / officials benches to perimeter of oval
- Proposed scoreboard
- Proposed oval lighting

Note:
Proposed extensions / additions are proposed to be constructed on existing hard stand / paved areas.
Footprint of proposed additions - 460m²
Change to recreational green space - NIL



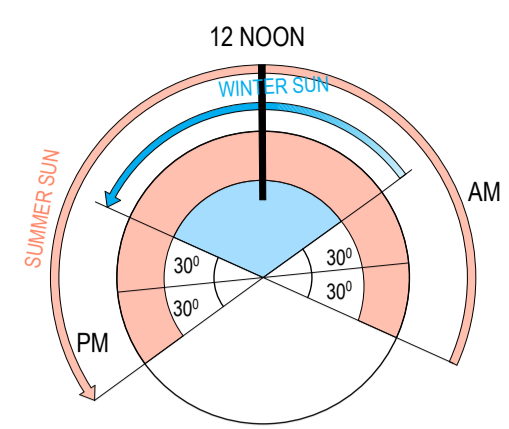
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NMFC - AFLW & Community Training Facilities

Site Plan

Client	North Melbourne FC
Scale	1:500, 1:100 @ A1
3/11/2017	TP
email@hbarch.com.au	

TP02



Legend

- Title Boundary.
- Existing Building - no new works - to remain in occupation for during of construction works.
- Existing Building - new internal fitout works
- Proposed extension to existing building footprint
- Site Access Zone
- Hoarding / Contractor enclosure behind existing oval fencing - 2100h steel mesh barrier with blackout fabric cladding
- Maintain constant site egress throughout construction works. Staged building works to this zone. Complete all construction works for occupation prior to commencing construction works here to maintain required egress.
- Proposed fenced temporary builders site amenities (to be reviewed & confirmed by building works contractor).

Note:
Existing building is to remain in occupation throughout construction works. Maintain all essential services, and required points of egress to existing occupied zones.

STAGED ENTRY WORKS
Provide hoarding and protection to existing path of egress hatched. Maintain constant egress throughout construction works. Refer notes.

SITE ACCESS
Maintain a 3m clear zone for piling rig access to new construction zone 1.

SITE COMPOUND
Contractor site sheds, storage, amenities contained in a fenced, locked compound



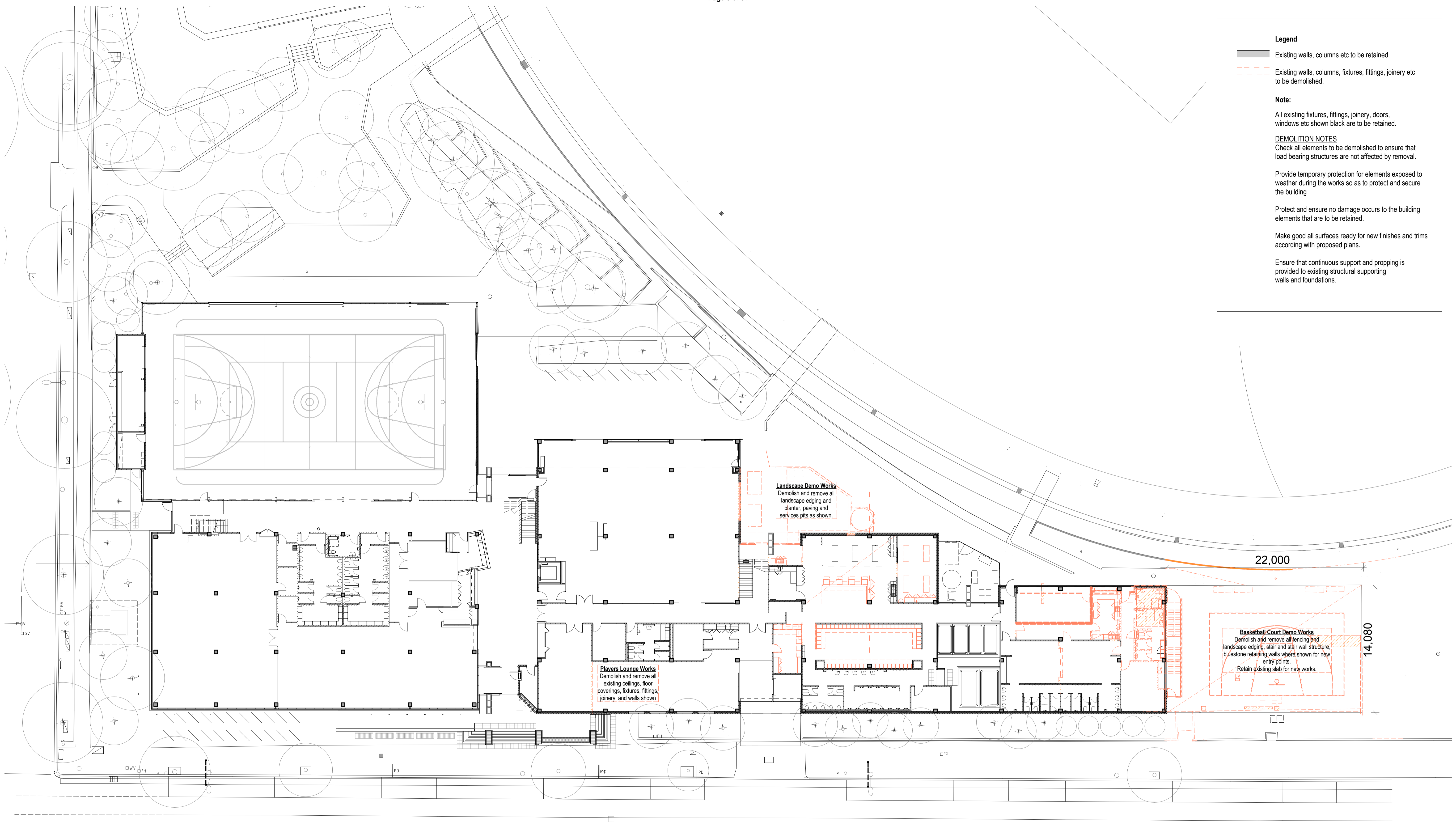
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NMFC - AFLW & Community Training Facilities

Building Works Site Management Plan

Client	North Melbourne FC
Scale	1:100, 1:500 @ A1
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TP03



Legend

- Existing walls, columns etc to be retained.
- Existing walls, columns, fixtures, fittings, joinery etc to be demolished.

Note:

All existing fixtures, fittings, joinery, doors, windows etc shown black are to be retained.

DEMOLITION NOTES

Check all elements to be demolished to ensure that load bearing structures are not affected by removal.

Provide temporary protection for elements exposed to weather during the works so as to protect and secure the building

Protect and ensure no damage occurs to the building elements that are to be retained.

Make good all surfaces ready for new finishes and trims according with proposed plans.

Ensure that continuous support and propping is provided to existing structural supporting walls and foundations.



Landscape Demo Works
Demolish and remove all landscape edging and planter, paving and services pits as shown.

Players Lounge Works
Demolish and remove all existing ceilings, floor coverings, fixtures, fittings, joinery, and walls shown.

Basketball Court Demo Works
Demolish and remove all fencing and landscape edging, stair and stair wall structure, bluestone retaining walls where shown for new entry points.
Retain existing slab for new works.

ARDEN STREET

Legend

-  Existing walls, columns etc to be retained.
-  Existing walls, columns, fixtures, fittings, joinery etc to be demolished.

Note:

All existing fixtures, fittings, joinery, doors, windows etc shown black are to be retained.

DEMOLITION NOTES

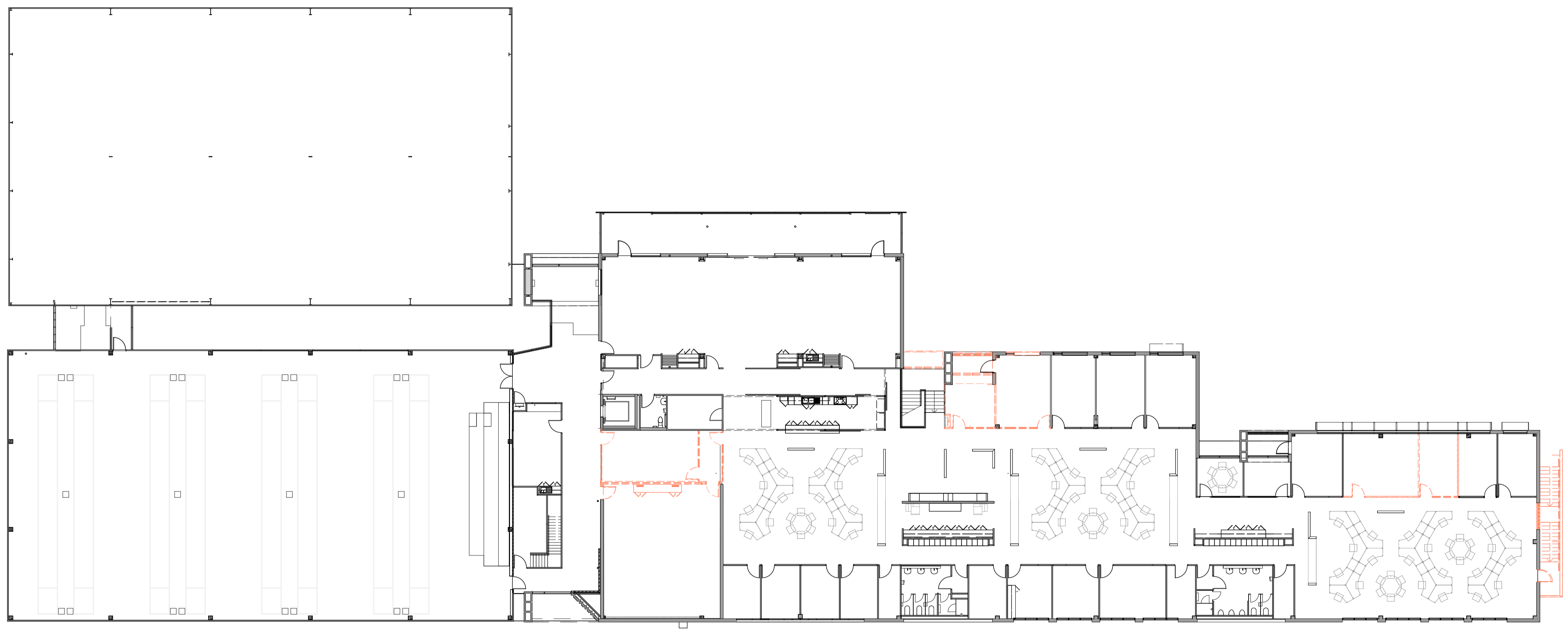
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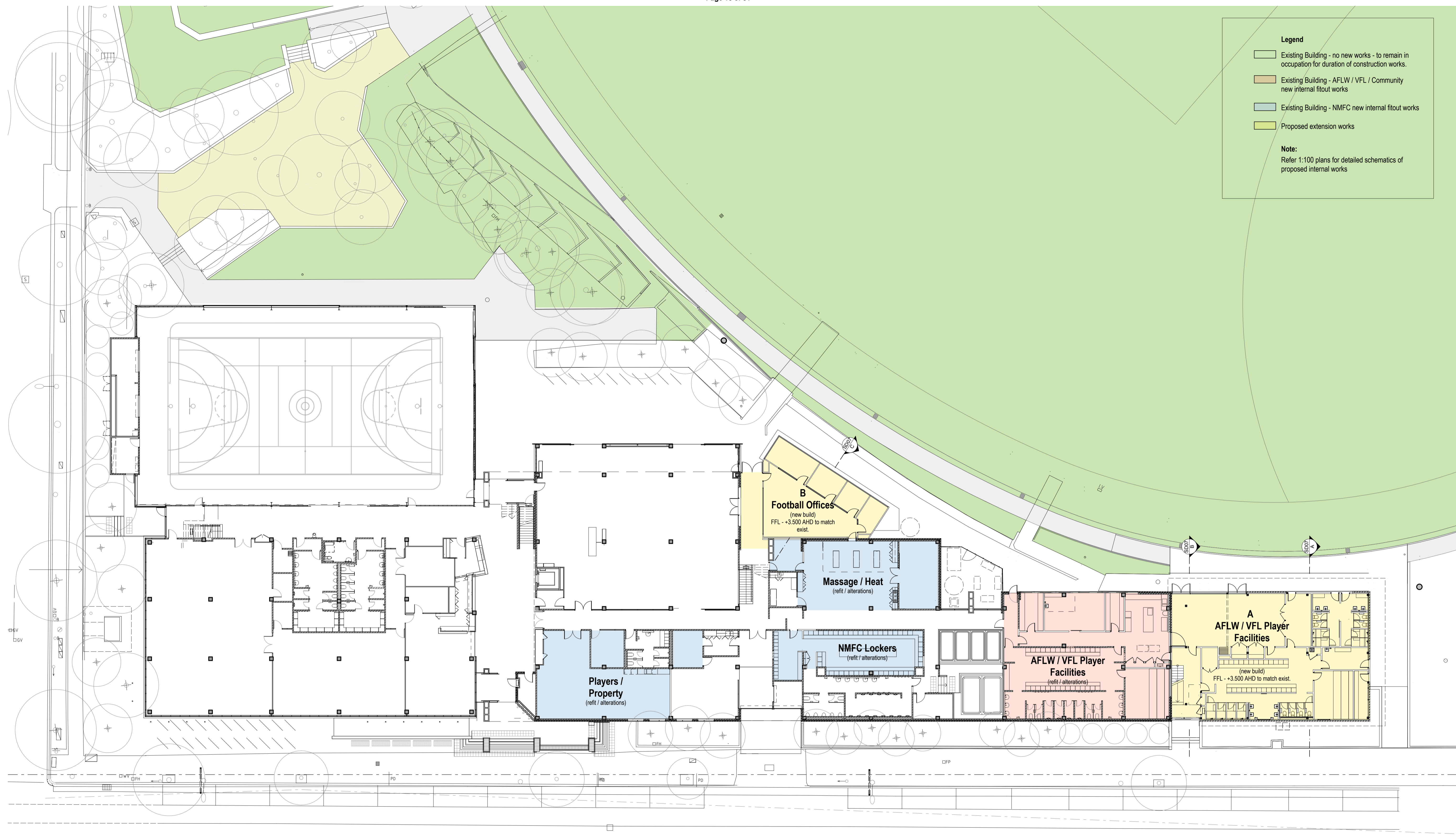
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NMFC - AFLW & Community Training Facilities

