



View toward north facing elevation of the William Cooper Centre Grandstand



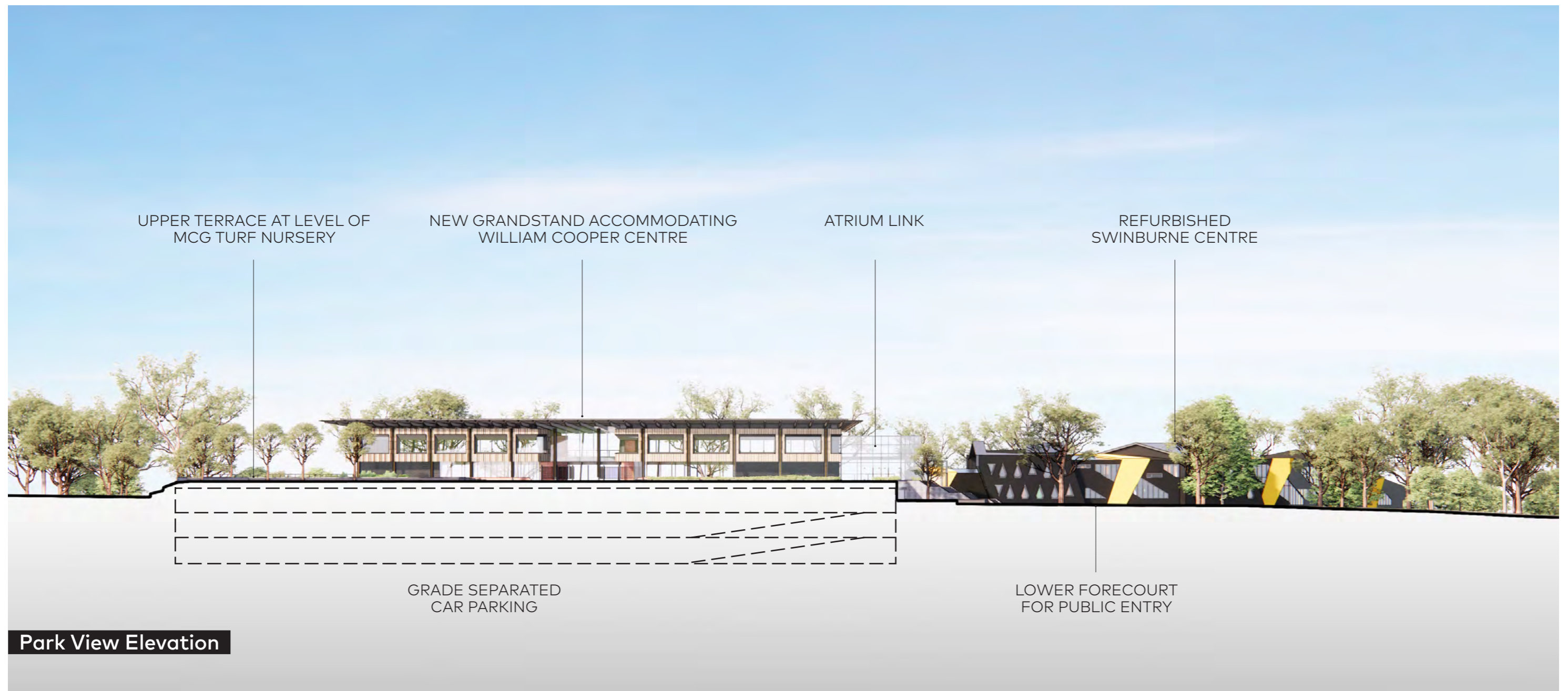
# SEVEN

Architectural Drawings





## 7.1 Site Elevations





Field View Elevation



## 7.2 External Finishes



**TCC**  
TERRACOTTA TILES WITH FLUTED PROFILE



**TFR**  
RECYCLED TIMBER AS PRIMARY ROOF BEAM STRUCTURE



**COL2**  
DUAL CHARCOAL POWDERCOAT STEEL RHS W/ PAINTED YELLOW RHS INSERT. BRACED BY WELDED STEEL RODS.



**WAAL**  
CHARCOAL ALUMINIUM FRAMED GLASS WINDOWS



**BR-01**  
RED BRICK RECYCLED FROM EXISTING JACK DYER WITH 'ENGLISH CROSS BRICK' PATTERN



**BR-02**  
GLAZED BLACK BRICK



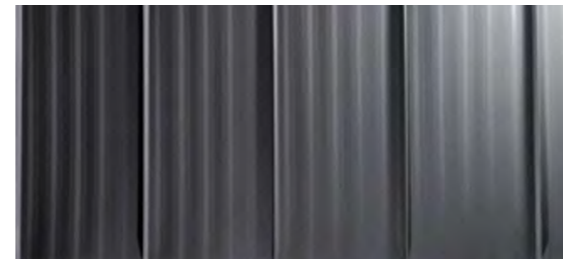
**PMC**  
PRINTED METAL PANEL CEILING



**WAFL1 & WAFL2**  
FRAMELESS GLASS WINDOW ASSEMBLY  
**WAFL1** CHARCOAL GLAZING CHANNELS  
**WAFL2** YELLOW GLAZING CHANNELS



**DMG**  
CHARCOAL METAL GATE



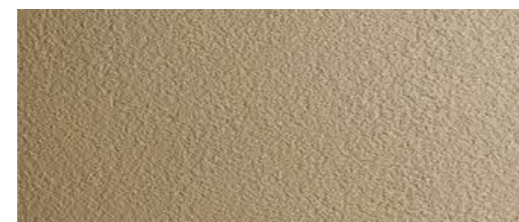
**CBRF**  
STANDING SEAM METAL ROOF SYSTEM



**LVMF**  
CHARCOAL SUNSHADE LOUVRE PANELS



**FPC**  
PRECAST CONCRETE BOWL PLATS



**FCCE**  
FIBER CEMENT SOFFIT TO MATCH TERRACOTTA TILE COLOUR



**LVR**  
CHARCOAL WEATHER LOUVRE



**RFB**  
EXPOSED DECORATIVE TIMBER ROOF BATTENS



**BAL**  
CHARCOAL STANCHIONS WITH CABLE RAILS AND TIMBER TOP RAIL



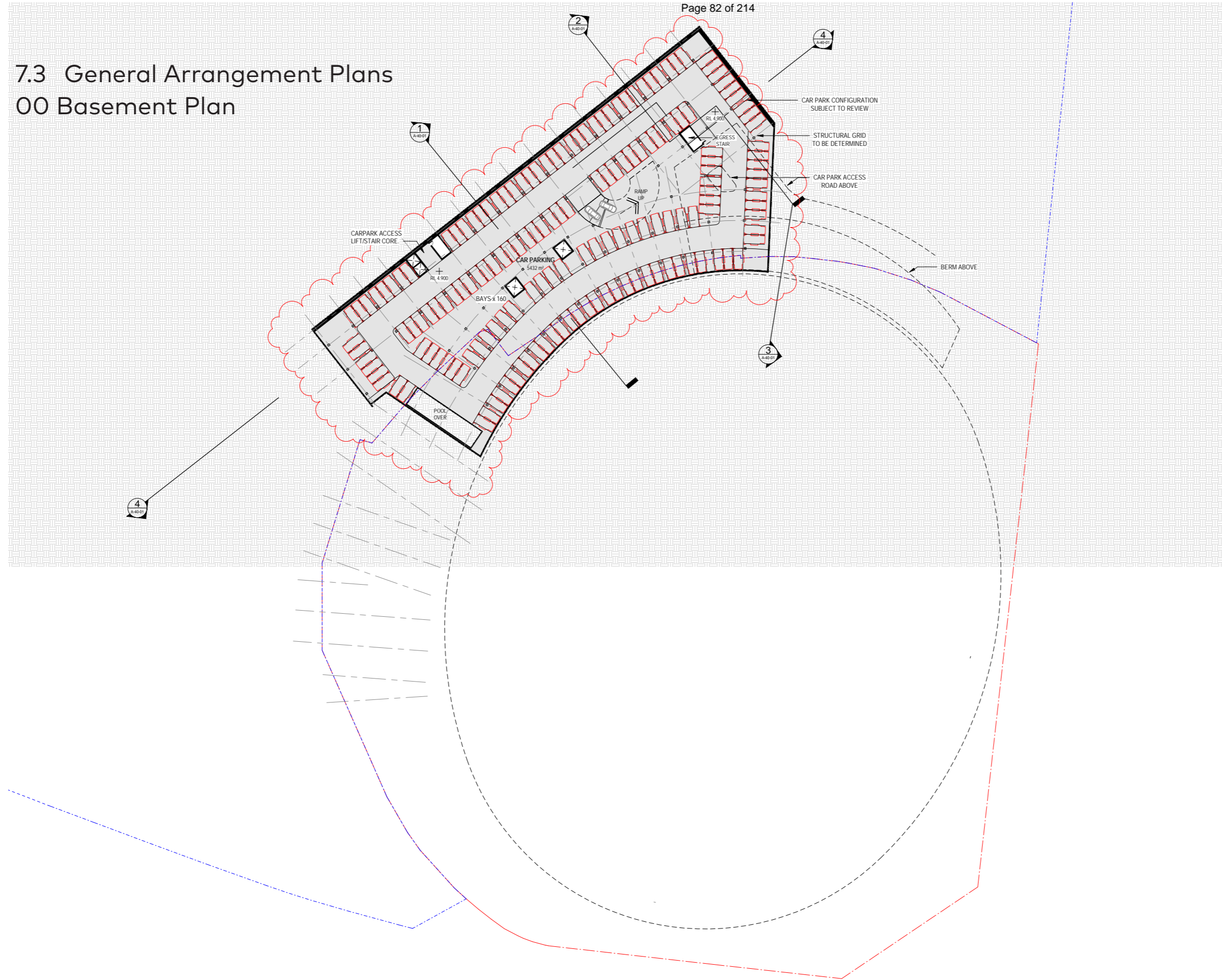


View looking west along landscaped terrace



# 7.3 General Arrangement Plans

## 00 Basement Plan



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**Project No.**  
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**Project**  
 RICHMOND FOOTBALL CLUB REDEVELOPMENT  
 PUNT ROAD OVAL  
 RICHMOND VIC 3121

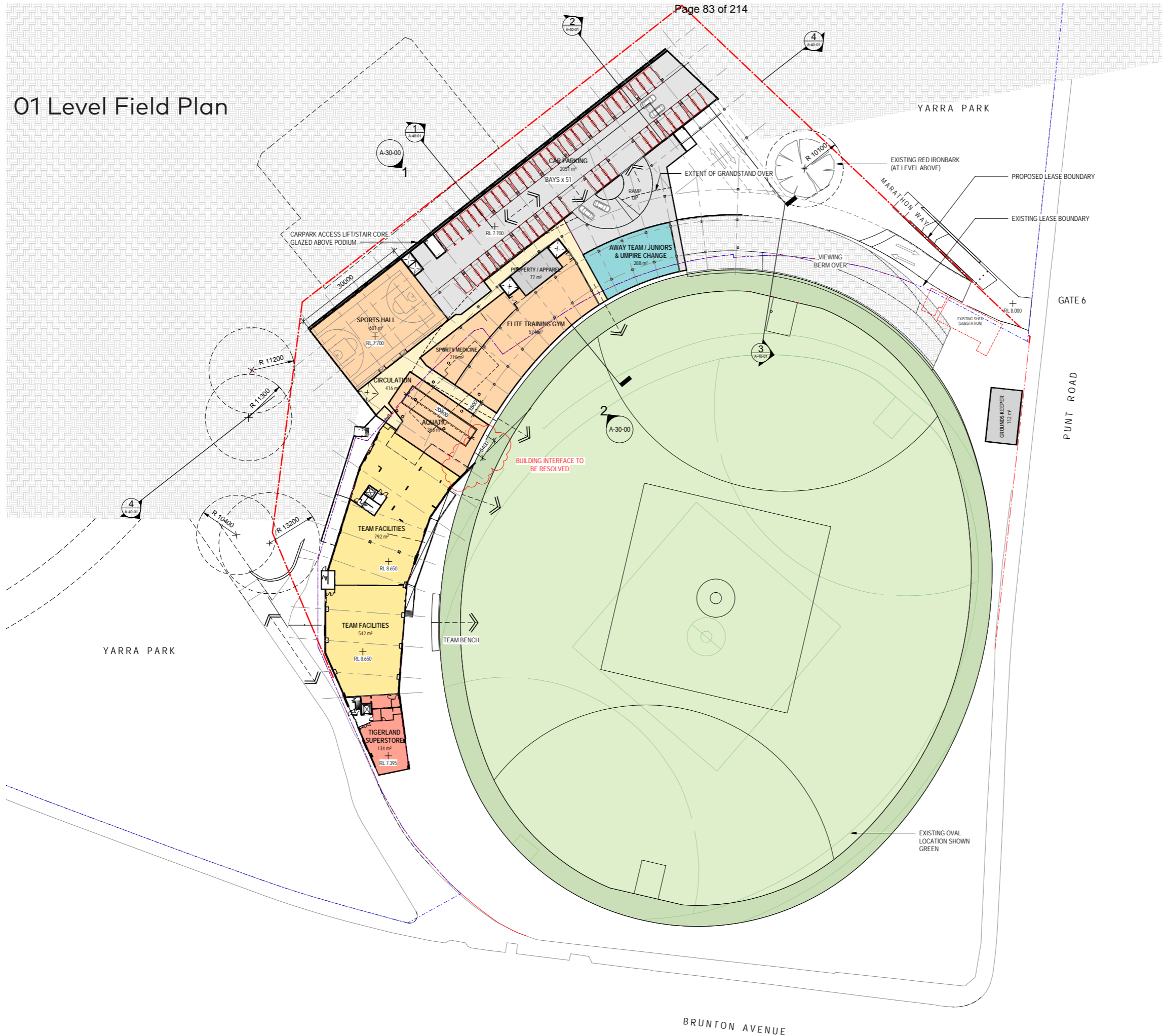
**Drawing Title**  
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# 01 Level Field Plan



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 GENERAL ARRANGEMENT - LEVEL FIELD PLAN