Existing / Demo First Floor 1:200

Client	North Melbourne FC
Scale	1:200, 1:100 @ A1
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TP05



Legend

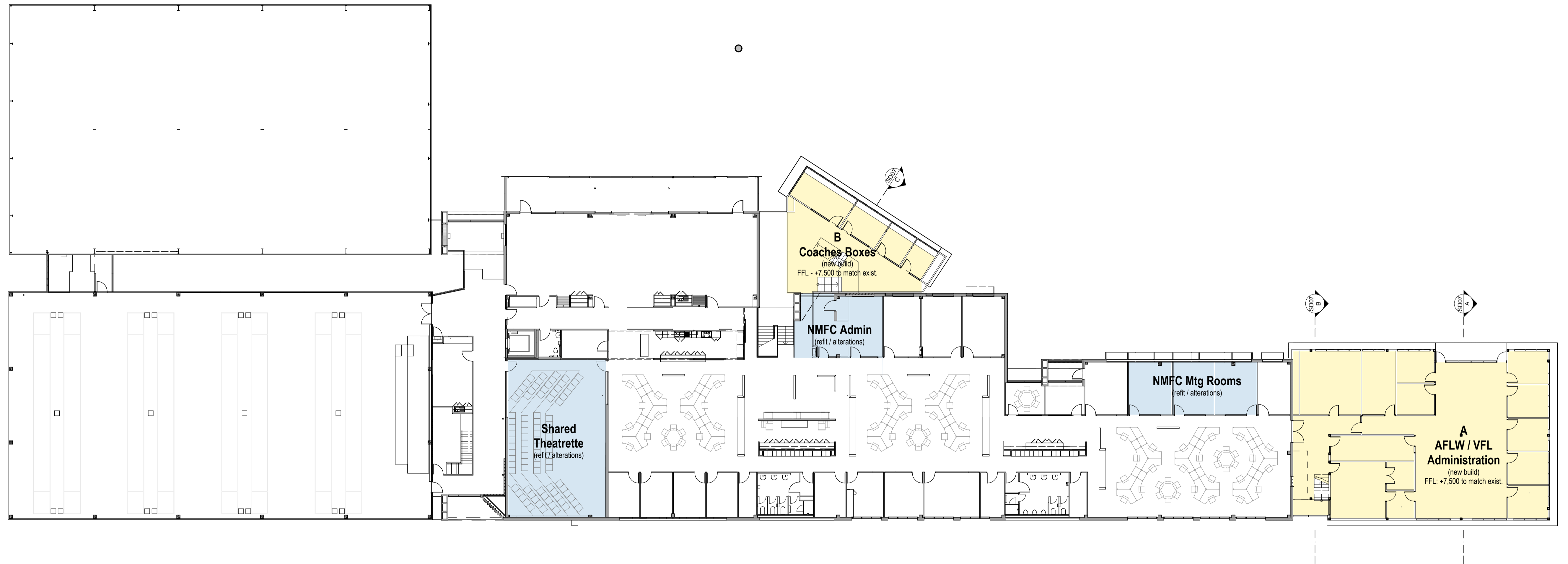
- Existing Building - no new works - to remain in occupation for duration of construction works.
- Existing Building - AFLW / VFL / Community new internal fitout works
- Existing Building - NMFC new internal fitout works
- Proposed extension works

Note:
Refer 1:100 plans for detailed schematics of proposed internal works

Legend

- Existing Building - no new works - to remain in occupation for duration of construction works.
- Existing Building - AFLW / VFL / Community new internal fitout works
- Existing Building - NMFC new internal fitout works
- Proposed extension works

Note:
Refer 1:100 plans for detailed schematics of proposed internal works



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NMFC - AFLW & Community Training Facilities

First Floor Layout Reference 1:200

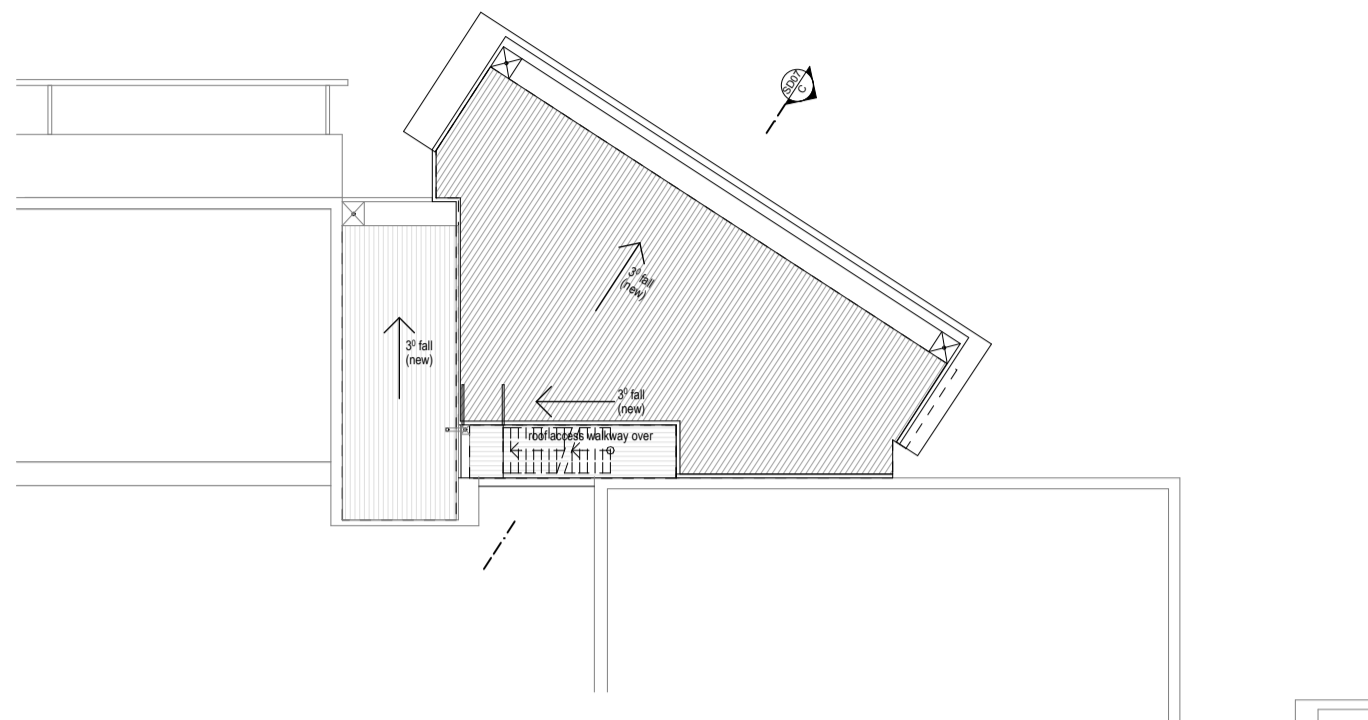
Client	North Melbourne FC
Scale	1:200, 1:100 @ A1
3/11/2017	TP
email@hbarch.com.au	

TP07

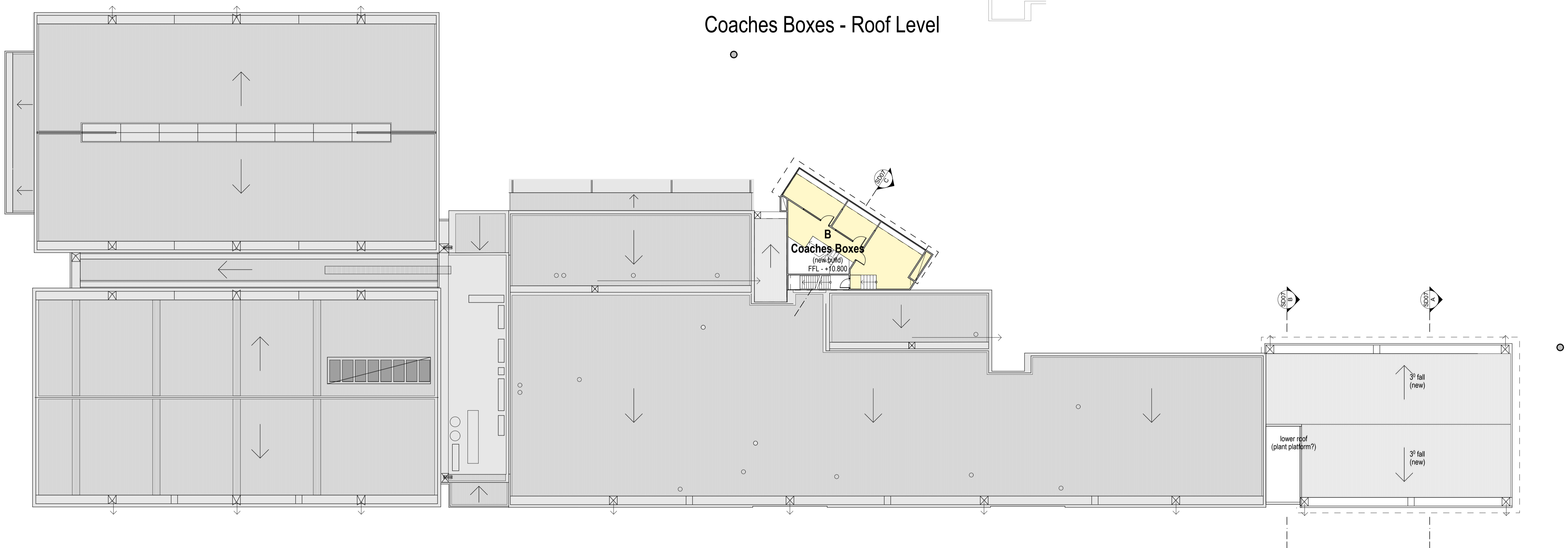
Legend

- Existing Building - no new works - to remain in occupation for duration of construction works.
- Existing Building - AFLW / VFL / Community new internal fitout works
- Existing Building - NMFC new internal fitout works
- Proposed extension works