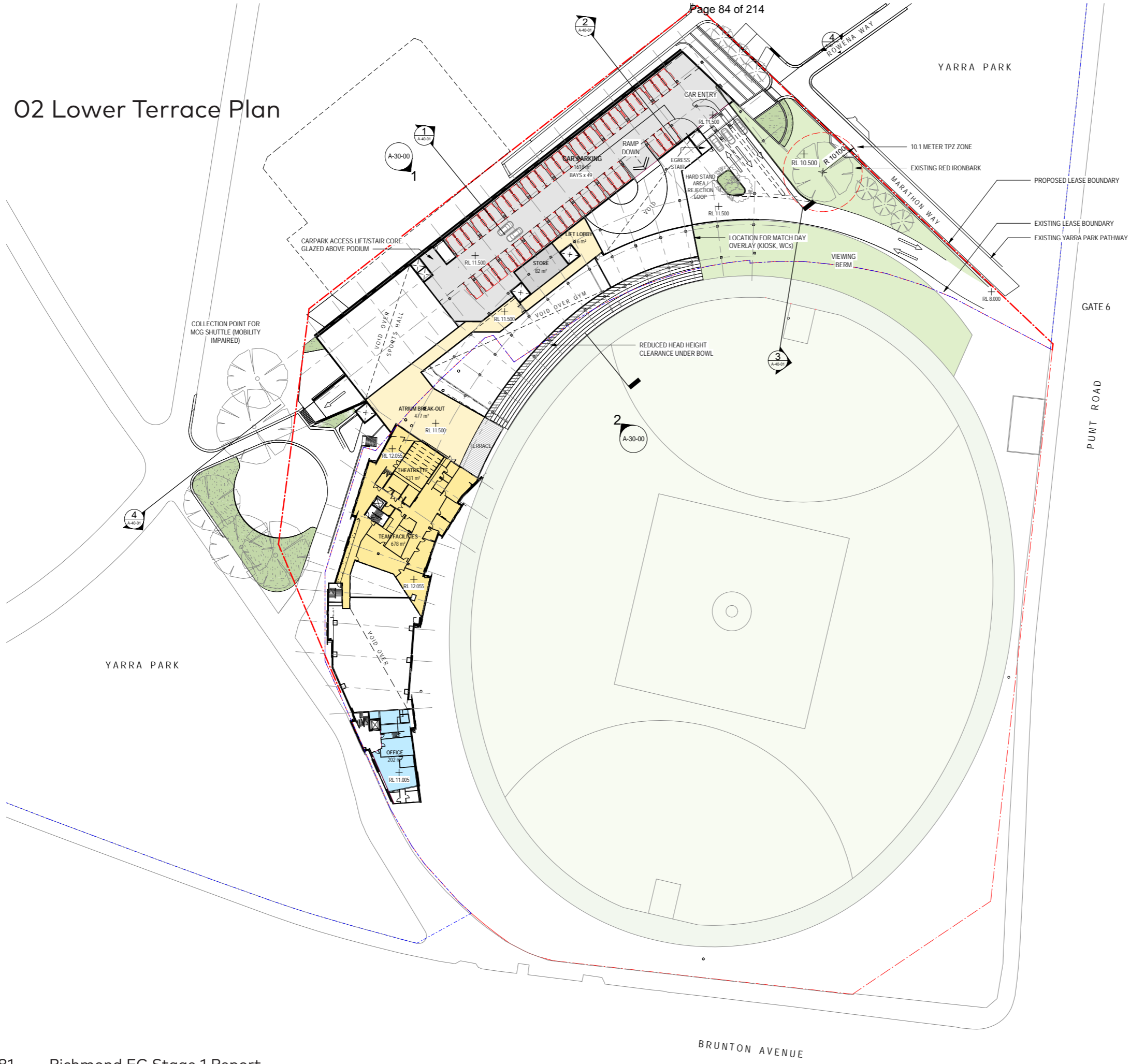
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# O2 Lower Terrace Plan



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
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**Drawing Title**  
 GENERAL ARRANGEMENT - LOWER TERRACE PLAN

**Document Control Status:**  
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# 03 Upper Terrace Plan



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**GENERAL ARRANGEMENT - UPPER TERRACE PLAN**

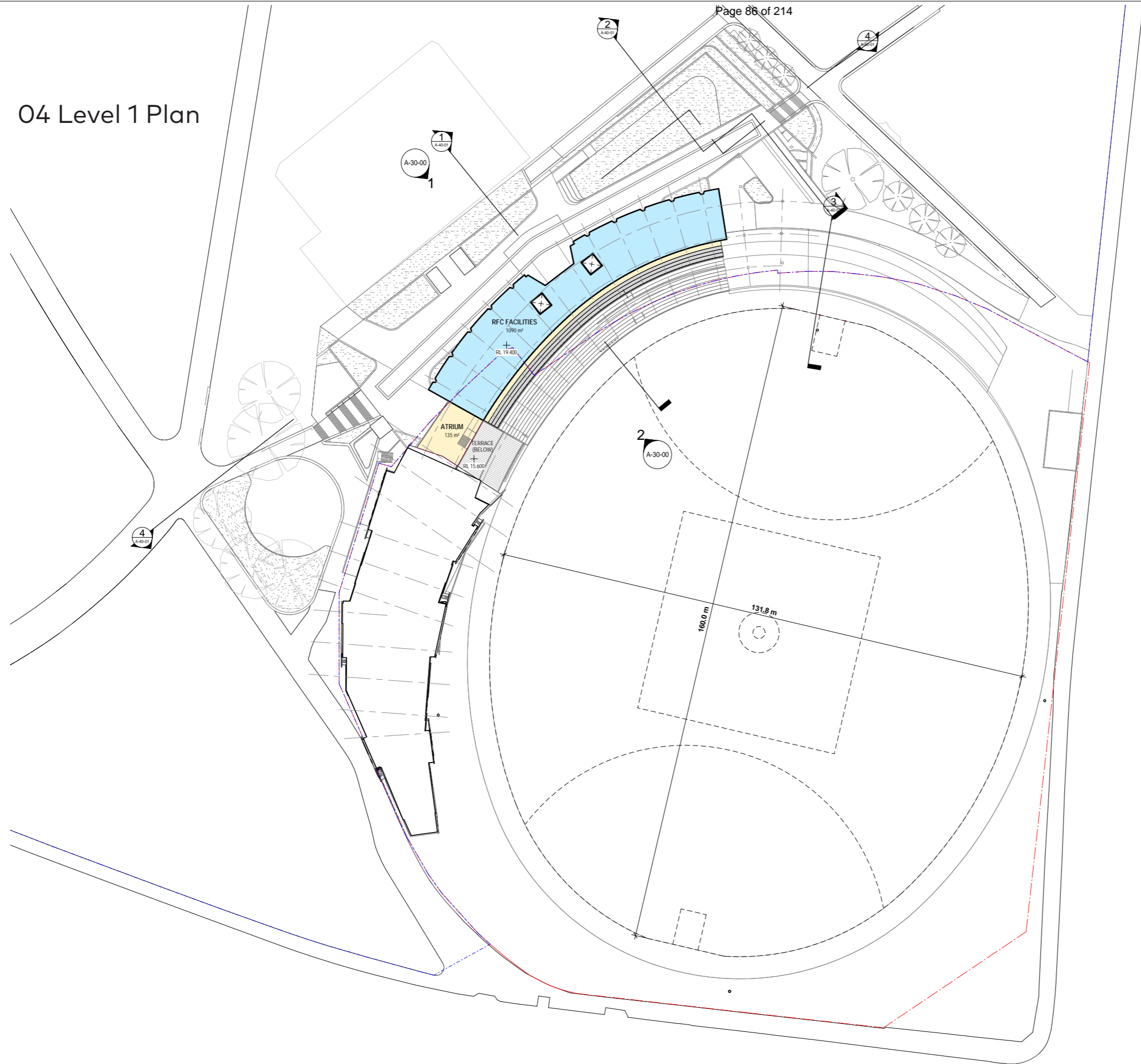
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# 04 Level 1 Plan



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 GENERAL ARRANGEMENT - LEVEL 1 PLAN

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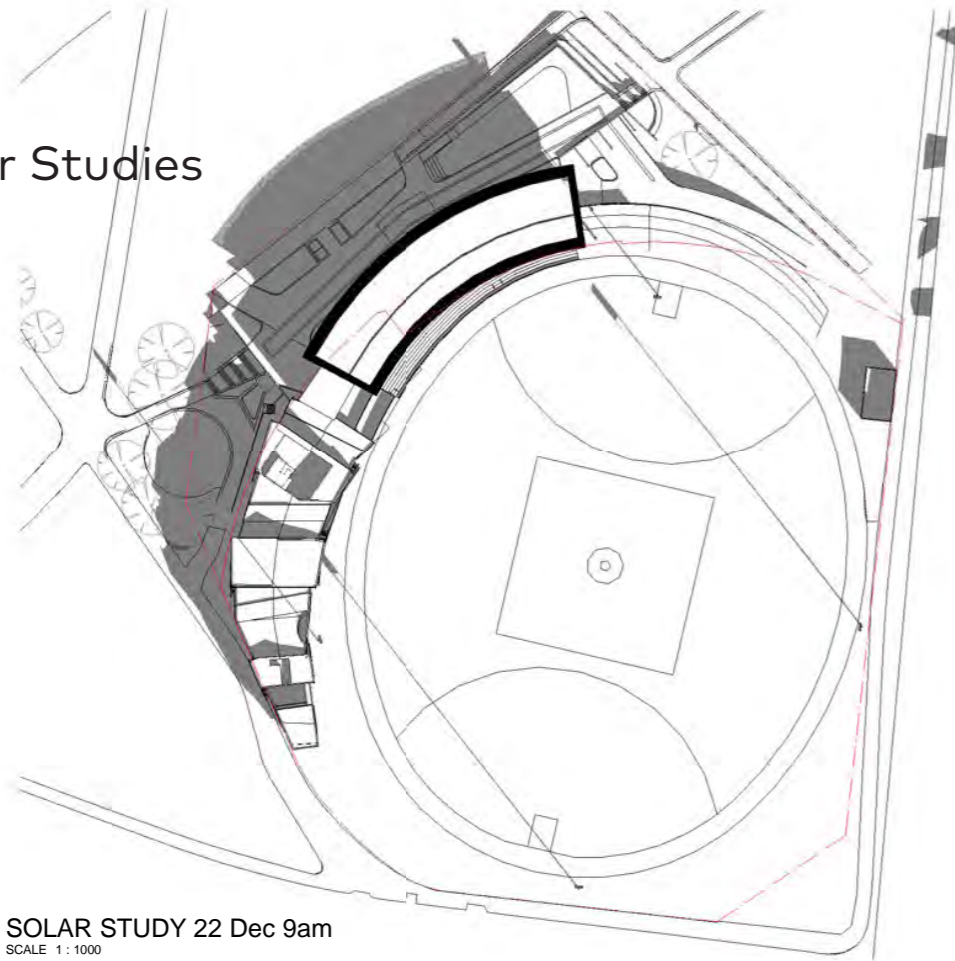