Note:
Refer 1:100 plans for detailed schematics of proposed internal works



Coaches Boxes - Roof Level



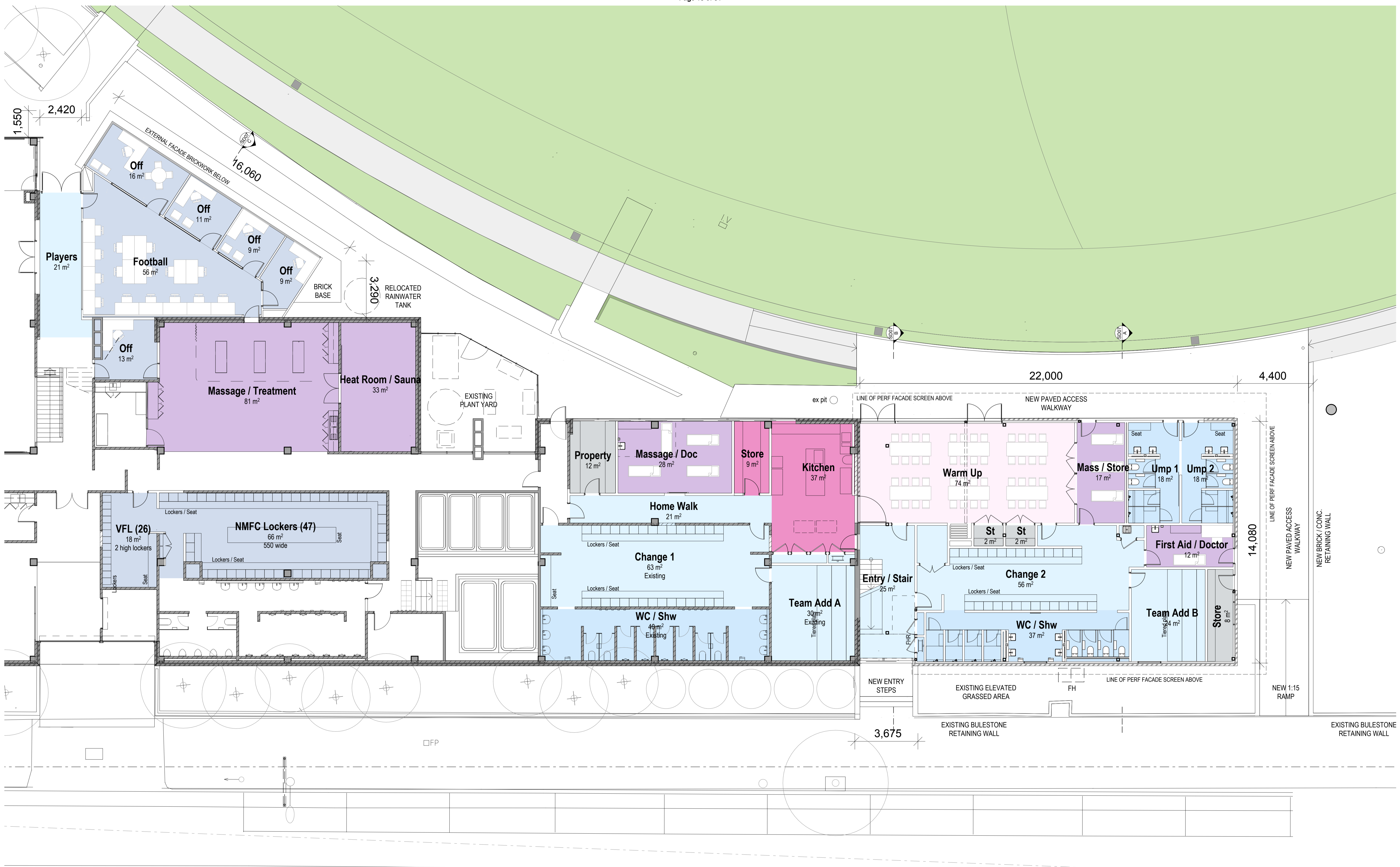
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NMFC - AFLW & Community Training Facilities

Upper Level Coaches Boxes 1:200

Client	North Melbourne FC
Scale	1:200, 1:100 @ A1
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email@hbarch.com.au	

TP08



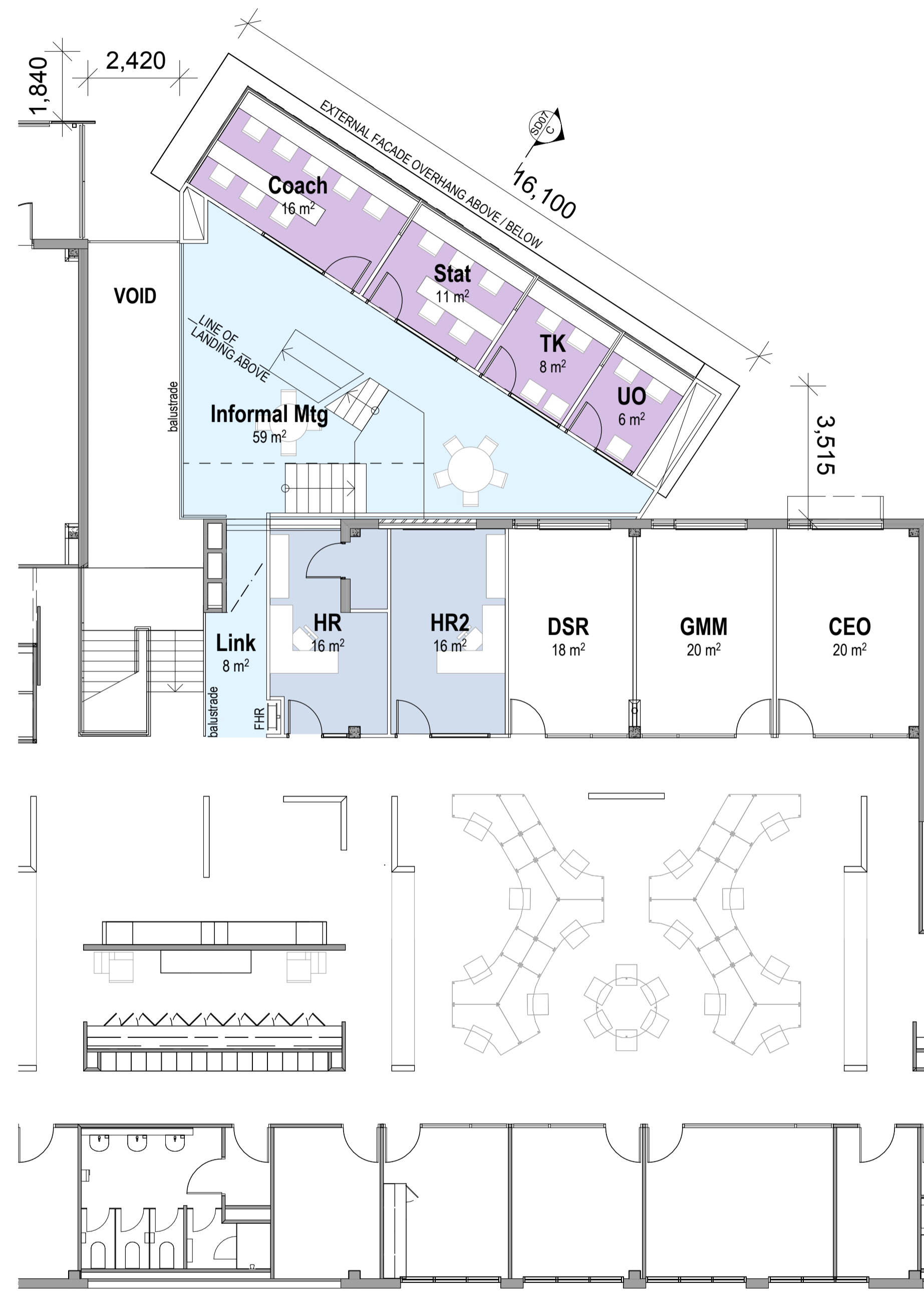
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NMFC - AFLW & Community Training Facilities