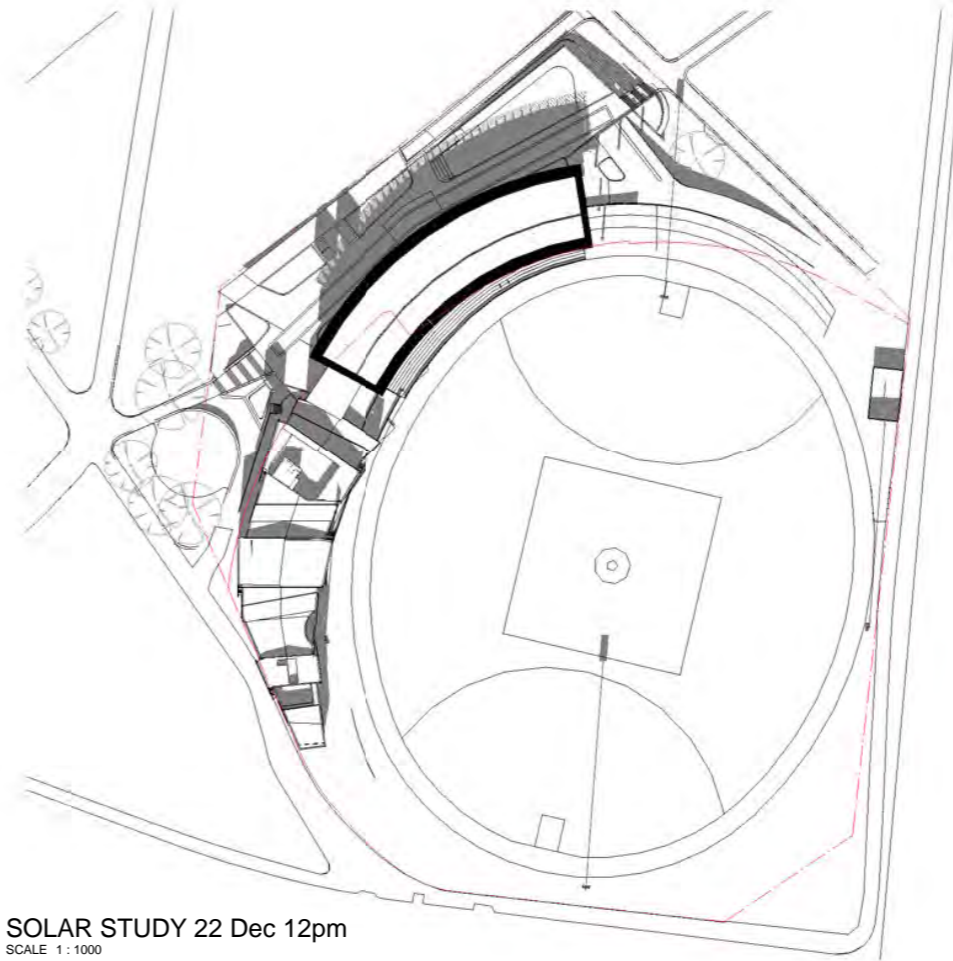


## 7.4 Solar Studies

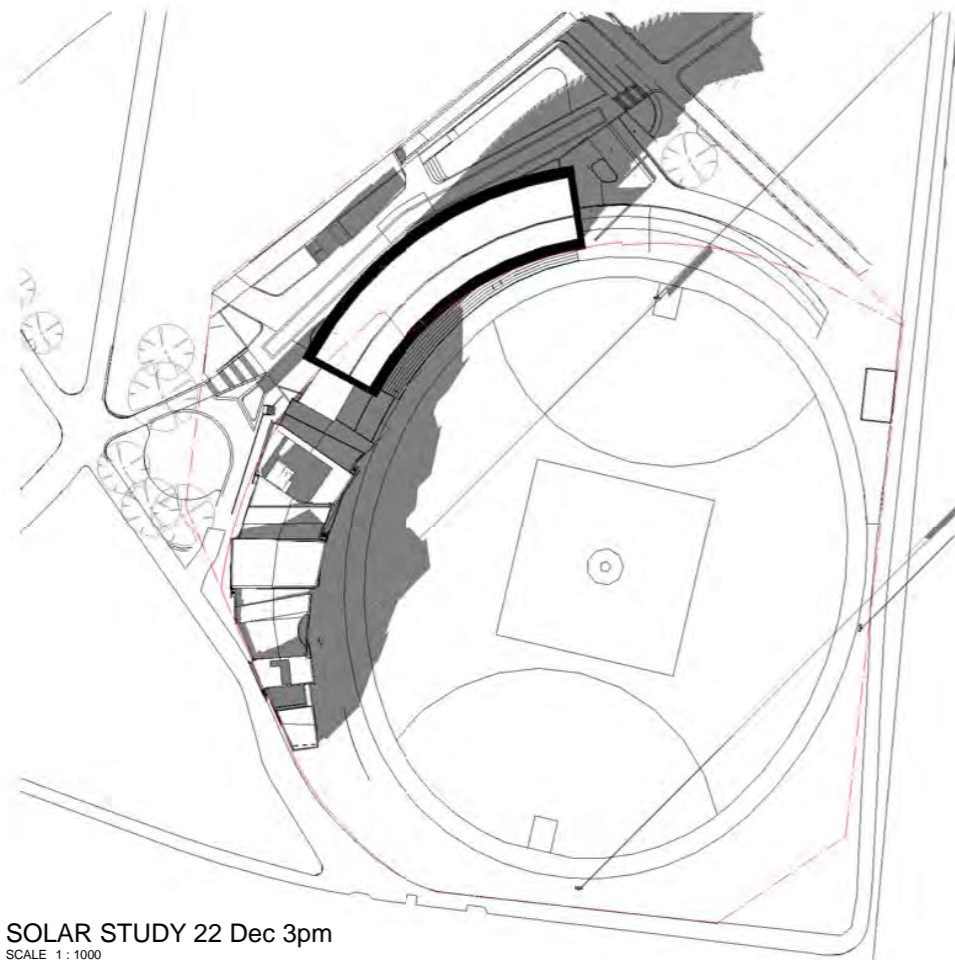
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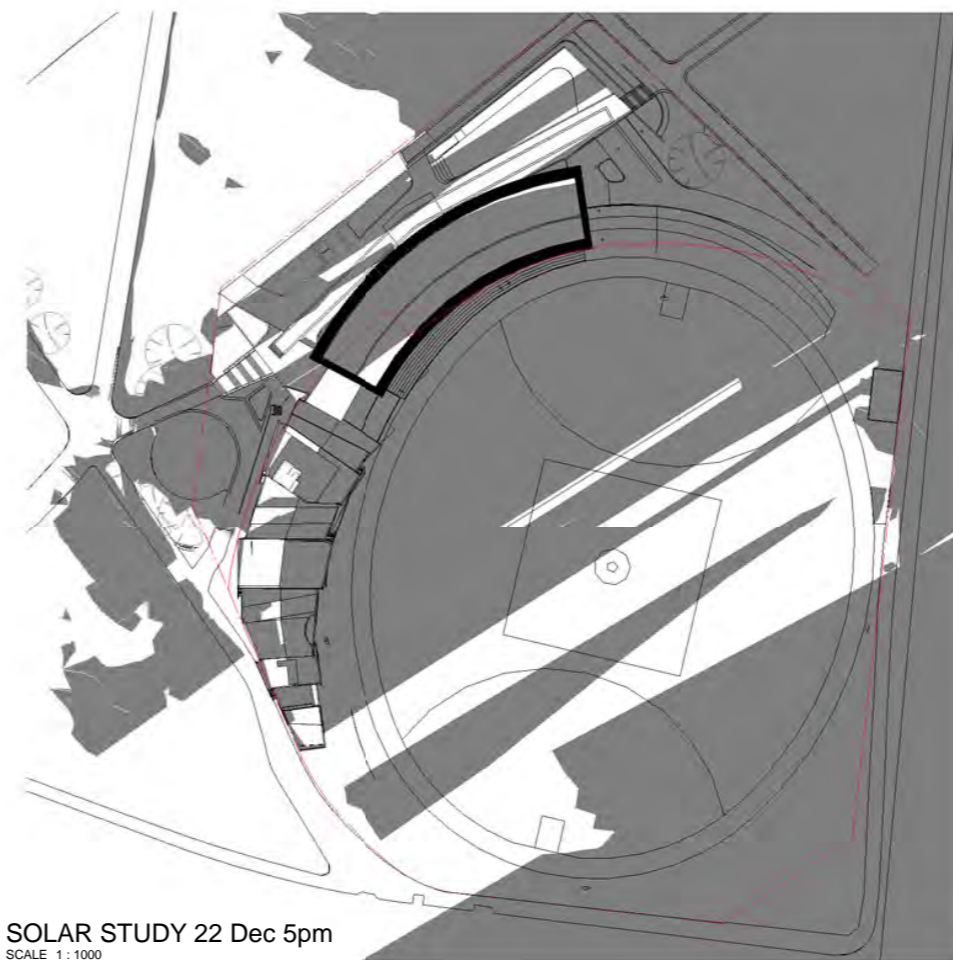
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3 SOLAR STUDY 22 Dec 3pm  
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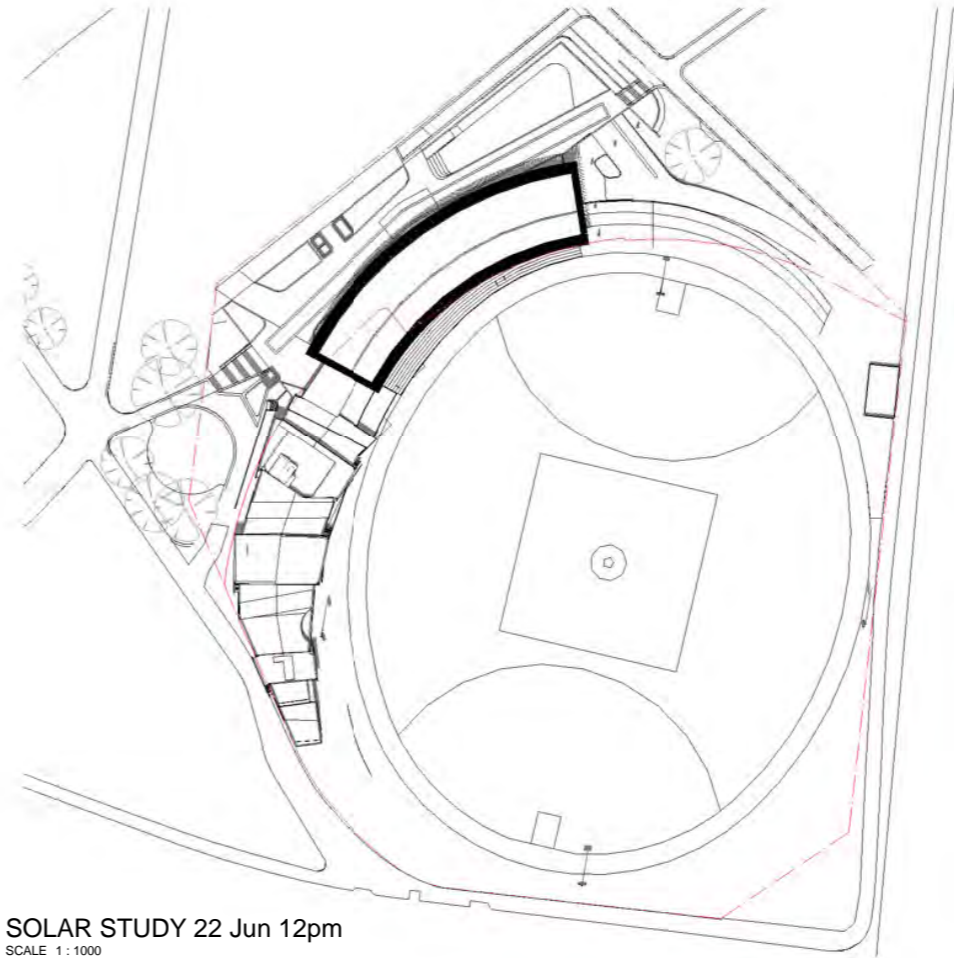
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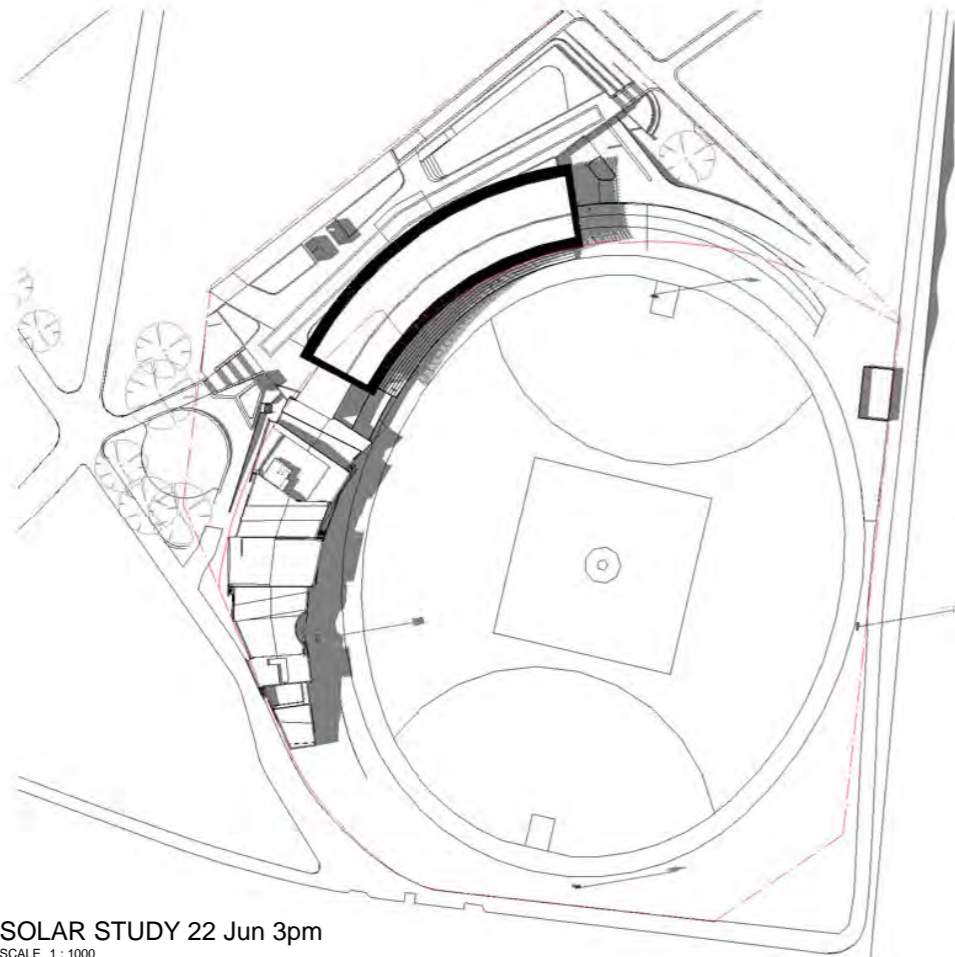




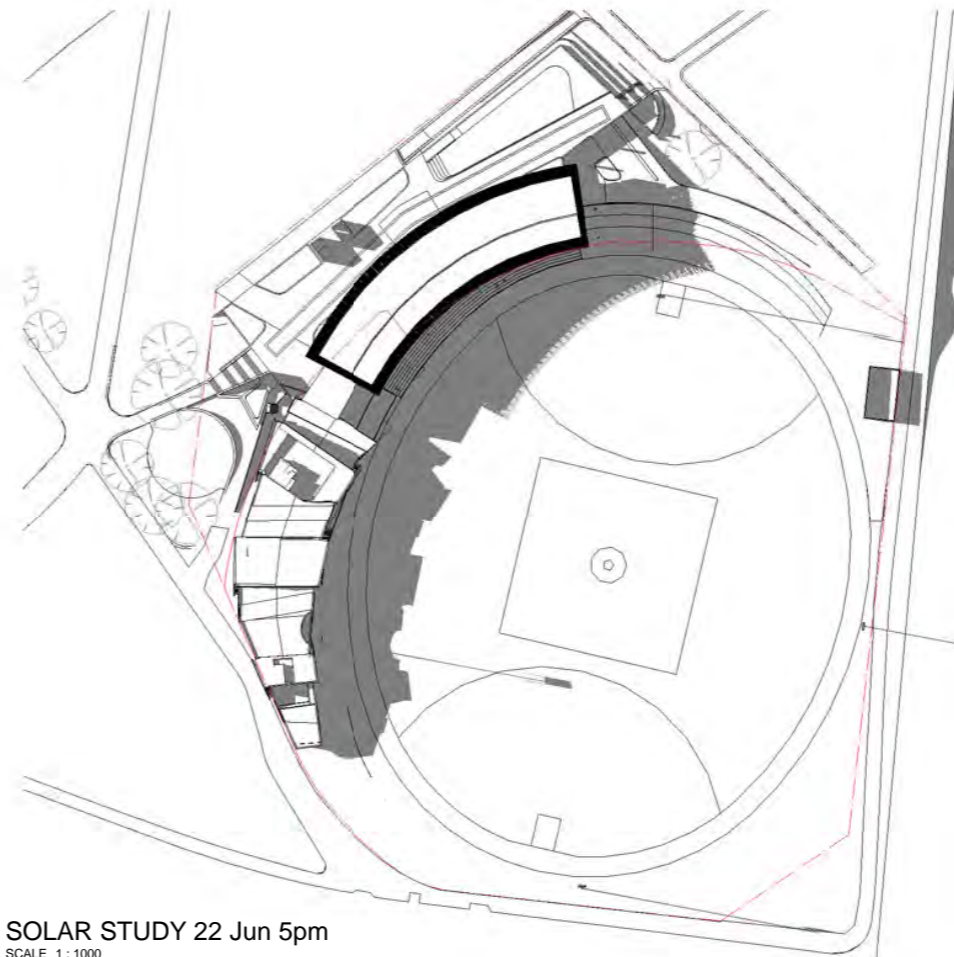
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2 SOLAR STUDY 22 Jun 12pm  
A-30-00 SCALE 1:1000



3 SOLAR STUDY 22 Jun 3pm  
A-30-00 SCALE 1:1000



4 SOLAR STUDY 22 Jun 5pm  
A-30-00 SCALE 1:1000





COP  
THAT

ONONDAGUA  
CHEER SQUAD  
RICHMOND

Jeep  
Jeep Je  
Jeep  
Jeep Je  
Jeep  
Jeep Je  
Jeep  
Jeep Je  
Jeep





MOND

TIGER  
MAG

TIGERRIFIN



Many Beliefs  
Many Cultures  
ONE TIGER ARMY

NICK  
YOU'RE MY  
#1  
STUIN

CAPTAIN  
9  
COTCH

Jeep

Jeep

X











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2	APPLICATION TO DELWP		05.11.21



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**Drawing Title**  
 PRECINCT SITE PLAN

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A-11-01



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- LIGHT TOWER (EXISTING)

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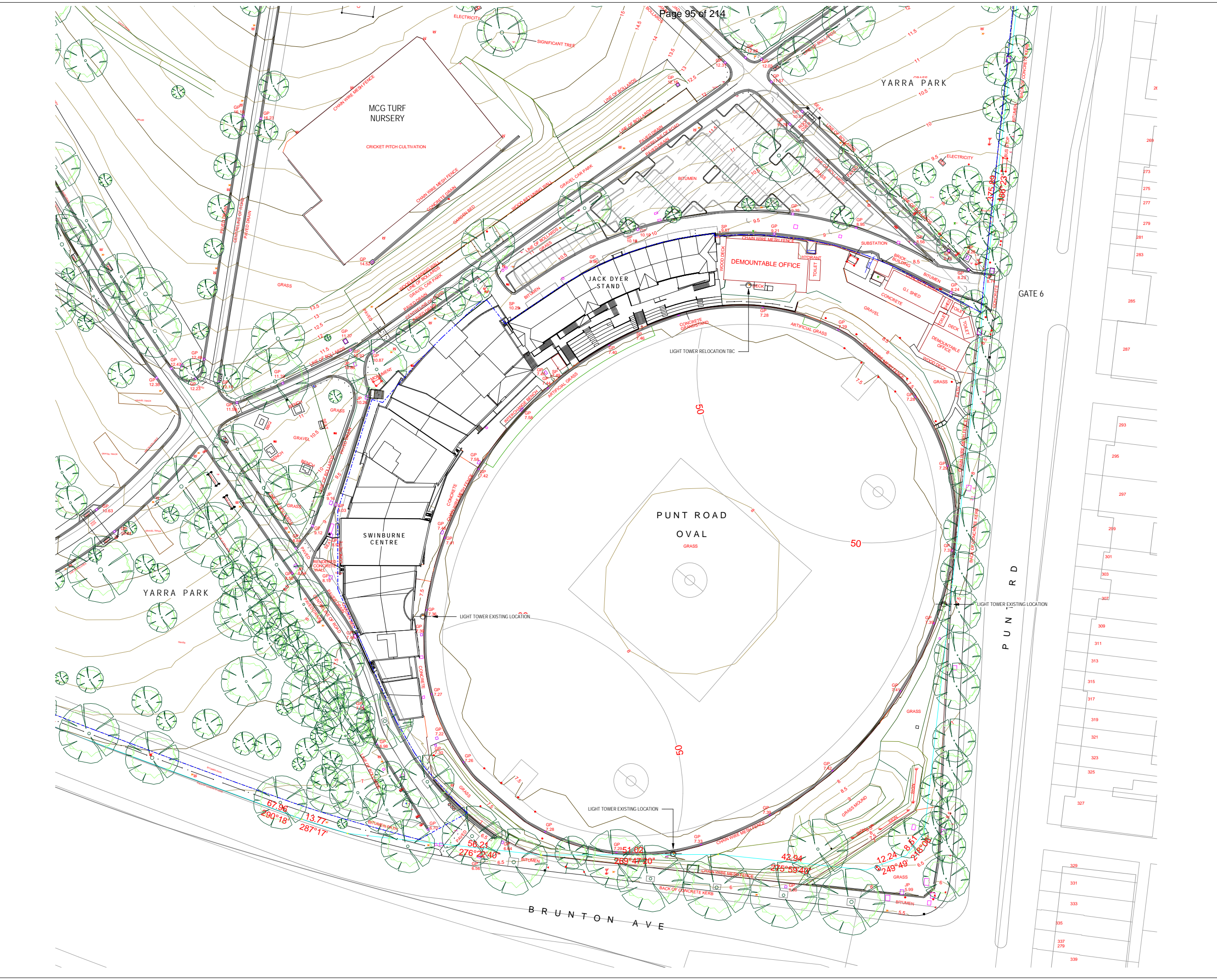
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**Drawing Title**  
**EXISTING CONDITIONS PLAN**