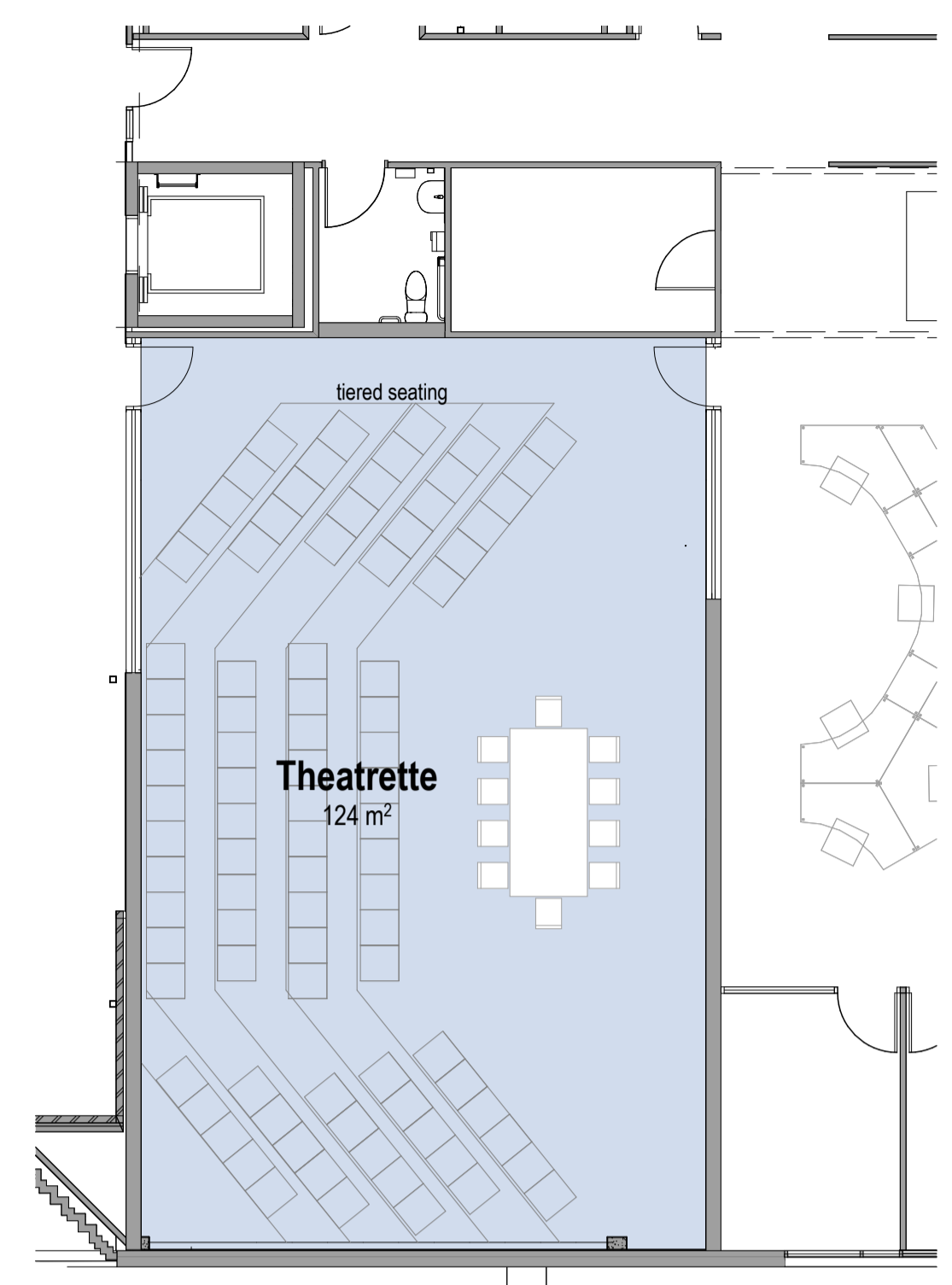
Ground Floor Plan 1:100

Client North Melbourne FC
 Scale 1:100 @ A1
 3/11/2017 TP
 email@hbarch.com.au

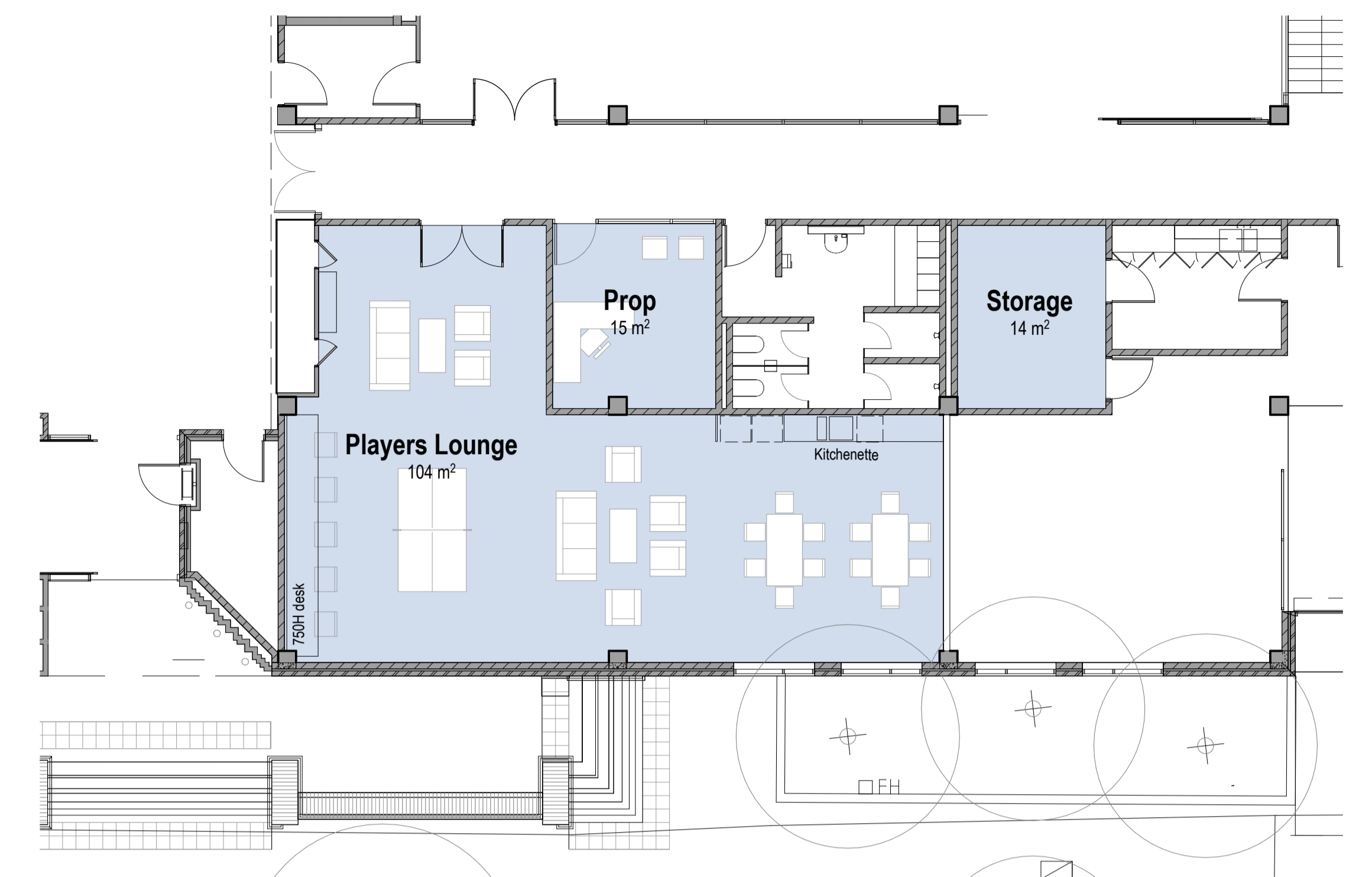
TP09



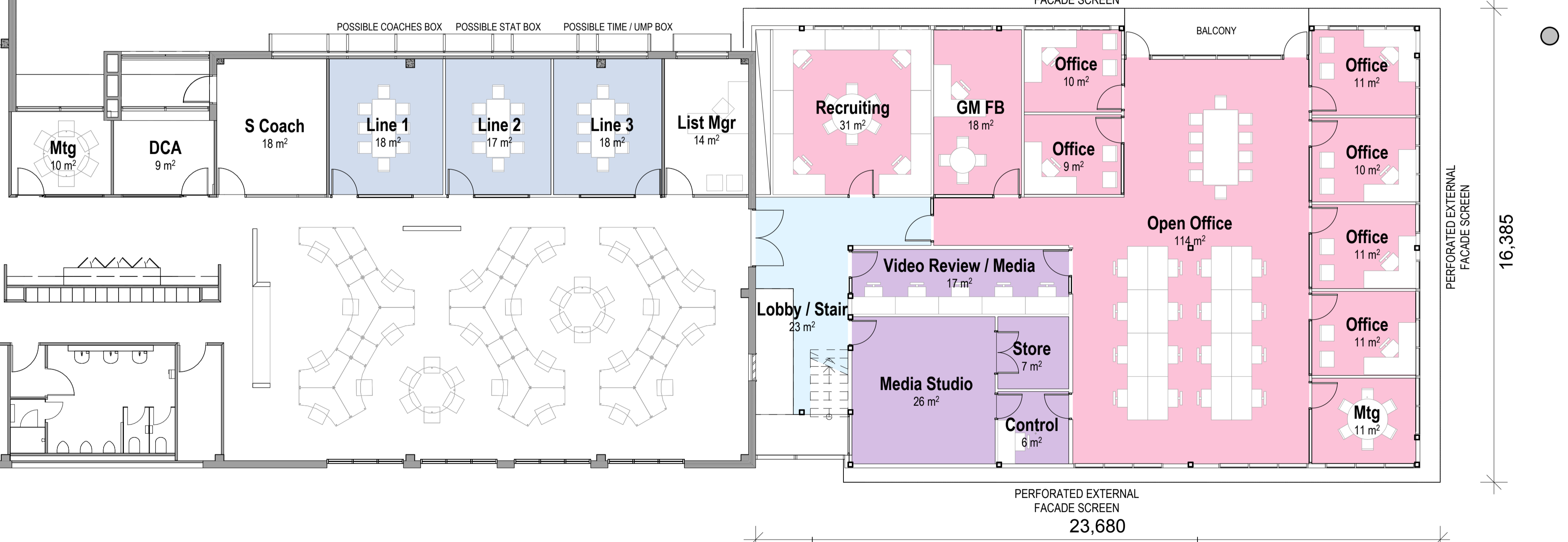
FIRST FLOOR PLAN - PART PLAN
SCALE 1:100

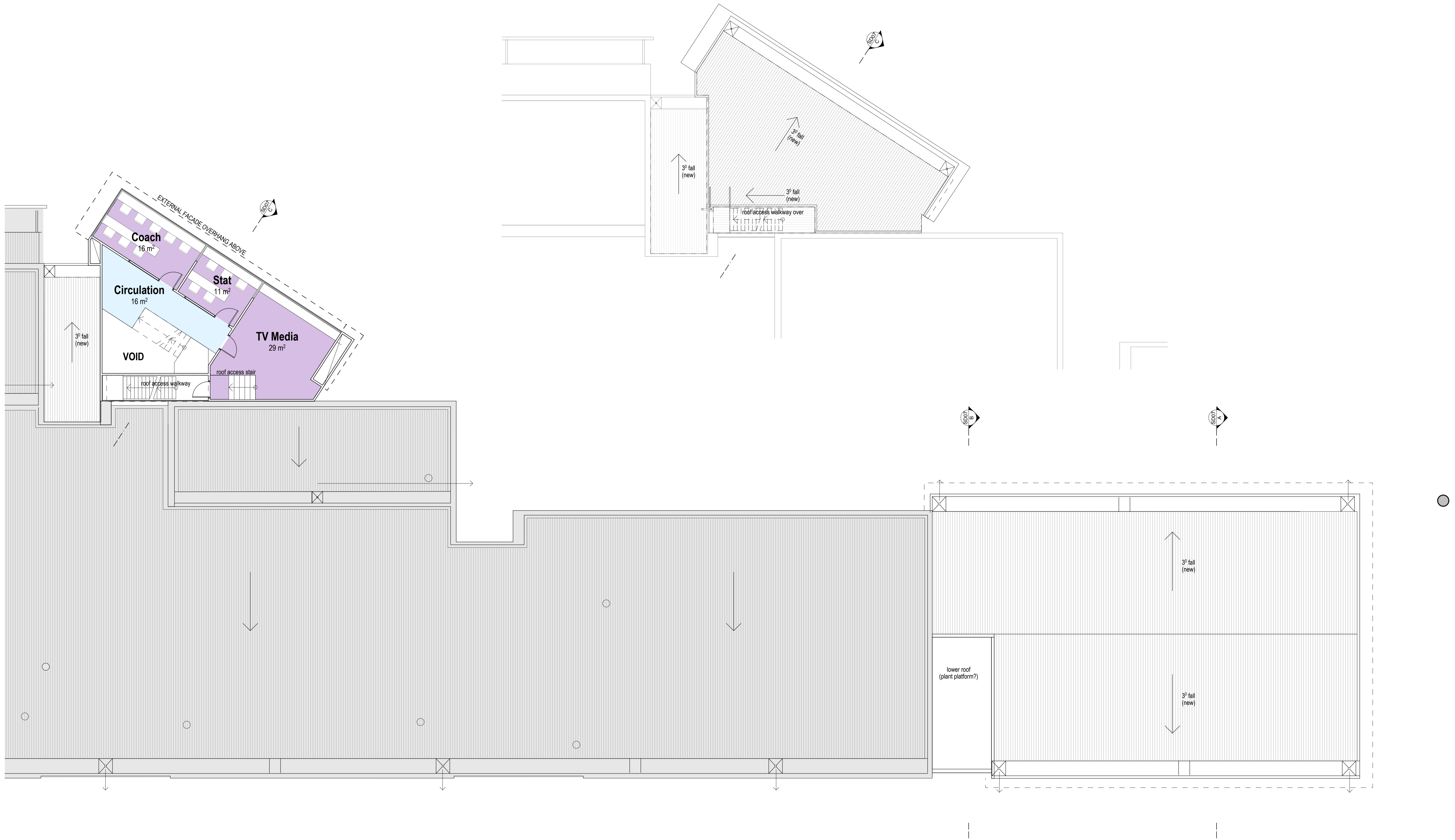


FIRST FLOOR PLAN - FITOUT PLAN THEATRETTE
SCALE 1:100



GROUND FLOOR PLAN - FITOUT PLAN PLAYERS AND PROPERTY
SCALE 1:100





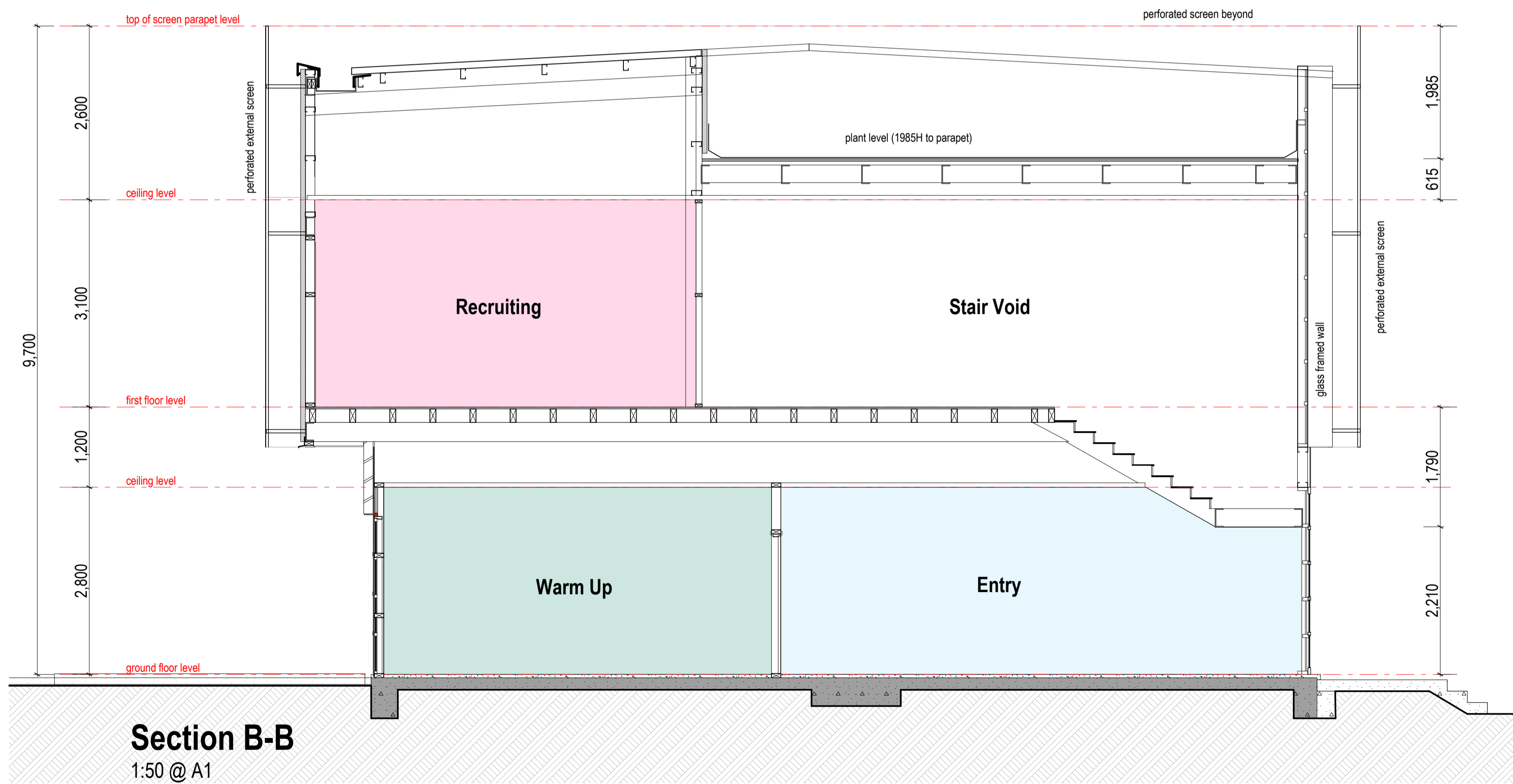
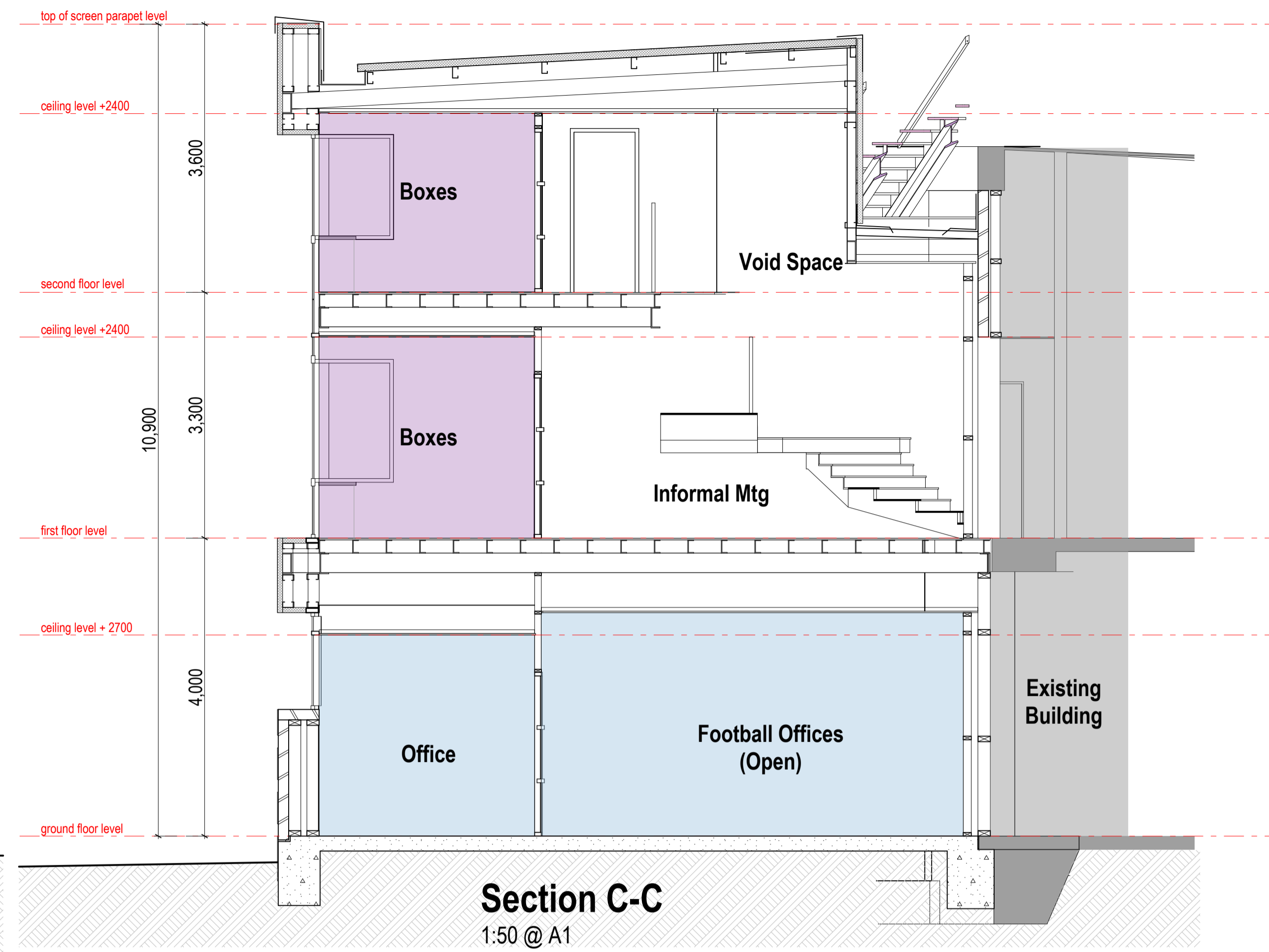
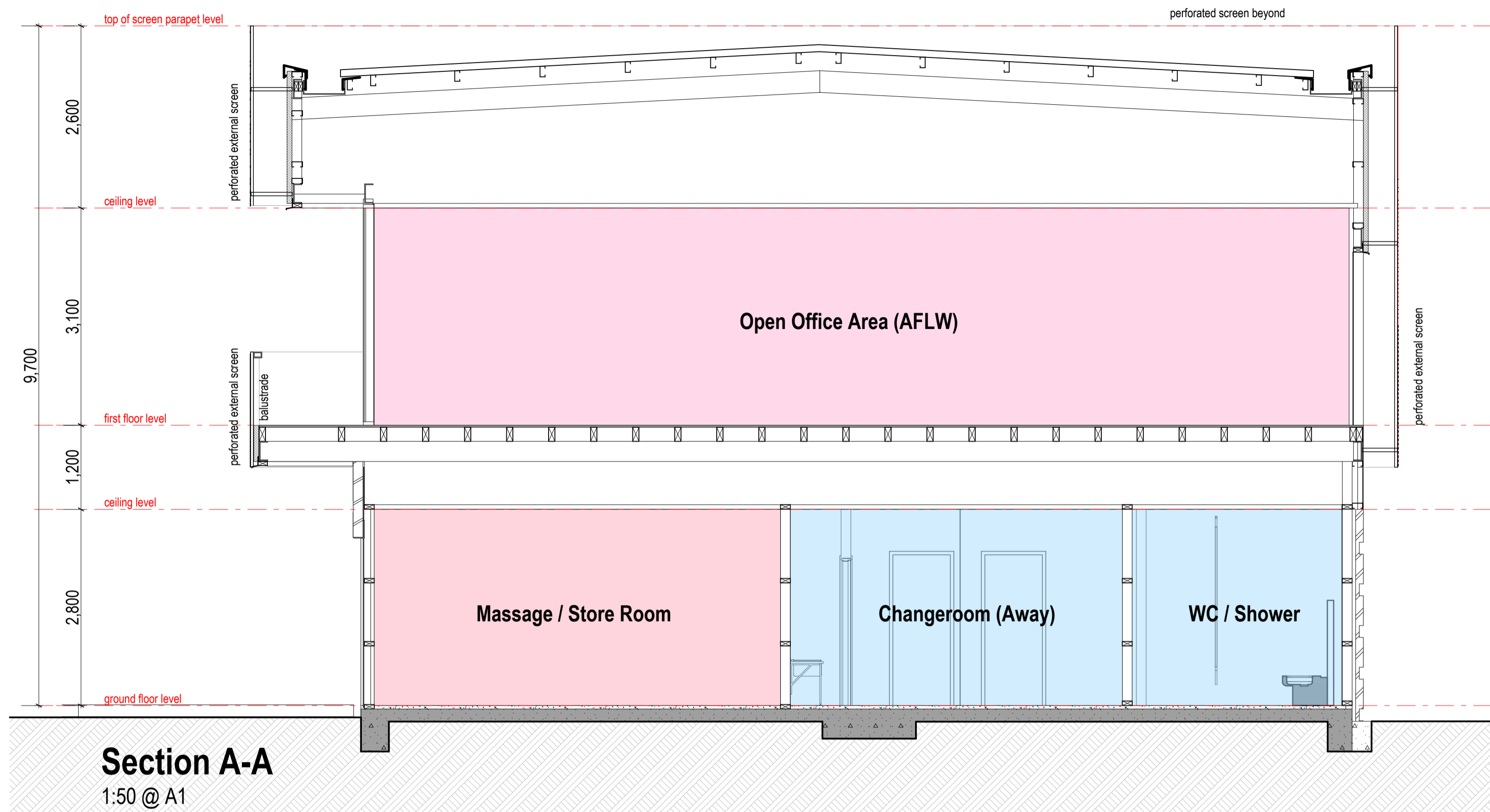
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NMFC - AFLW & Community Training Facilities

Upper Floor Plan 1:100

Client	North Melbourne FC
Scale	1:100 @ A1
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TP11



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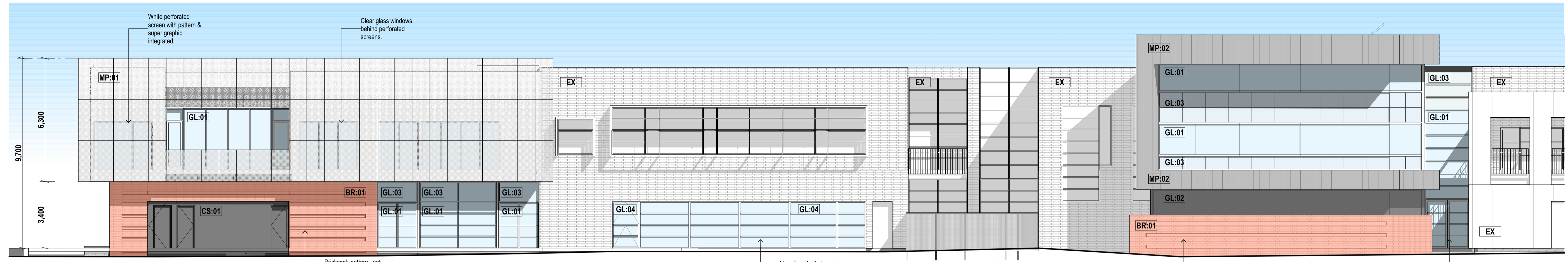
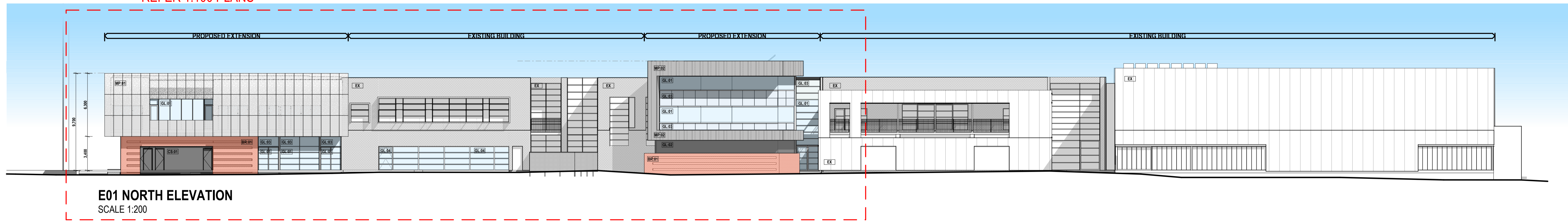
NMFC - AFLW & Community Training Facilities