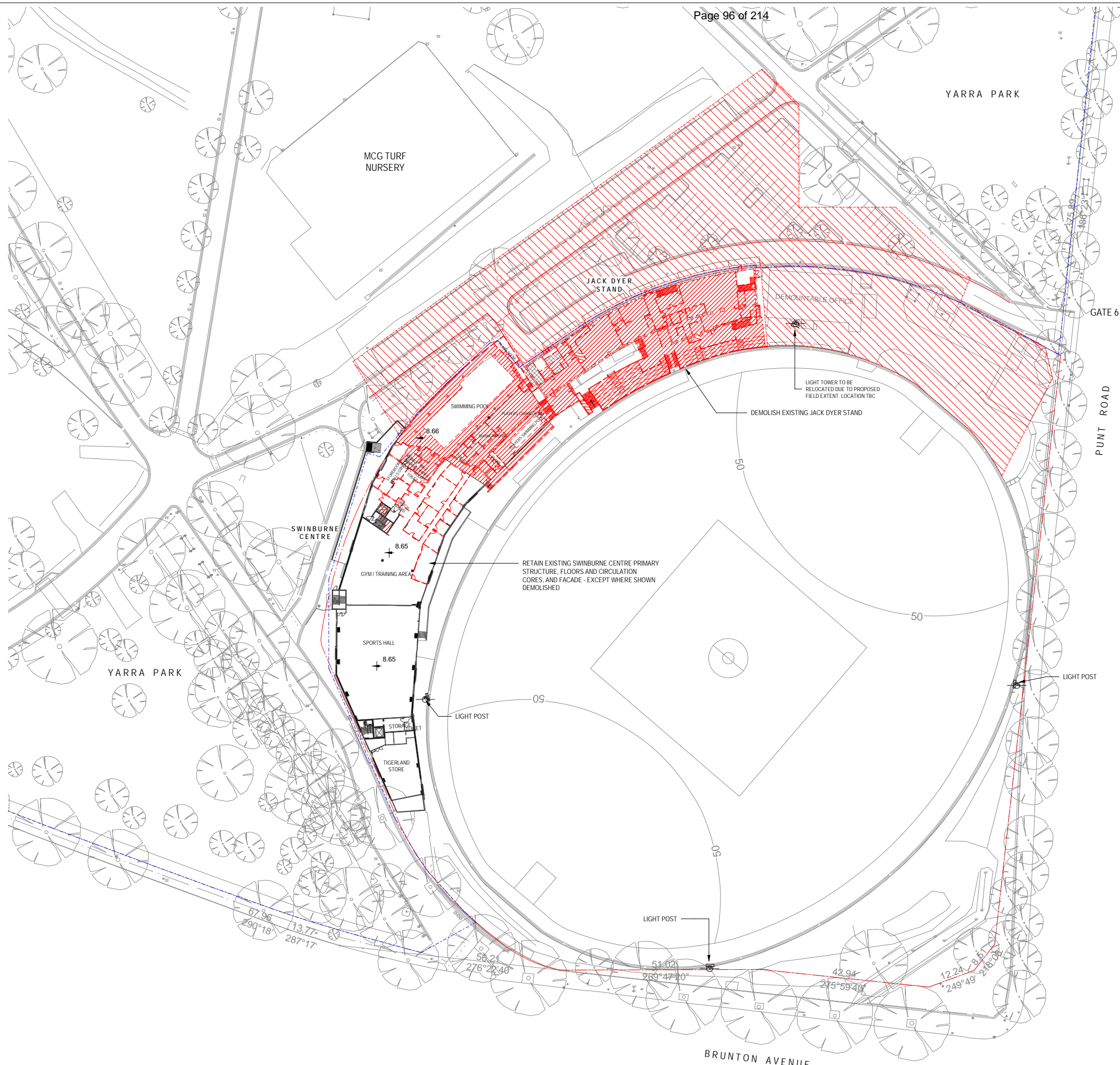
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**Drawing Title**

**DEMOLITION PLAN - L1  
 SWINBURNE CENTRE**

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**Drawing Title**  
 DEMOLITION PLAN - L2  
 SWINBURNE CENTRE

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


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**RICHMOND FOOTBALL CLUB REDEVELOPMENT  
PUNT ROAD OVAL  
RICHMOND VIC 3121**

Drawing Title  
**DEMOLITION PLAN - L3  
SWINBURNE CENTRE**

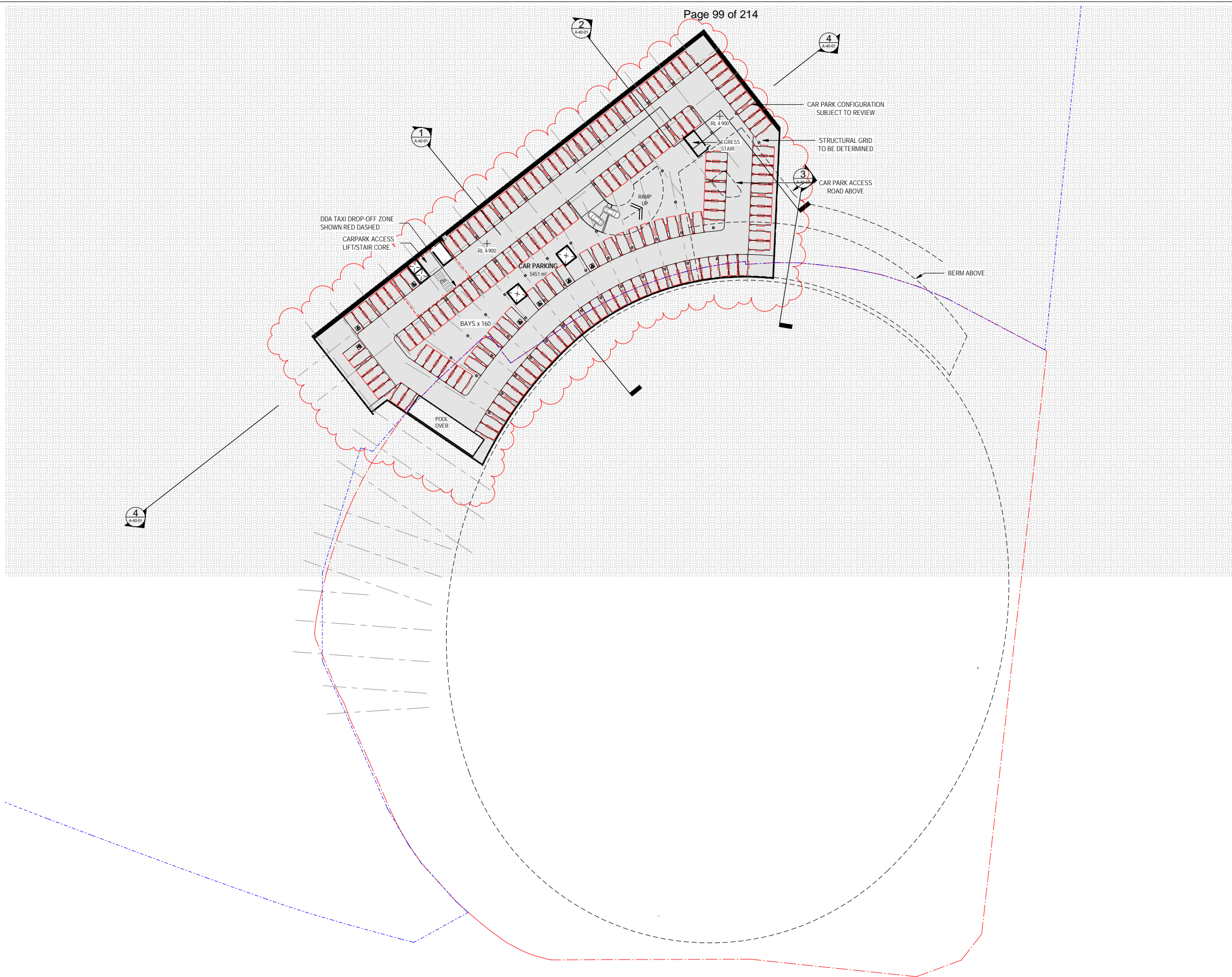
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**FOR INFORMATION**

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Project Architect:	Designer	Date: 05.11.21
Project Director:	Approver	Revision: 4
Drawing Number:	A-15-03	









Rev	Description	By	Date
1	ISSUED FOR COSTING		05.08.20
2	ISSUED FOR INFORMATION		31.05.21
3	APPLICATION TO HERITAGE VICTORIA		22.10.21
4	APPLICATION TO DELWP		05.11.21

**LEGEND**

- - - CURRENT RFC LEASE BOUNDARY
- · - PROPOSED RFC LEASE BOUNDARY
- - - VICTORIAN HERITAGE REGISTRATION BOUNDARY
- - - EXISTING FENCELINE
- ⊙ LIGHT TOWER (EXISTING)

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**Client**  
 RICHMOND FC

**Project No.**  
 319049.00

**Project**  
 RICHMOND FOOTBALL CLUB REDEVELOPMENT  
 PUNT ROAD OVAL  
 RICHMOND VIC 3121

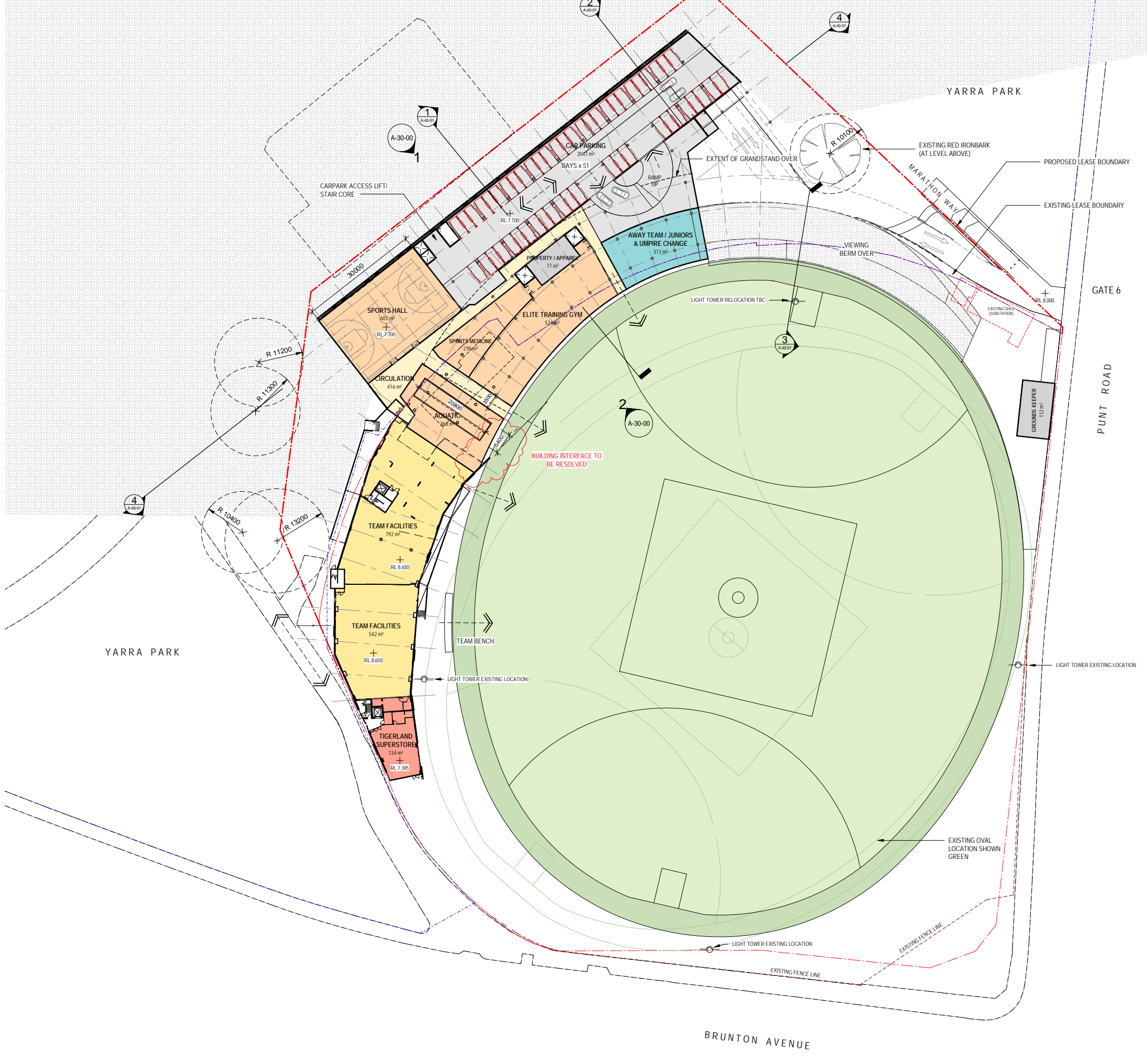
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 GENERAL ARRANGEMENT - BASEMENT PLAN

**Document Control Status:**  
 FOR INFORMATION

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Co-ordinated: Checker	Scale: 1: 500 @ A1
Project Architect: Designer	Date: 05.11.21
Project Director: Approver	Revision: 4
Drawing Number:	North:

A-21-00





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**Project No.**  
319049.00

**Project**  
RICHMOND FOOTBALL CLUB REDEVELOPMENT  
PUNT ROAD OVAL  
RICHMOND VIC 3121

**Drawing Title**  
GENERAL ARRANGEMENT - LEVEL FIELD PLAN

**Document Control Status:**  
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Project Director:	Approver:	Revision: 4
Drawing Number:		North:
A-21-01		