Schematic Sections

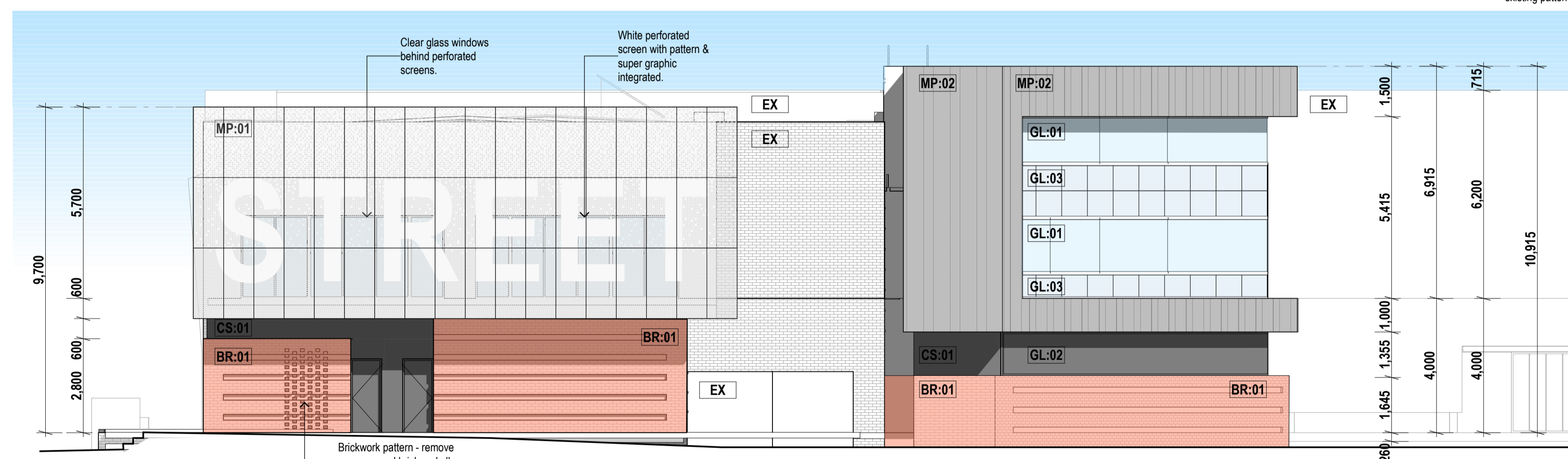
Client	North Melbourne FC
Scale	1:50 @ A1
3/11/2017	TP
email@hbarch.com.au	

TP12

REFER 1:100 PLANS



E01 NORTH ELEVATION
SCALE 1:100

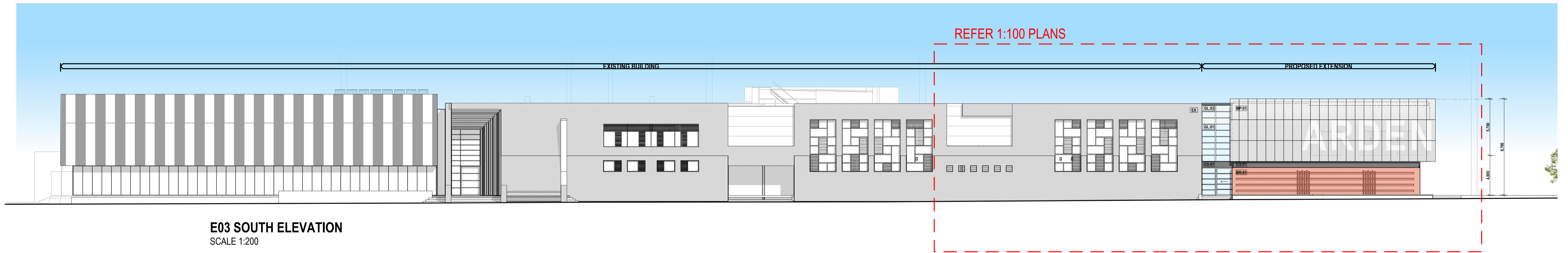


E02 EAST ELEVATION
SCALE 1:100

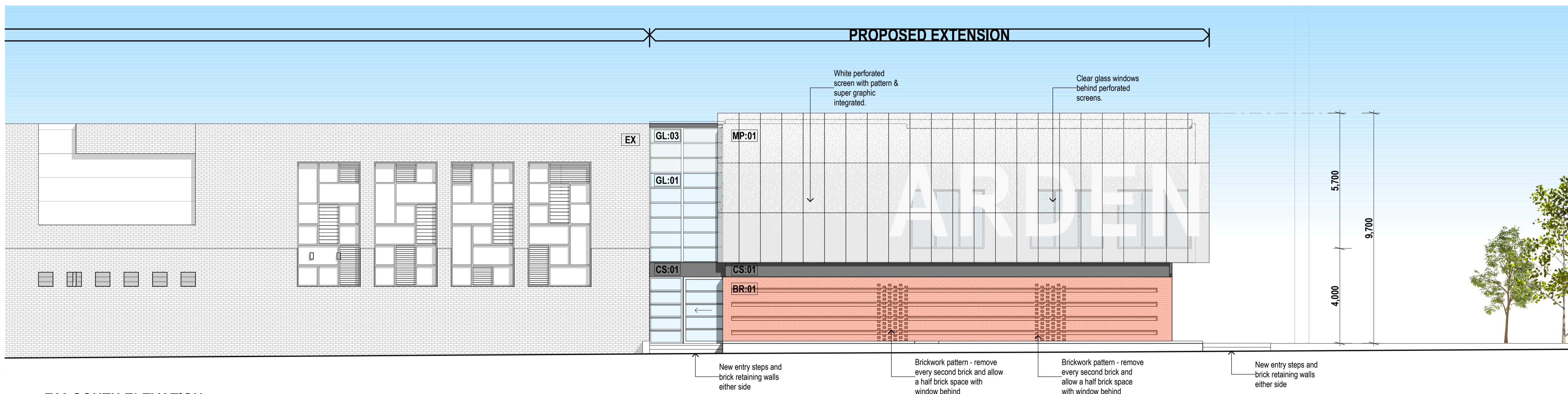
Elevation / External Materials Legend	
EX	Existing Building - no colour for shown for clarity
MP:01	Perforated metal sheet panels (custom pattern) - Size: 1200 x 2400 Colour: Dulux 'White Satin'
MP:02	Standing Seam Colorbond (ply backing) - Size: varying widths 230 / 430 / 600 Colour: Dulux 'Basalt Matt'
MP:03	Insulated metal wall / roof panels - Colour: Dulux 'Shale Grey'
CS:01	Compressed cement sheet wall cladding - Colour: Dulux 'Domino'
BR:01	Recycled brick work - pattern to match existing - Locally sourced Refer elevations for sections of brickwork where bricks are removed and obscure glazing infills behind to provide daylight into spaces.
GL:01	Clear Glazing - type TBC
GL:02	Dark Grey Glazing - type TBC
GL:03	Spandrel Panel - pale ice blue colour
GL:04	Obscure / mirrored glazing - type TBC

Note:
Existing building is to remain in occupation and protected during works. No new works are proposed to the existing facade of the building.





E03 SOUTH ELEVATION
SCALE 1:200

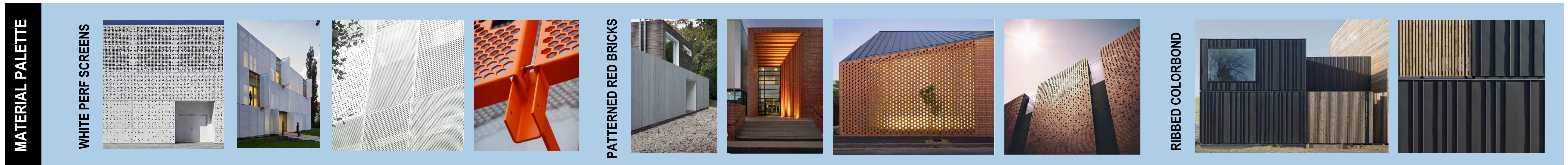


E03 SOUTH ELEVATION
SCALE 1:100

Elevation / External Materials Legend

EX	Existing Building - no colour for shown for clarity
MP:01	Perforated metal sheet panels (custom pattern) - Size: 1200 x 2400 Colour: Dulux 'White Satin'
MP:02	Standing Seam Colorbond (ply backing) - Size: varying widths 230 / 430 / 600 Colour: Dulux 'Basalt Matt'
MP:03	Insulated metal wall / roof panels - Colour: Dulux 'Shale Grey'
CS:01	Compressed cement sheet wall cladding - Colour: Dulux 'Domino'
BR:01	Recycled brick work - pattern to match existing - Locally sourced Refer elevations for sections of brickwork where bricks are removed and obscure glazing infills behind to provide daylight into spaces.
GL:01	Clear Glazing - type TBC
GL:02	Dark Grey Glazing - type TBC
GL:03	Spandrel Panel - pale ice blue colour
GL:04	Obscure / mirrored glazing - type TBC

Note:
Existing building is to remain in occupation and protected during works. No new works are proposed to the existing facade of the building.



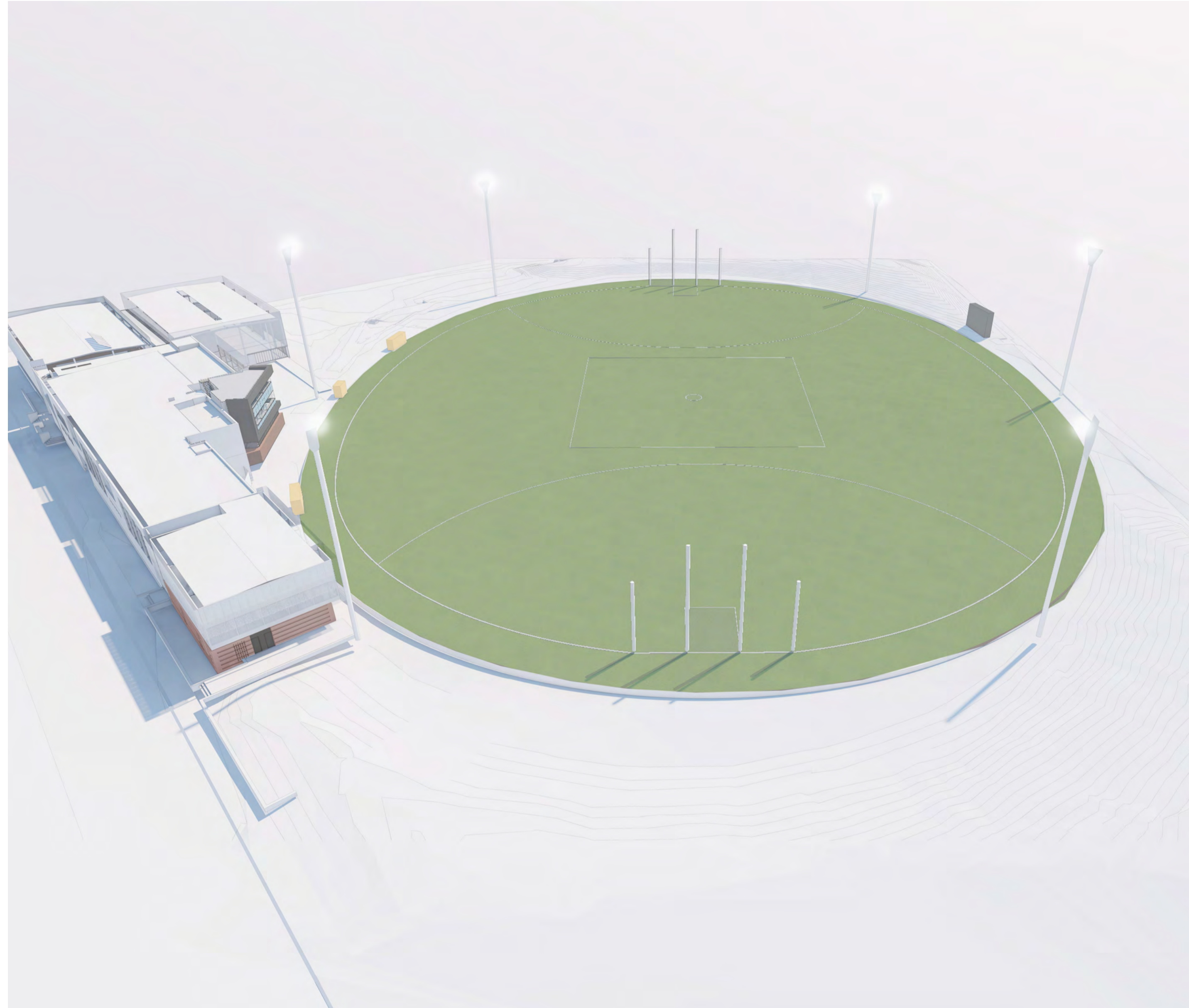
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NMFC - AFLW & Community Training Facilities

Elevations

Client North Melbourne FC
Scale 1:100, 1:200 @ A1
3/11/2017 TP
email@hbarch.com.au

TP14



COACHES BOXES / OVAL RELATIONSHIP
SCHEMATIC AERIAL VIEW



OVAL VIEW OF NEW AND EXISTING BUILDING
SCHEMATIC 3D IMAGE



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NMFC - AFLW & Community Training Facilities

3D Images

Client	North Melbourne FC
Scale	@ A1
3/11/2017	TP
email@hbarch.com.au	

TP15



OVAL VIEW FROM EAST END OF NEW AND EXISTING
SCHEMATIC 3D VIEW



ARDEN STREET VIEW OF EAST END
SCHEMATIC 3D VIEW



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NMFC - AFLW & Community Training Facilities

3D Images

Client	North Melbourne FC
Scale	@ A1
3/11/2017	TP
email@hbarch.com.au	

TP16

DELEGATED PLANNING APPLICATION REPORT

Application number:	TP-2008-554/B
Applicant:	HB Architects
Address:	North Melbourne Recreation Reserve, 204-206 Arden Street, NORTH MELBOURNE VIC 3051
Proposal:	Proposed extension of the existing leisure and recreation facility
Date of application:	3 November 2017
Responsible officer:	Julian Larkins

1 SUBJECT SITE AND SURROUNDS

Refer to Planning Committee Report on file dated 7 October 2008 and the Delegated Planning Report on file dated 2 February 2009.

The immediate surrounds have not significantly altered since the drafting of this report in terms of use and development. However, the surrounding sites to the north, west and south are now included within the Arden-Macaulay urban renewal area.

2 BACKGROUND AND HISTORY**2.1 Pre-application discussions**

The applicant met with Council Planning Officers prior to lodging the application.

2.2 Amendments during the process

The application was not amended during the assessment process.

2.3 Planning Application History

Planning Permit TP-2008-554 was issued on 7 November 2008 for 'Use and buildings and works associated with the development of a 'Leisure and Recreation Facility' including football administration centre and landscaping and the provision of car parking'.

Planning Permit TP-2008-554/A was issued on 2 February 2009 to:

- Delete condition 1(b) of Permit TP-2008-554 to allow for the reduction in the length of the loading/unloading bay.
- Delete condition 1(c) to allow for tactile indicators on the Arden Street footpath.
- Amend condition 14 to delete references to the degree of reflectivity of the cladding on the sports hall and fencing hall.

3 PROPOSAL

The application seeks approval to amend Planning Permit TP-2008-554/A under Section 72 of the *Planning and Environment Act 1987* to expand the existing leisure and recreation facility. The plans which have been considered in this planning assessment are TP01 to TP16 prepared by HB Architects and dated 3 November 2017. In addition, the application includes a *Town Planning Report* prepared by HB Architects and dated 3 November 2017 with a letter at Appendix A from Erbas (lighting consultants) dated 3 November 2017 regarding the proposed lighting.

The proposed amendments to the endorsed plans are summarised as follows:

- Two additions (A and B) to the existing facility by a total of approximately 460 square metres in roof area and comprising:
 - Addition A is a two-storey addition located to the east of the existing facility in the location of a basketball court and includes North Melbourne Football Club (NMFC) AFLW/VFL player facilities at ground floor and AFLW/VFL administration at first floor.

The maximum building height is approximately 9.7 metres and the proposed materials and finishes include recycled red brick at ground floor and a white perforated screen at first floor wrapping around the addition. According to the project architect, as a 'point of contrast to the existing building, the proposed Addition A takes on a lighter brighter appearance with the use of the white perforated screen and white framed windows to reflect the addition of the AFLW team to the club'.
 - Addition B is a three storey addition located to the north of the existing massage / heat rooms and includes football offices on the ground floor and coaches boxes on the first and second floors.

The maximum building height is approximately 10.9 metres and the materials and finishes include recycled red brick at ground floor and glazing at the first and second floors. According to the architect, the 'overall form is framed with a metal clad box element to be reminiscent of a scoreboard form as was typically found coupled with most Football ovals through Melbourne'.
- Replacement of oval lighting with six, 32 metres high poles. The architect advises that the upgrade to lighting is required to 'accommodate both the AFLW and VFL teams as the players are all semi-professional and train outside typical working hours'. The submitted letter from erbas dated 3 November 2017 states the following:

'The AFL has requested lighting compliant with Australian Standard AS2560 2.3 Table 1 – Lighting Criteria for Outdoor Football. The level of play category is set above 'Amateur/Semi-Professional Club Competition & Match Practice' at an average lighting illumination level of 300 lux on the playing surface. There is also an option to run to the lighting at 150 lux for training and practice.'
- Addition of a new scoreboard at the north corner of the oval. The details of the proposed scoreboard are not provided but could be provided via a permit condition.
- Construction of paths and paved areas but no tree removal.

- The report by the architect does not specifically state that signage is proposed however the plans indicate 'Arden' and 'Street' to the south and east elevations respectively. As the lettering is integrated with the perforated mesh materiality it is considered to be architectural detailing or decorations.

In terms of the use, the amended proposal does not seek any changes to the hours of operation and number of staff, public uses or players associated with the following existing occupants:

- City of Melbourne Recreation Services (gym and sports court)
- Fencing Victoria
- NMFC including staff, coaches and players

However, the amended proposal seeks to add the following to the approved leisure and recreation facility:

- NMFC AFLW – 30 players and 20 coaching staff, 5pm to 10.30pm Monday to Friday
- NMFC VFL – 30 players and 20 coaching staff, 5pm to 10.30pm Monday to Friday
- Game day use (Saturday and Sunday 8am to 6pm) will include NMFC AFLW and VFL

The amended proposal as describes necessitate the following amendments to the existing permit conditions shown **bold** (refer to Section 9 for further discussion):

Amended conditions

1. *Prior to the construction of the **amended** development hereby approved, the applicant must submit to the Responsible Authority three copies of plans drawn to scale generally in accordance with the plans accompanying the application but amended to show:*

- a) ~~The provision of 70 bicycle parking spaces~~ **a total of 80 bicycles spaces** on site. These spaces must be located and designed in accordance with Clause 52.34-4 (Design of bicycle spaces) of the Melbourne Planning Scheme.*
- b) **Details of the scoreboard.***
- c) **Area of the open brick perforations to the ground floor Arden Street frontage to be increased to improve visual interest and light spill at night.***
- d) **Outer frame of the coaches box to be revised to complement cladding used in the current building.***
- e) **Provide a landscape plan, in particular to demonstrate soft landscaping to the pedestrian presentation to Arden Street.***

These amended plans must be to the satisfaction of the Responsible Authority and when approved shall be the endorsed plans of this permit.

9. *The permitted hours of operation of each of the following components of the facility apply:*

Shared/community facilities (other than specified):

6.00am - 11.00pm Monday to Friday

8.00am - 9.00pm Saturday to Sunday

Community classroom:

9.00am - 11.00pm Monday to Friday

8.00am - 9.00pm Saturday and Sunday

Fencing hall:

9.00am - 9.00pm Monday to Friday

9.00am - 5.00pm Saturday and Sunday

North Melbourne Football Club AFLW / VFL:

5.00pm to 10.30pm Monday to Friday

8.00am to 6.00pm on Saturday and Sunday

The prior written approval of the Responsible Authority is required to extend these hours.

14. The materials used to clad ~~the sports hall and fencing hall~~ the building and any additions must be of a non-reflective type to the satisfaction of the Responsible Authority.

23. This permit will expire if one or more of the following circumstances apply:

- a) The development is not started within two years of the date of ~~this permit~~ the amended permit;*
- b) The development is not completed within four years of the date of ~~this permit~~ the amended permit; and/or*
- c) The use is not commenced within four years of the date of ~~this permit~~ the amended permit*

The Responsible Authority may extend the date upon which this permit expires only if it receives a request in writing before the permit expires, or within three months afterwards.

Additional conditions

24. The proposed lighting arrangement must comply with Australian Standard AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting 'Residential Dark Surrounds, Level 1 Control'.

25. Prior to the commencement of the development, excluding demolition, an amended Water Sensitive Urban Design (WSUD) Response shall be prepared by a suitably qualified professional and submitted to the satisfaction of the Responsible Authority. The WSUD Response must address, as appropriate, the requirements set out in Clause 22.23-4 of the Melbourne Planning Scheme to the satisfaction of the Responsible Authority.

4 MELBOURNE PLANNING SCHEME

4.1 Statutory controls

The Planning Committee Report on file dated 7 October 2008 and the Delegated Planning Report on file dated 2 February 2009 list the relevant permit triggers.

Since the issue of Permit TP-2008-554 and TP-2008-554/A, the following planning scheme amendment has been gazetted into the Melbourne Planning Scheme:

- Planning Scheme Amendment C207 was gazetted on 14 July 2017 and applied Heritage Overlay HO1106 to the Hotham Cricket Ground, later Recreation Reserve, later North Melbourne Recreation Reserve, also North Melbourne football ground and Arden Street Oval. The heritage place is the oval and ramped margins only.

This additional overlay is summarised as follows:

<p>Clause 43.01 Heritage Overlay HO1106 (North Melbourne Recreation Reserve) The heritage place is the oval and ramped margins only.</p>	<p>Pursuant to Clause 43.01-1, a permit is required to construct a building or construct and carry out works. The proposed lighting poles and scoreboards are within the boundary of the HO1106 and therefore require a planning permit.</p>
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4.2 Strategic policy framework

The Planning Committee Report on file dated 7 October 2008 and the Delegated Planning Report on file dated 2 February 2009 lists all relevant provisions of the State Planning Policy Framework (SPPF) and Local Planning Policy Framework (LPPF) including Municipal Strategic Statement (MSS).

Since the issue of Permit TP-2008-554 and TP-2008-554/A, the key relevant change to the MSS is the inclusion of the surrounding sites to the north, west and south are now included within the Arden-Macaulay urban renewal area (refer Clause 21.12-2).

With regard to local planning policies, given the inclusion of the oval and ramped areas within the Heritage Overlay HO1106 (North Melbourne Recreation Reserve), Clause 22.05, Heritage Places outside the Capital City Zone, becomes relevant for the amendment application. Clause 22.05 includes objectives and performance standards to ensure that new development makes a positive contribution and is respectful of the architectural, social or historic character and appearance of the streetscape and the area. In addition, Clause 22.23, Stormwater Management (Water Sensitive Urban Design), is also now relevant and seeks to promote the use of water sensitive urban design.

4.3 Particular/General Provisions

The Planning Committee Report on file dated 7 October 2008 and the Delegated Planning Report on file dated 2 February 2009 list all relevant Particular and General Provisions.

Since the issue of Permit TP-2008-554 and TP-2008-554/A, there have been no significant amendments to the relevant Particular or General Provisions.