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1	ISSUED FOR COSTING		05.08.20
2	ISSUED FOR INFORMATION		31.05.21
3	APPLICATION TO HERITAGE VICTORIA		22.10.21
4	APPLICATION TO DELWP		05.11.21

**LEGEND**

- CURRENT RFC LEASE BOUNDARY
- - - PROPOSED RFC LEASE BOUNDARY
- . - . - VICTORIAN HERITAGE REGISTRATION BOUNDARY
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**Client**  
 RICHMOND FC

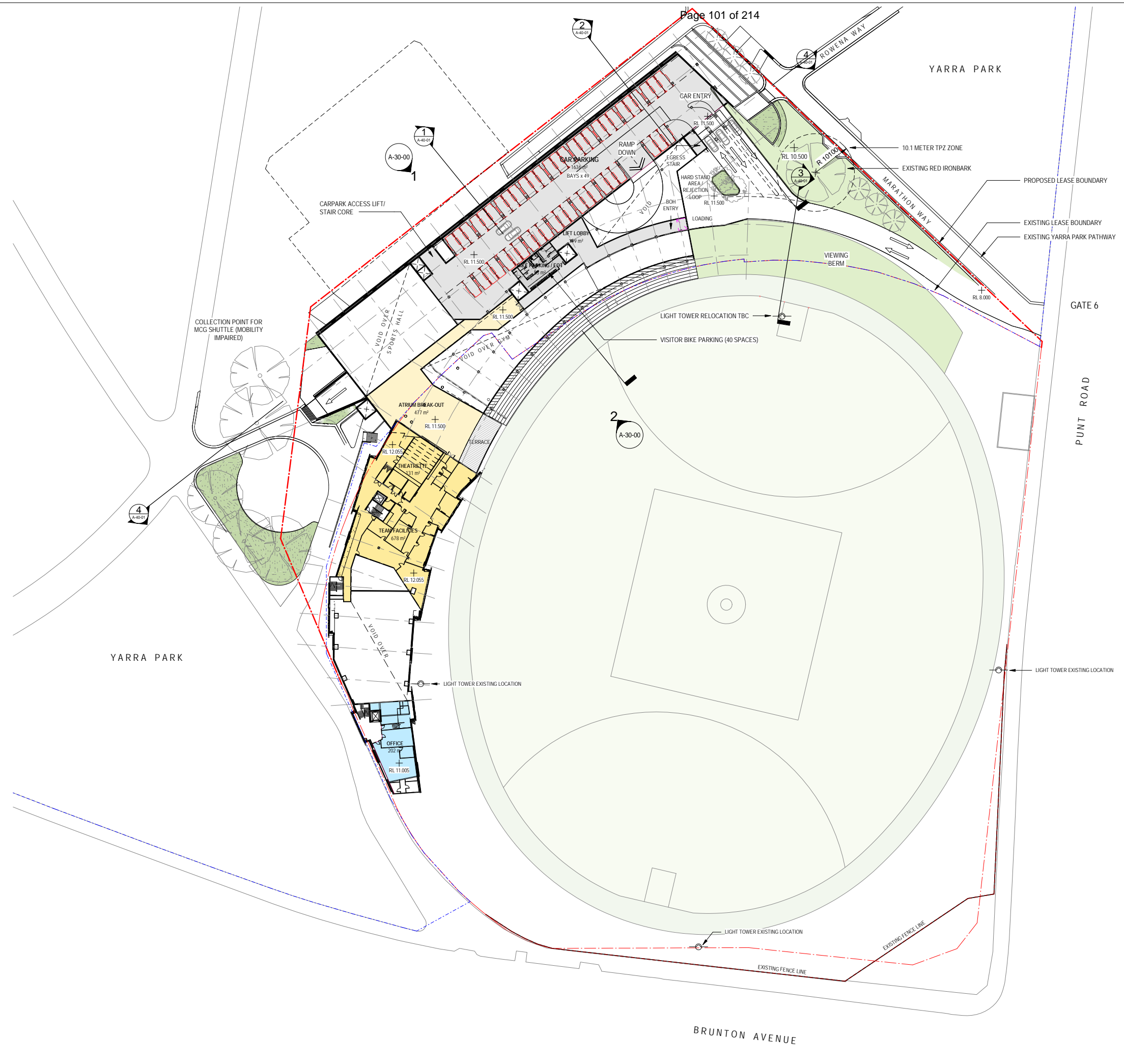
**Project No.**  
 319049.00

**Project**  
 RICHMOND FOOTBALL CLUB REDEVELOPMENT  
 PUNT ROAD OVAL  
 RICHMOND VIC 3121

**Drawing Title**  
 GENERAL ARRANGEMENT - LOWER TERRACE PLAN

**Document Control Status:**  
 FOR INFORMATION

A1 DRAWING SHEET	Drawn:	NE
Co-ordinated:	Checker:	Scale: 1 : 500 @ A1
Project Architect:	Designer:	Date: 05.11.21
Project Director:	Approver:	Revision: 4
Drawing Number:		North:
A-21-02		





































## DELEGATE REPORT MINISTERIAL PLANNING REFERRAL

<b>City of Melbourne file reference:</b>	<b>ID-2022-1</b>
<b>PS Amendment No.</b>	C421MELB
<b>Applicant:</b>	Richmond Football Club
<b>Owner:</b>	Crown Land
<b>Architect:</b>	COX Architecture Pty Ltd
<b>Address:</b>	Punt Road Oval, Yarra Park, Punt Road, East Melbourne
<b>Proposal summary:</b>	Planning Scheme Amendment C421melb under Section 20(4) of the P&E Act 1987 to introduce a site-specific Incorporated Document and Specific Controls Overlay over the subject site, allowing the redevelopment of Punt Road Oval.
<b>Cost of works:</b>	\$65 million
<b>Date notice received by City of Melbourne:</b>	15 February 2022
<b>City of Melbourne Status</b>	Consultee (notice received under S.20(5) of the <i>Planning and Environment Act 1987</i> )
<b>Responsible officer:</b>	Colin Charman, Principal Urban Planner Ciara Cancian, Senior Urban Planner

### 1 EXECUTIVE SUMMARY

On 15 February 2022 the Minister for Planning notified Melbourne City Council of Planning Scheme Amendment C421melb (Amendment C421melb), which seeks to facilitate the redevelopment of the land at Punt Road Oval.

Amendment C421melb is a proponent-led planning scheme amendment, which the Minister for Planning is processing under s.20(4) of the *Planning and Environment Act 1987*. The Minister has undertaken limited consultation under s.20(5) of the Act with a number of key stakeholders (including Council).

The formal consultation period ran between 15 February 2022 and 14 March 2022<sup>1</sup>.

It is recommended that Council advise the Minister for Planning that Amendment C421melb is supported, subject to the conditions of the Incorporated Document being revised in the manner set out in Attachment 1 to this report.

<sup>1</sup> Planning advised the Department that management would not be in a position to report a recommendation on Amendment C421melb to Council until FMC1 on 3 May 2022. The Department have advised Planning that the consultation period will not be extended, and the Department would not guarantee that Council's advice would be considered if it was received outside of the consultation period.



## 2 SUBJECT SITE

### 2.1 Punt Road Oval, East Melbourne

Melbourne Planning Scheme Amendment C421melb (**Amendment C421melb**) concerns the land at the south-east corner of Yarra Park; Punt Road Oval (Richmond Cricket Ground) (**subject site**).

The Melbourne Cricket Ground Trust (**The Trust**) is the Committee of Management for Yarra Park.

The subject site is located on a broader parcel of land which is legally identified as Crown Allotment 2133 at East Melbourne, Township of Melbourne.

The project area of the development proposed under Amendment C421melb comprises of the existing Punt Road Oval and at-grade car park and service area to the north.

Punt Road Oval is currently operated as a diverse multi-functional sports venue with a capacity of up to 4,000 patrons and existing car parking provision of 113 car spaces, and provides team training facilities and a sporting grounds for all Australian Rules football teams, including:

- Australian Football League (AFL)
- Australian Football League Women's (AFLW)
- Victorian Football League (VFL)
- Wheelchair Victorian Football League (WVFL).

Punt Road Oval has a rich history and is synonymous with the Richmond Football Club, which was founded in 1885 and maintains Punt Road Oval as its home, with the current administrative headquarters for Richmond Football Club located in the Swinburne Centre.

Punt Road Oval is also one of a small number of early football grounds in Melbourne to retain an early grandstand; the Jack Dyer Stand, erected in 1913-14 and classified as a 'C' graded heritage building in Council's 'Heritage Places Inventory February 2020 Part B (Amended September 2021)'.



**CoMPASS Aerial Photograph of Punt Road Oval (captured 4 April 2022) with the project area for Amendment C421melb outlined red**



## 2.2 Site Photos



*Site Photo of approach to Punt Road Oval walking along Marathon Way from the west, with Scar Tree visible to the left of the image (captured: 1 April 2022)*



*Site Photo of Jack Dyer Stand on approach to Punt Road Oval walking along Marathon Way from the west (captured: 1 April 2022)*





***Site Photo of above-ground parking area to the north of the Jack Dyer Stand on approach to Punt Road Oval walking along Marathon Way from the west (captured: 1 April 2022)***



***Site Photo of above-ground parking area to the north of the Jack Dyer Stand entering Punt Road Oval entering site from Marathon Way***





**Site Photo of rear of Jack Dyer Stand facing Richmond Football Club administration building entrance (captured: 1 April 2022)**



**Site Photo of rear of Jack Dyer Stand showing curvilinear profile of grand stand and above-ground car parking (captured: 1 April 2022)**





**Site Photo of Swinburne Centre rear (west-facing) façade and Jack Dyer statue (note: person photographed is a CoM officer) (captured: 1 April 2022)**



**Site Photo of Gate 1 entrance (located to the south-west of the oval) showing cyclone mesh fence and barbed wire and signage placarded barrier around oval**





**Site Photo of Punt Road Oval facing east toward Punt Road and Brunton Avenue intersection (captured: 1 April 2022)**



**Site Photo of Punt Road Oval facing north toward goal square (Jack Dyer Stand visible to left of image) (captured: 1 April 2022)**



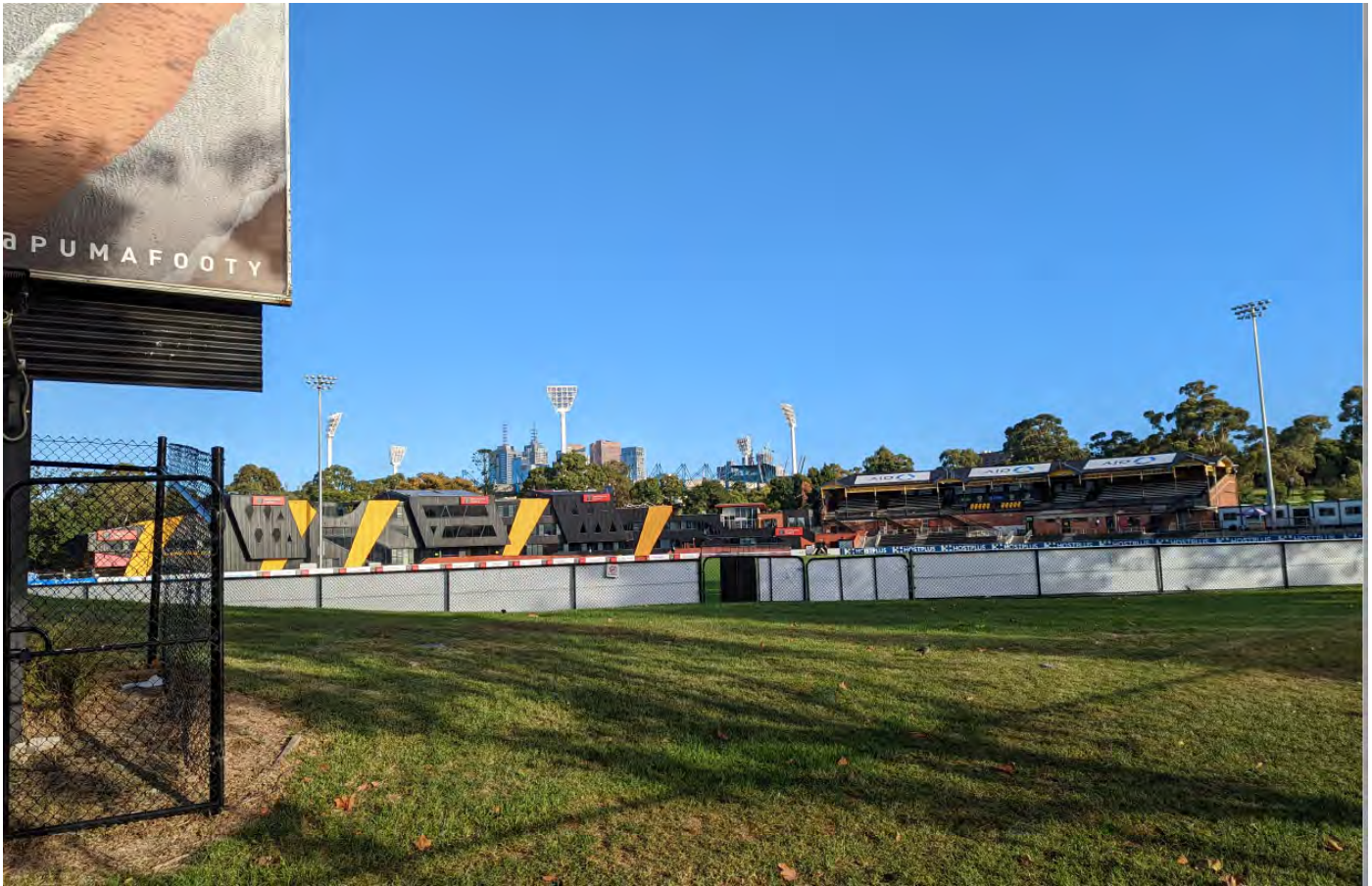


*Site Photo of Jack Dyer Stand viewed across Punt Road Oval (captured: 1 April 2022)*



*Site Photo of existing demountable buildings that will be removed/facilities consolidated in proposed development (captured: 1 April 2022)*





***Site Photo of Swinburne Centre and Jack Dyer Stand with MCG infrastructure visible in background, viewed across Punt Road Oval (captured: 1 April 2022)***

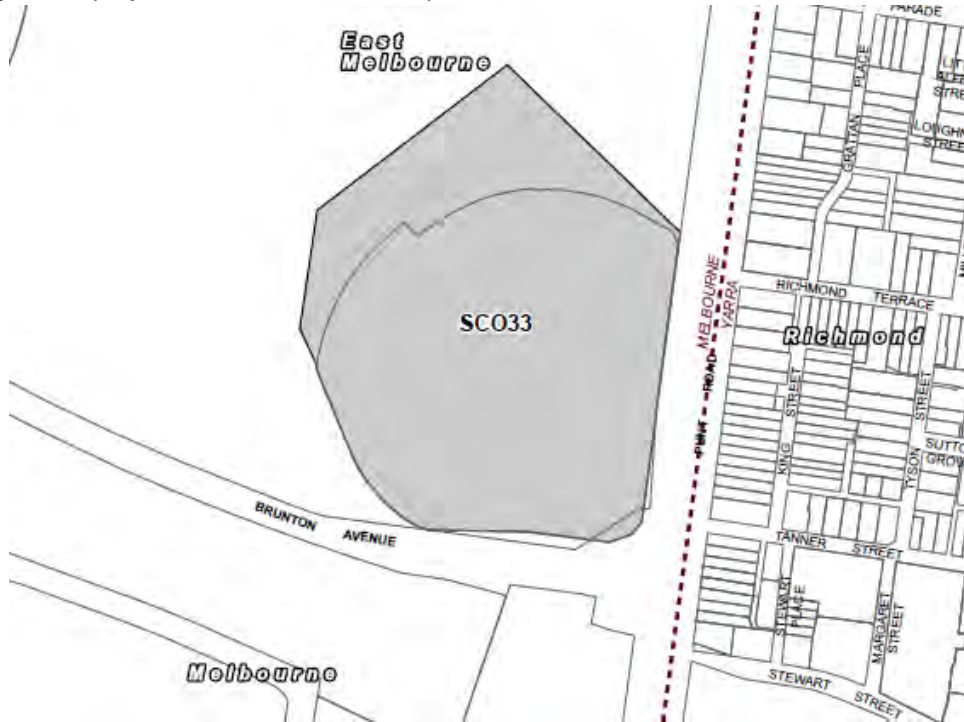


***Site Photo of rear of Jack Dyer Stand and demountable buildings, showing vehicle access to above-ground car park and fencing/obstructing views into oval from Yarra Park (captured: 1 April 2022)***



### 2.3 Boundary of proposed Specific Controls Overlay

The Specific Controls Overlay and Incorporated Document proposed by Amendment C421melb are to apply to the entirety of the project area for the redevelopment.