5 PUBLIC NOTIFICATION

Pursuant to Clause 36.02-4 and 43.01-4, the application is not exempt from third party notice and appeal rights and it was determined that the proposal may result in material detriment.

Pursuant to Clause 67.02, in accordance with Section 52(1)(c) of the Act, notice must be given to the owners and occupiers of adjoining land.

Council gave notice of the proposal by ordinary mail to the owners and occupiers of surrounding properties and directed that the applicant give notice of the proposal by posting a notice on the site for a 14 day period, in accordance with Section 52 of the Planning and Environment Act 1987.

6 OBJECTIONS

At the time of writing the report no objections have been received.

7 EXTERNAL REFERRALS

Notwithstanding that the section of the site where the extension is proposed to be located is not within the Land Subject to Inundation Overlay (LSIO) it is still considered necessary to clearly state why no Melbourne Water referral was deemed necessary.

Clause 44.04-5 of the LSIO states that an 'application must be referred to the relevant floodplain management authority under Section 55 of the Act unless in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the floodplain management authority'.

The Planning Committee Report on file dated 7 October 2008 states that TP-2008-554 was referred to Melbourne Water. According to this report, Melbourne Water stated that 'provided the finished ground floor level was a minimum of 300mm above the applicable flood level (2.75 metres to Australian Height Datum (AHD)), it did not object to the development'.

The proposed finished floor level of additions A and B are 3.5 AHD to match the existing floor levels. As such, it is considered that the proposal satisfies the conditions previously agreed to in writing from Melbourne Water. Therefore, the application was not required to be referred externally.

8 INTERNAL REFERRALS

8.1 Urban Design

On 24 November 2017 Council's Urban Design team provided comments recommending the proposal is amended as follows:

- Area of the open brick perforations to the ground floor Arden Street frontage to be increased to improve visual interest and light spill at night as well as activation.
- Outer frame of the coaches box to be clad in 'banded light colour' cladding as used in the current building.
- Provide a landscape plan, in particular to demonstrate soft landscaping to the pedestrian presentation to Arden Street.

9 ASSESSMENT

The application seeks approval to amend Planning Permit TP-2008-554/B including the conditions to extend the existing leisure and recreation facility. The key issues for consideration in the assessment of this application are:

- Heritage
- Built form
- External amenity impacts

- Car parking, traffic and bicycle parking
- Stormwater management

These issues are addressed in the following sections.

9.1 Heritage

Heritage Overlay HO1106 (North Melbourne Recreation Reserve) affects the oval and ramped margins. As such, the proposed additions A and B are outside the Heritage Overlay but the proposed lighting and scoreboard are included.

Clause 22.05, Heritage Places outside the Capital City Zone, is technically relevant to the amendment application but includes performance standards generally relating to residential extensions and infill developments including demolition, form, concealment, details and materials. However, the general objectives of Clause 22.05 seek to:

- To conserve all parts of buildings of historic, social or architectural interest which contribute to the significance, character and appearance of the building, streetscape or area.
- To ensure that new development, and the construction or external alteration of buildings, make a positive contribution to the built form and amenity of the area and are respectful to the architectural, social or historic character and appearance of the streetscape and the area.

The removal of the existing lighting and scoreboard is considered to be acceptable given that they are both non-original additions to the North Melbourne Recreation Reserve and so have limited heritage value. With regards to the replacement lighting and scoreboard, it is acknowledged that these are required to allow for the NMFC AFLW and VFL teams. In addition, with reference to the performance standards relating to details at Clause 22.05, the lighting and scoreboard are clearly interpretive or a simplified modern form.

9.2 Built form

With regard to built form, Clause 22.17, Urban Design Outside the Capital City Zone, is relevant to the amendment application and includes policy relating to scale, context, bulk, height and street frontages. The relevant objectives of Clause 22.17 include:

- 'To ensure that the scale, siting, massing and bulk of development complements the scale, siting, massing and bulk of adjoining and nearby built form.
- To ensure that the height of buildings relates to the prevailing patterns of height and scale of existing development in the surrounding area.
- To reduce unacceptable bulk in new development.'

It is considered that additions A and B are consistent with the existing facility in terms of scale, bulk and height. In addition, the proposed materials and finishes, including recycled red brick at ground floor for both additions and a white perforated screen at first floor for addition A and glazing for addition B, complement the existing materials and finishes and reflect the industrial character of the immediately adjoining area to the south. Council's Urban Design Team have not raised any objections but have provided suggested conditions that they feel will help improve the overall appearance of the proposal. If a permit is to issue these suggested conditions will be included.

In terms of street frontages, addition B is located to the north of the existing facility and so will have no impact on the Arden Street frontage. However, addition A will

extend the existing facility along the frontage. It includes a new entry to Arden Street but, due to the internal planning with change rooms at ground level, there is minimal opportunity for additional ground floor windows but there are first floor windows with a perforated screen to allow for a degree of street surveillance. Additional perforated bricks will be required via condition if a permit is to issue as per Urban Design advice.

The perforated 'Arden Street' lettering is considered supportable. It is considered to be a hybrid of business / building identification signage and decorative architecture. Standard signage conditions are not considered necessary given the lettering is integrated into the mesh building material and integral to the overall appearance of the proposal.

9.3 External amenity

With regard to external amenity, Clause 22.02, Sunlight to Public Spaces, is relevant to the amendment application and includes policy relating to sunlight to public spaces.

Clause 22.02 states that developments should 'not unreasonably reduce the amenity of public spaces by casting additional shadows on any public space, public parks and gardens, public squares, major pedestrian routes including streets and lanes, open spaces associated with a place of worship and privately owned plazas accessible to the public between 11.00 am and 2.00 pm on 22 September'.

The application does not include shadow diagrams but, given the orientation of the subject site and the location of additions A and B to the south of the oval, it is acknowledged that any additional overshadowing impact on the public park surrounding the facility would be minimal.

In terms of external private amenity impact, the closest residential properties are those at 86 Macaulay Road. Given the distance between these properties and additions A and B, it is not considered that the proposed built form will have any discernible amenity impacts.

With regard to the proposed replacement lighting, the submitted letter from Erbas dated 3 November 2017 states:

'Preliminary computations have been undertaken in conjunction with Buckford Illumination and we attach their calculation plot and characteristics summary. The proposed arrangement will comply with Australian Standard AS4282-1997 *Control of the Obtrusive Effects of Outdoor Lighting* 'Residential Dark Surrounds, Level 1 Control'. The adjacent property allotments will not have vertical illumination levels exceeding the limitations set by the standards with the proposed arrangement.'

Compliance with the requirements of Australian Standard AS4282-1997 *Control of the Obtrusive Effects of Outdoor Lighting* can be ensured via a permit condition. It is also noted that existing conditions of permit protect nearby properties from unreasonable glare.

9.4 Car parking, traffic and bicycle parking

The proposed extension of the Leisure and Recreation Facility results in the following additions in terms of use:

- NMFC AFLW – 30 players and 20 coaching staff, 5pm to 10.30pm Monday to Friday
- NMFC VFL – 30 players and 20 coaching staff, 5pm to 10.30pm Monday to Friday

- Game day use (Saturday and Sunday 8am to 6pm) will include NMFC AFLW and VFL

As discussed in the Planning Committee Report on file dated 7 October 2008, the 'Reserve is primarily a public park and is to remain so' and that, on this basis, 'car parking should not be provided on site'. This position is still relevant and so it would not be appropriate to require on-site car parking to respond to the expansion of the facility for NMFC AFLW or VFL. In addition, as outlined in the submitted *Town Planning Report* prepared by HB Arch and dated 3 November 2017, it is acknowledged that, as non-professional players, the training and game would occur after normal business hours. As in the Planning Committee Report on file dated 7 October 2008, Council's Engineering Services Group has confirmed that the additional car parking demand can still be accommodated on surrounding streets. Similarly, ESG has raised no concerns regarding traffic given that the primary impact would occur after normal business hours. The submitted traffic report prepared by Ratio Consultants includes a parking survey that reinforces ESG's findings.

To support alternative modes of transport, it is noted that TP-2008-554 included a requirement for 70 bicycle spaces. In terms of the increased number of players and coaching staff associated with the NMFC AFLW and VFL, there is no rate for a Leisure and Recreation Facility at Clause 52.34. Notwithstanding, in consultation with ESG, it is considered that an addition 10 bicycle spaces be provided in accordance with the submitted Traffic Report prepared by Ratio Consultants dated 27 November 2017.

9.5 Stormwater management

Clause 22.23, Stormwater Management (Water Sensitive Urban Design), is relevant to the amendment application and requires that applications include a Water Sensitive Urban Design (WSUD) Response addressing the details set out in Clause 22.23-4.

The submitted *Town Planning Report* prepared by HB Architects and dated 3 November 2017 states that the proposal seeks to 'minimise mains potable water consumption and encourage the use of alternative water sources, such as rainwater and grey water'. However, it does not include a formal WSUD Response addressing the details set out at 22.23-4. This matter could be addressed via a permit condition.

9.7 Conclusion

On the basis of the above assessment, it is considered that the amended proposal is consistent with the relevant sections of the Melbourne Planning Scheme.

10 RECOMMENDATION

It is considered that the proposal is consistent with the relevant policies and clauses of the Melbourne Planning Scheme, as discussed above, and that an Amended Permit should be issued subject to the following conditions.

11 CONDITIONS

The amended / added conditions are as follows:

1. Prior to the construction of the **amended** development hereby approved, the applicant must submit to the Responsible Authority three copies of plans drawn to scale generally in accordance with the plans accompanying the application but amended to show:

- a) The provision of ~~70 bicycle parking spaces~~ **a total of 80 bicycles spaces** on site. These spaces must be located and designed in accordance with Clause 52.34-4 (Design of bicycle spaces) of the Melbourne Planning Scheme.

- b) Details of the scoreboard**
- c) Area of the open brick perforations to the ground floor Arden Street frontage to be increased to improve visual interest and light spill at night.**
- d) Outer frame of the coaches box to be revised to complement cladding used in the current building.**
- e) Provide a landscape plan, in particular to demonstrate soft landscaping to the pedestrian presentation to Arden Street.**

These amended plans must be to the satisfaction of the Responsible Authority and when approved shall be the endorsed plans of this permit.

9. *The permitted hours of operation of each of the following components of the facility apply:*

Shared/community facilities (other than specified):

6.00am - 11.00pm Monday to Friday

8.00am - 9.00pm Saturday to Sunday

Community classroom:

9.00am - 11.00pm Monday to Friday

8.00am - 9.00pm Saturday and Sunday

Fencing hall:

9.00am - 9.00pm Monday to Friday

9.00am - 5.00pm Saturday and Sunday

North Melbourne Football Club AFLW / VFL:

5.00pm to 10.30pm Monday to Friday

8.00am to 6.00pm on Saturday and Sunday

The prior written approval of the Responsible Authority is required to extend these hours.

14. *The materials used to clad ~~the sports hall and fencing hall~~ the building and any additions must be of a non-reflective type to the satisfaction of the Responsible Authority.*

23. *This permit will expire if one or more of the following circumstances apply:*

- a) The development is not started within two years of the date of ~~this permit~~ the amended permit;*
- b) The development is not completed within four years of the date of ~~this permit~~ the amended permit; and/or*
- c) The use is not commenced within four years of the date of ~~this permit~~ the amended permit*

The Responsible Authority may extend the date upon which this permit expires only if it receives a request in writing before the permit expires, or within three months afterwards.

24. The proposed lighting arrangement must comply with Australian Standard *AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting* 'Residential Dark Surrounds, Level 1 Control'.

25. Prior to the commencement of the development, excluding demolition, an amended Water Sensitive Urban Design (WSUD) Response shall be prepared by a suitably qualified professional and submitted to the satisfaction of the Responsible Authority. The WSUD Response must address, as appropriate, the requirements set out in Clause 22.23-4 of the Melbourne Planning Scheme to the satisfaction of the Responsible Authority.

Date of amendment: To be confirmed after the Council Meeting on 12 December 2017

Details of amendment: The amendment allows the extension of the Leisure and Recreation Facility.

Conditions 1, 9, 14 and 23 are amended and conditions 24 and 25 are added to reflect the amended proposal.