Excerpt from proposed Map 9SCO (Specific Controls Overlay – Schedule 33) under Amendment C421MELB

### 2.4 Lease arrangement for project area

Punt Road Oval is currently leased by the Richmond Football Club and has been used as the Club's training and administrative headquarters since it was founded in 1885.



Excerpt from Planning Report prepared by Urbis Pty Ltd (p.11) identifying the existing lease line and configuration for Punt Road Oval



The at-grade car parking and service area to the north of Punt Road Oval are currently excluded from Richmond Football Club's lease and will be incorporated into this area through a separate process, to reflect the project boundary of Amendment C421melb and the area proposed to be included in Schedule 33 to the Specific Controls Overlay.



**Excerpt from Planning Report prepared by Urbis Pty Ltd (p.11) identifying the proposed lease line and configuration for Punt Road Oval**

## 2.5 Punt Road Oval Heritage Status

The Richmond Cricket Ground & Pavilion is classified as a 'C' graded heritage building in Council's 'Heritage Places Inventory February 2020 Part B (Amended September 2021)'.

The 'Punt Road Oval (Richmond Cricket Ground) Heritage Review' methodology report, prepared by Context for City of Melbourne and dated 27 October 2021, (**the Context Heritage Study**) includes the following description of the heritage place, describing the structures and works of heritage significance on-site:

*Punt Road Oval comprises the oval grassed playing surface and grassed mounds or embankments on the south and east sides and northeast corner of the site. A digital scoreboard is located on the grassed embankment in the southeast corner of the site. A curved row of built structures encloses the ground to the north and west sides of the oval. Buildings and structures include (clockwise from west): the David Mandie Building (2011), a brick and metal clad administration building between the Jack Dyer Stand that is linked to the David Mandie Building (1984 additions to the former EM King Grandstand), the Jack Dyer Stand (1913–14, 1927), a small red brick building (c.1960s, partially demolished after 2003), and a metal clad shed (c2009). The David Mandie Building houses the Tigerland Superstore, the Richmond Football Club social club, Maurice Rioli Room, an indoor pool, the Korin Gamadji Institute, and other facilities. Until 2017 the building also housed the Richmond Football Club museum. A number of temporary buildings are located in the northwest portion of the site near Gate 2.*

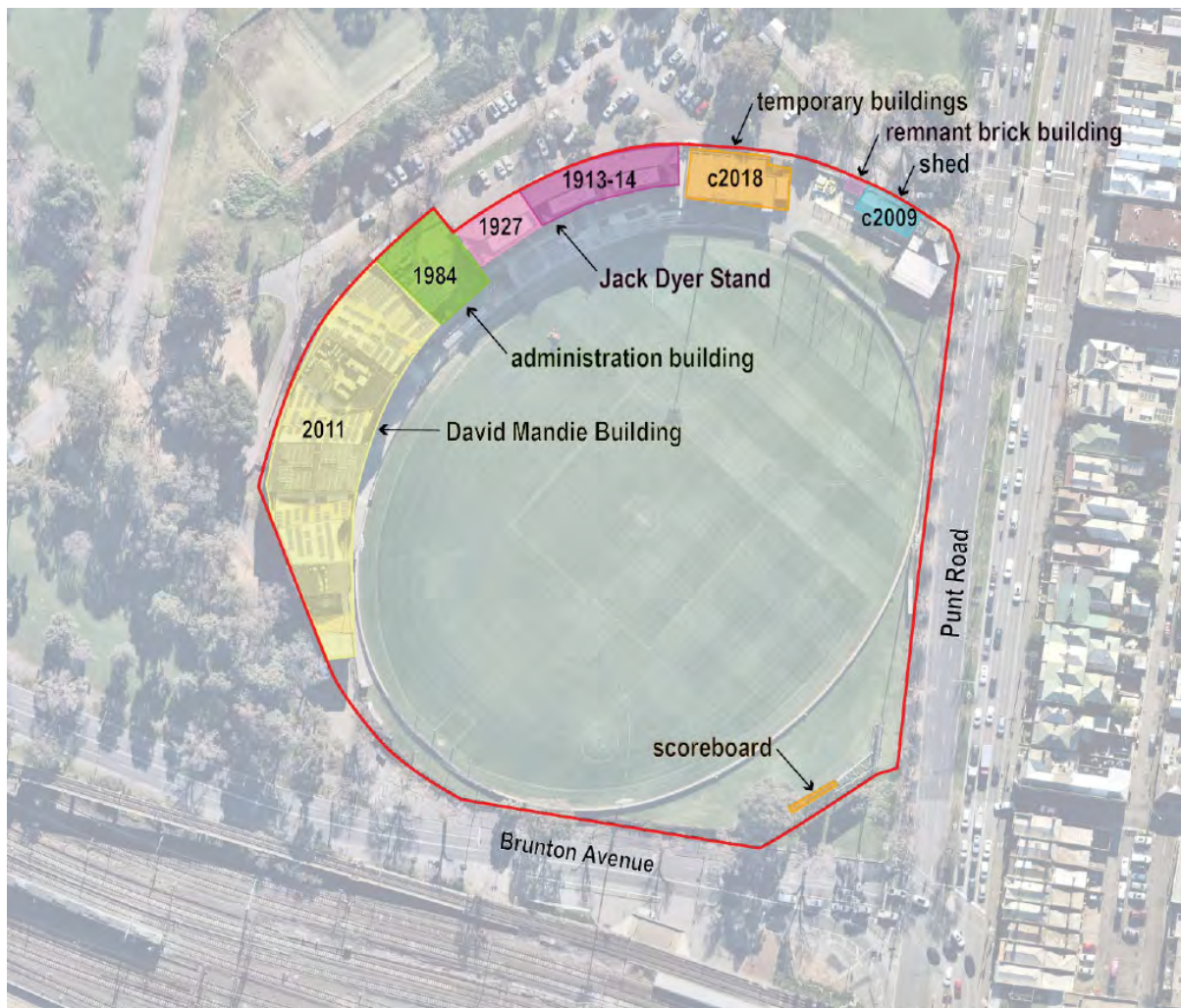
*Punt Road Oval is a prominent site within its context. Relatively open to the south and east, Punt Road Oval has a strong presence in views from Punt Road and Richmond Railway Station, and the Brunton Avenue and Punt Road intersection; although views into the ground from Punt Road are partially obscured at street level by advertising banners and murals attached to the fences. The Jack Dyer grandstand is prominent within Yarra Park, in particular in views from the high ground within Yarra Park.*



Street level views into the oval from Brunton Avenue are partly obscured by the grassed mounds and banners that line this part of the oval boundary.

The Jack Dyer Stand (1913–14, 1927), the David Mandie Building (2011), administration building (1984) and the remnant brick building, are oriented towards the oval. The David Mandie Building also has a frontage in its outward facing south and west elevations.

The components of the Punt Road Oval are shown in the following plan.



### John ('Jack') Raymond Dyer (1913–2003)

The Context Heritage Study includes the following brief biography of Jack Dyer, the namesake of the Jack Dyer Stand proposed to be demolished by Amendment C421melb:

*John ('Jack') Raymond Dyer OAM (1913–2003) was a champion captain–coach of the Richmond Football Team in the 1930s and 1940s. Nicknamed Captain Blood, he was selected for the Victorian team on many occasions and is celebrated as one of the greatest Victorian players of all time. He played for Richmond from 1931 until 1949 and led Richmond to premierships in 1934 and 1943. Dyer had the necessary traits for elevation to hero status in Richmond in the 1930s. He was a working-class boy, born to Irish Catholic parents and educated at St Ignatius, Richmond. Dyer was a tough and formidable ruckman but agile and sure-footed, a strategist on the ground, and a reliable marker and goal-kicker. After his retirement as a player, Dyer continued as a coach for Richmond in the 1940s and 1950s and later worked as a football commentator in the media, writing a newspaper column and appearing regularly on television, and was also a football broadcaster. The 1913–14 grandstand at the Punt Road Oval was named Jack Dyer Stand in Dyer's honour in 1998, and a statue of Dyer, celebrated as a 'Richmond Football Club Immortal', was unveiled outside the ground in 2003.*





**Site Photo of the Jack Dyer statue erected to the north of the Swinburne Centre (captured: 1 April 2022)**

## 2.6 Surrounding Land

The subject site has the following interfaces:

- **North:** North of the Site is Yarra Park which was established in the 1800s and forms part of an inner ring of gardens around Melbourne, including Treasury, Fitzroy, Parliament, Alexandra, Royal Botanic Gardens and Domain.

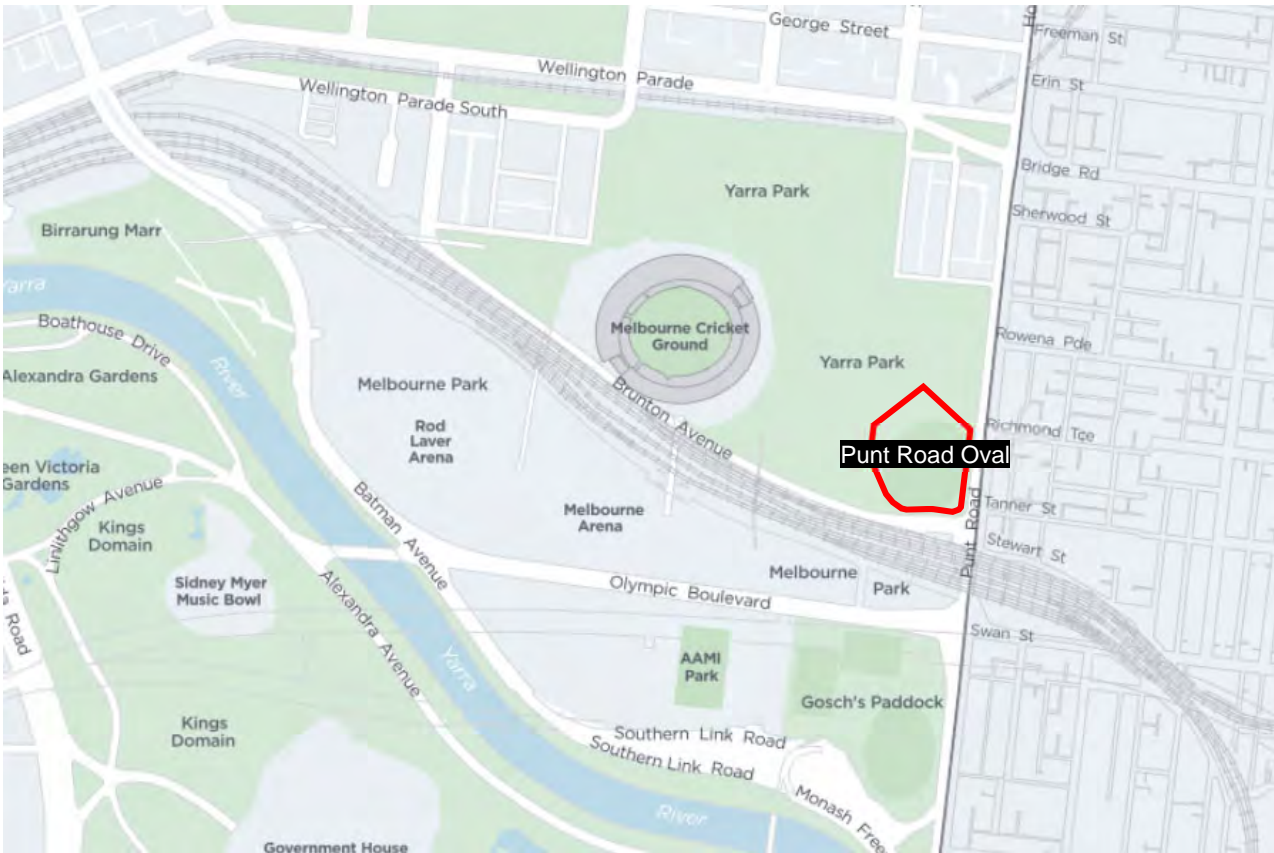
Yarra Park is included in the Victorian Heritage Register under the Heritage Act (Reference No. H2251). The Park contains a mixture of open space with turf and trees and a network of paths which were established along desire lines. Avenues of trees line many of the paths. Further north is a pocket of residentially zoned land at the corner of Punt Road and Wellington parade.

The Melbourne Cricket Ground Trust is the Committee of Management for Yarra Park, appointed under *The Melbourne Cricket Ground and Yarra Park Amendment Act 2009*.

- **South:** Immediately south of the Site is Brunton Avenue, a local road which provides an east-west connection between Punt Road and Wellington Parade. Further south (across Brunton Avenue) is Richmond Train Station which provides access to the CBD and to the south and south-eastern suburbs.
- **East:** East of the Site is Punt Road, a major north-south arterial road, featuring three lanes of traffic in either direction. Punt Road is a road in the Transport Zone 2. Vehicle to the Site is currently provided via Punt Road. Adjacent to the Site across Punt Road are several double storey terrace houses which are located within the City of Yarra.



- **West:** West of the Site is Yarra Park and the Melbourne Cricket Ground (MCG). The MCG is of state heritage significance and is registered on the Victorian Heritage Register (Reference No. H1928). First established in 1853, the MCG is one of the oldest and largest capacity contained sporting venues in the world.



**COMPASS Base Plan land surrounding Punt Road Oval**



## 2.7 Strategic Context

The Site is located within Yarra Park, one of Melbourne’s largest public parks in close proximity to the Central Business District (CBD).

The Site is located at the boundary of the Melbourne Sports and Entertainment Precinct, which includes a number of Melbourne’s major sporting and entertainment venues.

Clause 21.15-3 Sports and Entertainment Area of the Municipal Strategic Statement provides guidance on the ambitions of this precinct and includes the following relevant policy statements:

### **Built Environment and Heritage**

- Support the maintenance of the natural state of Yarra Park by retaining and enhancing its native vegetation.

### **Transport**

- Develop pedestrian links from the Sports and Entertainment Precinct to areas to the north and east, especially Richmond Station and other public transport nodes.
- Minimise the impact of car parking on Yarra Park by reducing vehicle access and car parking as new opportunities arise.

### **Infrastructure**

- Support the functioning and growth of sports and entertainment facilities commensurate with their key state and national role.



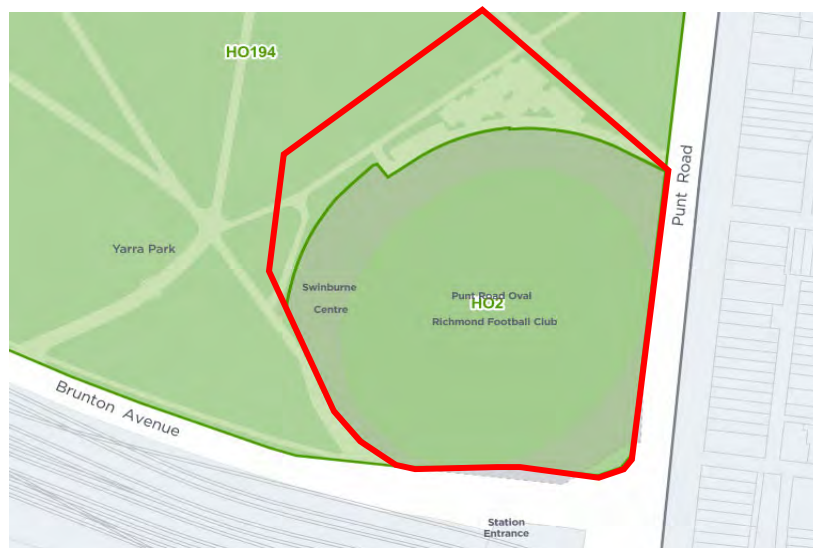
Excerpt from Figure 15 Sports and Entertainment Precinct of Clause 21.15-3 of the MSS

## 2.8 Yarra Park Heritage Status



Punt Road Oval is affected by Precinct Heritage Overlay Schedule HO2 (East Melbourne & Jolimont Precinct). The boundary of this heritage overlay is generally defined by the footprint of existing buildings on-site.

Outside of the boundary of HO2 is Yarra Park, which is affected by Heritage Overlay HO194 (Yarra Park) (VHR No.H2251).



**CoMPASS map showing layout of heritage overlays over project area (red line)**

The Statement of Significance for Yarra Park in the Victorian Heritage Register describes the heritage place as follows:

*'Yarra Park, East Melbourne is bordered by the southern boundary of the railway reserve adjacent to Wellington Parade, Vale Street, Punt Road, Brunton Avenue, Jolimont Street and Jolimont Terrace. This site is part of the traditional land of the Wurundjeri people.*

*Yarra Park was part of a proposal to surround the city of Melbourne with a ring of parks and gardens. This is largely credited to Charles La Trobe, who was appointed to govern the Port Phillip District in 1839, and responded to instructions to make sufficient land available for public purposes. The result was an inner ring of gardens, including the Fitzroy, Treasury, Parliament, Alexandra and Royal Botanic Gardens and the Domain, and an outer ring including Yarra, Albert, Fawkner, Princes and Royal Parks. The former were generally designed spaces, intended for passive recreation, while the latter were developed in a less sophisticated manner for both active and passive recreation.*

*Yarra Park developed on the Government Paddock which was east of the adjacent Police Magistrate's Paddock. This land, of some 157 acres, was recommended for reservation in 1862. It became known as Richmond Park before being temporarily reserved and renamed Yarra Park in 1867. It was not permanently reserved until 1873.*

*A network of paths developed through Yarra Park, along desire lines. The first of these, from Punt Road to Wellington Street, were established as early as 1852. These grew in complexity as north-south pathways were developed, as the sporting venues grew in popularity and the railway stations were established at the park's boundaries. These pathways generally continue to be used. Yarra Park has been used for the provision of parking for sporting events since the 1920s and continues to be used in this manner.*

*The place has associations with a number of people and groups of importance in Victoria's cultural history such as the mounted police force, Police Magistrate William Lonsdale, Governor Charles La Trobe, surveyor Robert Hoddle, and Clement Hodgkinson, who designed the park's plantings and pathways in 1873.*

*Yarra Park contains a mixture of open space with turf and trees. Avenues of trees, probably from the late nineteenth century, line many of the paths. Significant plantings include Chir Pine (*Pinus roxburghii*) and remnant indigenous trees, in particular two scarred River Red Gums (*Eucalyptus camaldulensis*).*



*Structures on the site include an electrical substation (1938), two drinking fountains at either end of Brunton Avenue (1938) and a commemorative Olympic plaque in Brunton Avenue (1959).'*

## 2.9 Archaeology and Heritage Inventory

The subject site is not identified as a known historical (non-indigenous) archaeological site in Victoria.

## 2.10 Aboriginal Cultural Heritage

The subject site is located within an area of legislated aboriginal cultural heritage sensitivity.

The Planning Report prepared by Urbis Pty Ltd includes the following statement (p.38), addressing the potential need for a Cultural Heritage Management Plan for the development:

*A review has been undertaken that confirms that the subject land has previously been significantly disturbed and therefore a Cultural Heritage Management Plan is not formally required*



**Excerpt from VicPlan Map showing boundary of land included in legislated area of aboriginal cultural heritage sensitivity (teal colour)**

The review referred to in the Planning Report prepared by Urbis Pty Ltd has not been made available as part of the consultation documentation provided under S.20(5) of the *Planning and Environment Act 1987*.

It is the responsibility of the Minister for Planning to determine whether relevant exemptions from the requirement for a Cultural Heritage Management Plan in the *Aboriginal Heritage Act 2006* and *Aboriginal Heritage Regulations 2018* have been met.

## 3 BACKGROUND AND HISTORY

### 3.1 Planning History

#### 3.1.1 Amendment C158melb: Yarra Park Master Plan Incorporated Document

Amendment C158melb, prepared by the Minister for Planning and gazetted on 6 January 2011, made the following changes to the Melbourne Planning Scheme:

- Changes the schedule to Clause 61.01 to make the Minister for Planning the responsible authority for administering and enforcing the scheme for land within the Yarra Park Master Plan Area.
- Changes the schedule to Clause 52.03 "Specific Sites and Exclusions" to include the land in the Yarra Park Master Plan Area and the document titled 'Yarra Park Master Plan Implementation September 2010' as an Incorporated Document in the Melbourne Planning Scheme. This change allows the subject



land to be used and developed in accordance with the specific controls in the Incorporated Document to implement the Yarra Park Master Plan.

- Changes the schedule to Clause 81.01 “Documents Incorporated in this Scheme” to insert a new Incorporated Document titled ‘Yarra Park Master Plan Implementation September 2010’ into the Melbourne Planning Scheme.

The Incorporated Document, ‘Yarra Park Master Plan Implementation September 2010’, provides planning approval for the Yarra Park Master Plan September 2010, which included landscape improvements, a water recycling facility and other required infrastructure deemed fundamental to the success of the master plan.

The purpose of the Yarra Park Master Plan September 2010 and Amendment C158melb, broadly, was to clarify responsibilities for planning approval in Yarra Park, and supports Melbourne Cricket Club (**MCC**) as the custodian of landscaping management for the park, noting that the *Melbourne Cricket Ground and Yarra Park Amendment Act* 2009 introduced new management arrangements for Yarra Park designating the MCC as the public land manager under relevant legislation.

The Yarra Park Master Plan September 2010 is virtually silent on Punt Road Oval / Richmond Cricket Ground, and plans for the further development of Yarra Park surrounding the Site, with the exception of the development of the Turf Wicket Facility (including the availability of this facility for visitor viewing and interpretation) to the rear (north) of Punt Road Oval.

The vision for the Turf Wicket Facility depicted in the Yarra Park Master Plan September 2010 is of a nursery contained within a paved area intended as publicly accessible, with provision for visitor seating and a high degree of connectivity with the surrounding pedestrian network, including the shared vehicle / pedestrian path running laterally across the rear of Punt Road Oval’s car parking area.

This vision was never fully implemented, and the Turf Wicket Facility (described as the ‘MCG Turf Nursery’ on plans provided with the consultation pack for Amendment C421melb) is currently fenced from the public and presents a major obstacle to users of the park within the grassed area north of Punt Road Oval.

Amendment C421melb represents an opportunity to prompt further resolution of the Turf Wicket Facility in accordance with the Yarra Park Master Plan September 2010 and to improve pedestrian connectivity through this area with Punt Road Oval, and conditions have been recommended for inclusion in the Incorporated Document to achieve this.



*Excerpt from Yarra Park Master Plan September 2010 showing artistic vision of ‘Turf Wicket Facility’*



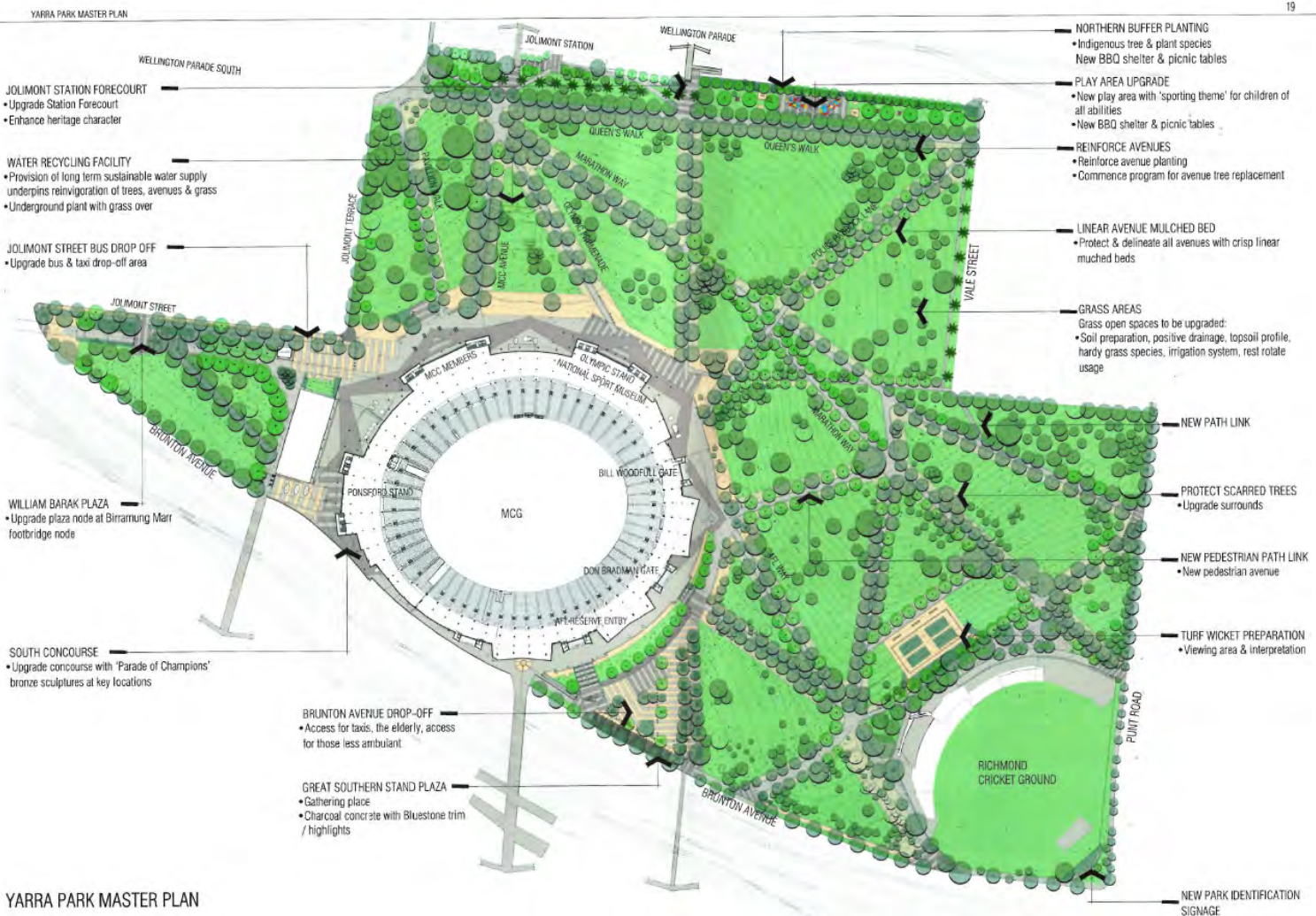


***CoMPASS Aerial Photograph of 'Turf Wicket Facility', with lack of access/park user amenities as depicted in Action Plan 3 of the Yarra Park Master Plan September 2010***





Site Photo of MCG Turf Nursery and fencing (captured: 1 April 2022)



Excerpt from Yarra Park Master Plan September 2010 (p.19 of 32)



### 3.1.2 Pre-Application Meetings

A pre-application meeting was held on 22 October 2021 between City of Melbourne, Richmond Football Club, Urbis Pty Ltd and Cox Architecture to discuss the proposal.

The key items raised during the pre-application meeting included:

- Concept plans and constraints informing preferred development configuration
- Need for any submission to document alternative configuration options
- Forthcoming S20(4) correction to Heritage Places Inventory
- Demolition of Jack Dyer Stand a key consideration for any application / plan
- Urban design and integration of development into Yarra Park
- Support for intensification of use and discouraging of over-provision of car parking.

### 3.2 Heritage Victoria Application

On 12 October 2021 a permit application was lodged by the Richmond Football Club for the sections of the proposed development falling within the extent of registration for the Yarra Park heritage place in the Victorian Heritage Register with Heritage Victoria (Permit No.35150).

Under Section 100 of the *Heritage Act 2017*, Heritage Victoria provided a copy of the application to the City of Melbourne (HV-2021-63).

On 23 December 2021, City of Melbourne provided the following advice to Heritage Victoria:

*Yarra Park, Brunton Avenue, East Melbourne is identified as of historical significance to the State of Victoria. Of note, the Statement of Significance for the Site identifies the series of pathways as contributing to its significance. Specifically:*

*'A network of paths developed through Yarra Park, along desire lines. The first of these, from Punt Road to Wellington Street, were established as early as 1852. These grew in complexity as north-south pathways were developed, as the sporting venues grew in popularity and the railway stations were established at the park's boundaries. These pathways generally continue to be used. Yarra Park has been used for the provision of parking for sporting events since the 1920s and continues to be used in this manner.'*

*Whilst outside of the extent of the Heritage Victoria listing, it is noted that the proposed works would require the demolition of the oval and Jack Dyer Stand to facilitate the construction a multi-deck car park and sports hall to the north-west of the Oval. This would also result in the removal of a section of the series of pathways which provide a connection between Marathon Way and AFL Walk.*

*It is considered the proposed works within the Heritage Victoria listing in Yarra Park would compromise the permeability and functionality of this network of paths which are identified within the local statement of significance for the site. The multi-deck car park is proposed to be above grade introducing built form above the existing pathways and requires a stair case at either end of the car park due to the change in levels.*

*It is recommended that further investigation of how the proposal could be better designed to respect the alignment of the pathways be undertaken. This would provide an improved heritage response and urban design outcome by facilitating the retention of the path's current grade and alignment.*

*In addition to the above, Yarra Park is identified as an area of cultural heritage sensitivity. Council encourages engagement with Traditional Owners to ensure a contextual and culturally sensitive outcome on this highly sensitive site.*

#### **Conclusion**

*It is considered that the proposed change in pathway alignment and grade will detrimentally impact the identified local heritage significance of the Yarra Park path network and is therefore not in accordance with Clause 22.05 and 43.01 of the Melbourne Planning Scheme. The City of Melbourne does not*



*support the approval of the proposed Heritage Victoria permit in its current form, unless these matters can be adequately addressed.*

On 14 February 2022, Heritage Victoria notified City of Melbourne that it had determined to issue a permit under S.102 of the *Heritage Act 2017*.

Permit P35150 issued on 14 February 2022 allows:

*“Development of land adjacent to Richmond Cricket Ground, including demolition of existing carpark, removal of 51 trees, construction of new grandstand building and elevated terrace with below ground facilities, and associated hard and soft landscaping...”*

The conditions of Permit P35150 did not require any changes to be made to the development that would be relevant to Planning’s assessment of Amendment C421melb. Permit P35150 will expire if works have not commenced by 14 February 2025. PROPOSAL

### 3.3 Plans / Reports Considered in Assessment

Table: Assessed Application Documents			
#	Plan / Report Title	Plan/Report Author	Plan/Report Date
1	PSA C421melb Public Information Sheet	DELWP	15 February 2022
2	Planning Report	Urbis	February 2022
3	Architectural Design Response	COX Architecture	October 2021
4	Architectural Drawings	COX Architecture	5 November 2021
5	Heritage Impact Statement	Lovell Chen Pty Ltd	9 November 2021
6	Transport Impact Assessment	One Mile Grid Pty Ltd	8 February 2022
7	Sustainability Management Plan	WSP	13 December 2021
8	Water Sensitive Urban Design Report	SWP	2 December 2021
9	Arboricultural Assessment and Report	Treelogic	22 October 2021
10	Planning Scheme Amendment Docs	-	-

### 3.4 Summary of Proposed Development

Amendment C421melb broadly proposes to introduce a site-specific Incorporated Document and Specific Controls Overlay over the Site, allowing for the following development:

- **Demolition & tree removal**
  - Demolition of the Jack Dyer Stand and adjoining 1984 administration building.
  - Removal of the demountable structures to the northeast of the oval.
  - Removal of the car parking area and associated pavement / hardstanding to the north of the oval, including the removal of six (6) mature Elms within the car parking area, and a series of juvenile replanted elms on the south side of Marathon Way.
- **Buildings, works and landscaping**
  - Construction of a partially submerged three-level car park providing 260 spaces to the north of the oval. Vehicle access will be maintained via the road connecting to Punt Road.
  - Construction of the ‘William Cooper Centre’ over a podium, that will include an external grand stand provide seated capacity for 1,800 spectators, replacing the Jack Dyer Stand.



The podium of the William Cooper Centre will connect to the Swinburne Centre and provide new team facilities for the Richmond Football Club, including a sports hall, comprehensive gym, aquatic centre and clinic and change rooms.

The upper levels of the William Cooper Centre (above the podium and spectator seating) will provide facilities for a number of Traditional Owner groups and partner organisations with Richmond Football Club, and the Club itself.

- Expansion and reorientation of the existing Oval in order to match the size of the MCG. The oval is proposed to be expanded to 160 metres in length and 131.8 metres in width.
- Landscaping of all above-ground areas, including a terrace level above the car park that will include stepped landscaping down to Marathon Way, and sit at grade with the MCG's turf nursery and Yarra Park's open grassed areas to the north. The landscaped terrace will include several connections to surrounding pedestrian walking paths in Yarra Park.

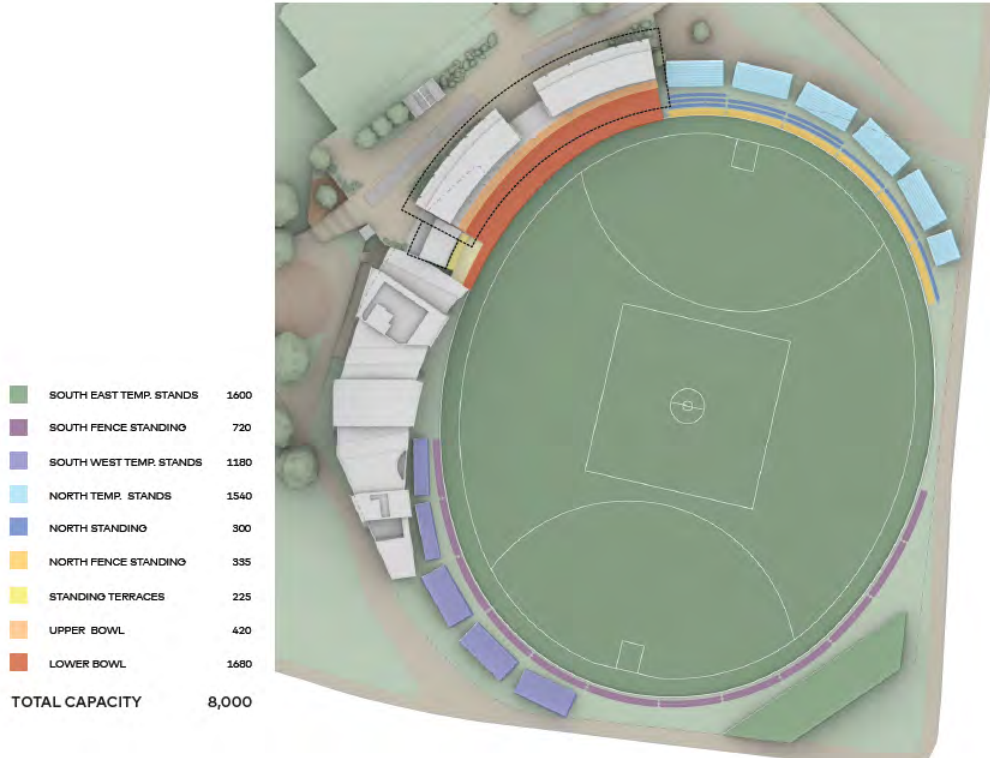
The key changes proposed to the existing facilities by Amendment C421melb are set out in the below table:

	Existing Scheme	Proposed Scheme
<b>Oval Dimensions</b>	159 metres (length)	160 metres (length)
	125.5 metres (width)	131.8 metres (width)
	3-5 metre interchange area	5 metre interchange area
<b>Patron Capacity</b>	4,000	8,000
<b>Car Parking Spaces</b>	113	260
<b>Bicycle Facilities</b>	N/A (informal parking only)	69 spaces
<b>Liquor Licence</b>	Red line area supporting 450 persons	Red line area supporting 1,250 persons

### 3.5 Proposed Stand Layout for 'Match Day'

#### Match Day Spectator Areas

Diagram showing overlay required to accommodate 8,000 spectators



*Excerpt from Architectural Design Response prepared by Cox Architecture (p.46)*



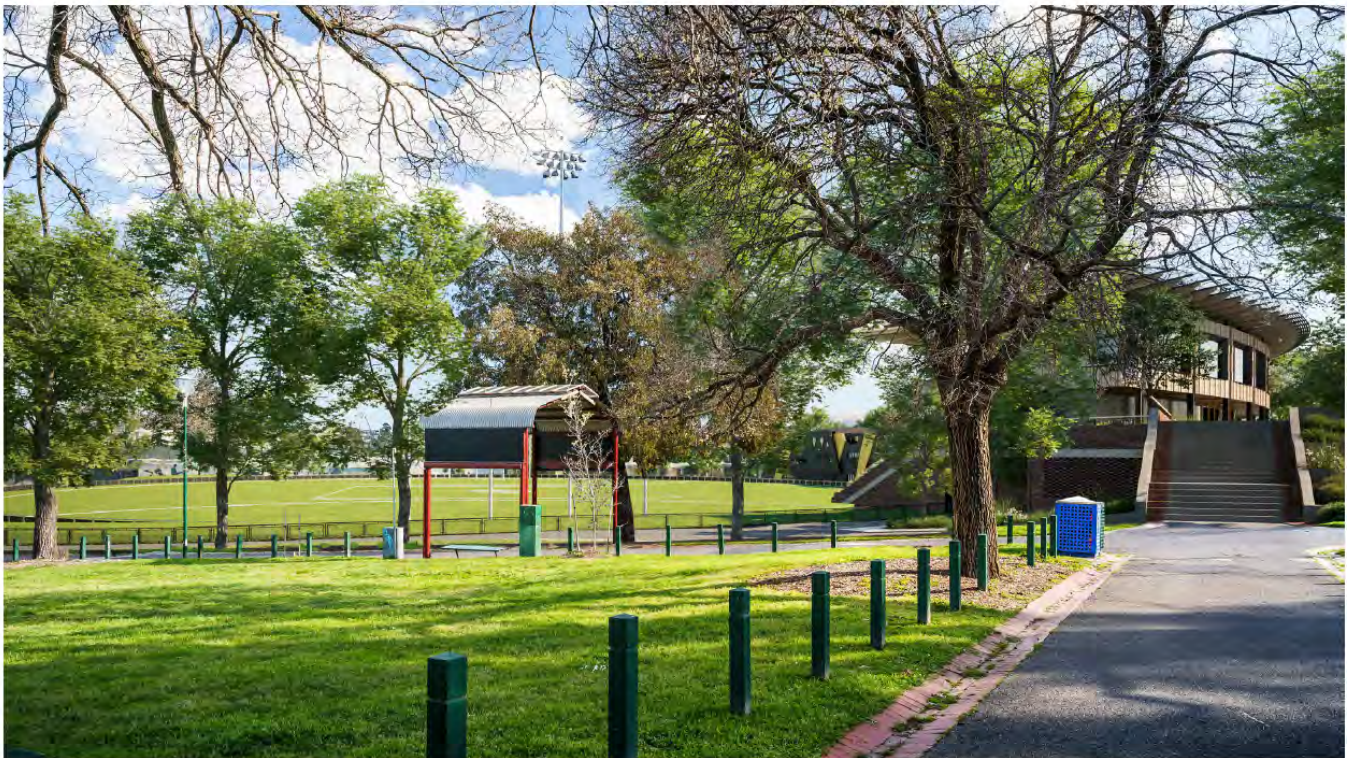
### 3.6 Excerpts from Plans: Key 3D Renders

#### View D Current



*Excerpt from Architectural Design Response prepared by Cox Architecture (p.68 of 88)*

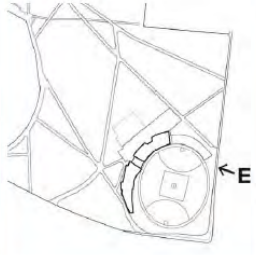
#### View D Proposed



*Excerpt from Architectural Design Response prepared by Cox Architecture (p.69 of 88)*



**View E**  
Current



*Excerpt from Architectural Design Response prepared by Cox Architecture (p.70 of 88)*

**View E**  
Proposed



*Excerpt from Architectural Design Response prepared by Cox Architecture (p.71 of 88)*





*Excerpt from Architectural Design Response prepared by Cox Architecture (p.72 of 88)*



*Excerpt from Architectural Design Response prepared by Cox Architecture (p.63 of 88)*





View from Yarra Park toward the entry of the new William Cooper Centre Grandstand

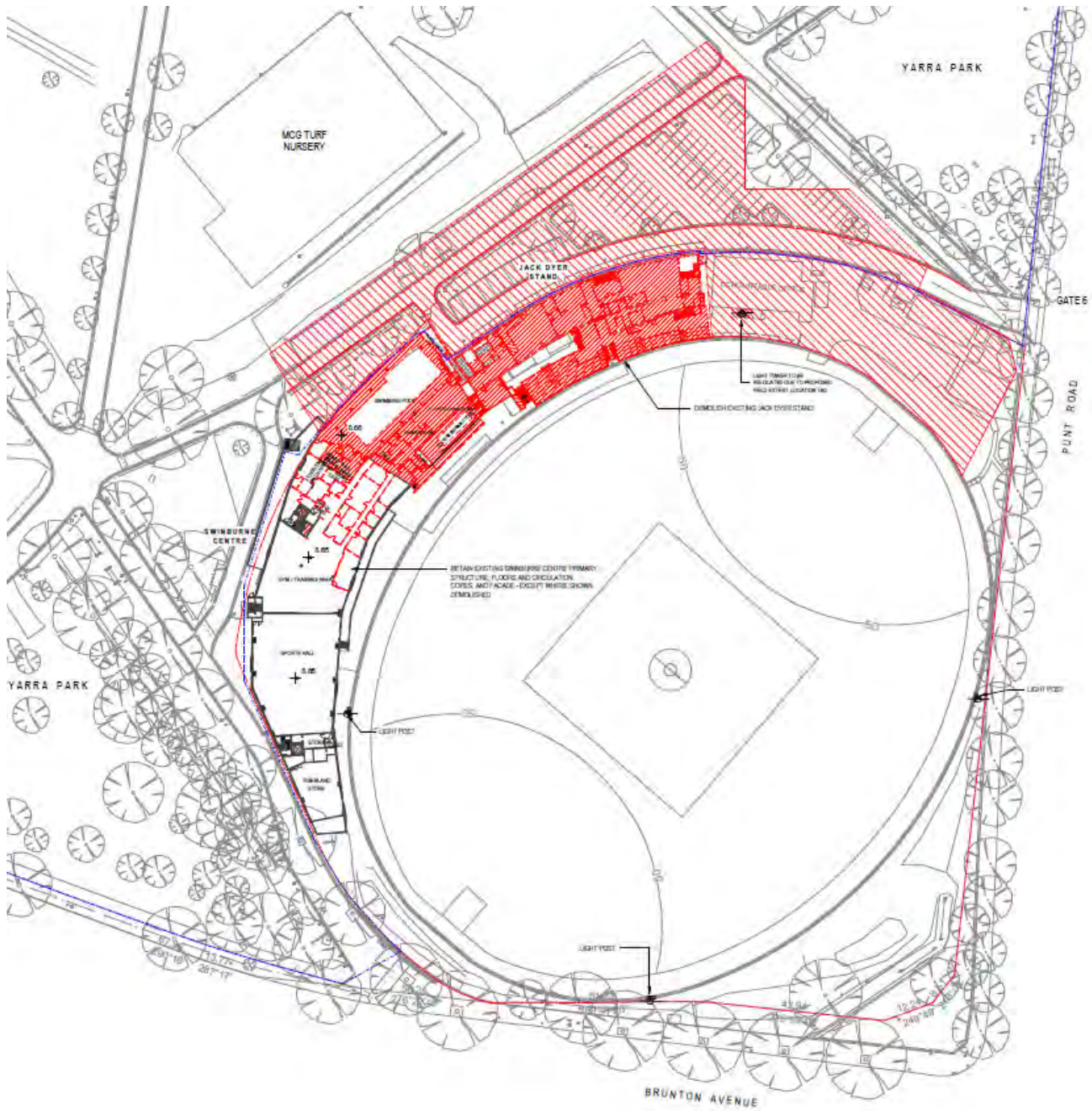
*Excerpt from Architectural Design Response prepared by Cox Architecture (p.48 of 88)*



*Excerpt from Architectural Design Response prepared by Cox Architecture (p.49 of 88)*



### 3.7 Excerpts from Plans: Demolition



**Excerpt from Drawing No.A-15-01 'Demolition Plan – L1 Swinburne Centre'**



### 3.8 Excerpts from Plans: Elevations

REFURBISHED SWINBURNE CENTRE

ATRIUM LINK

NEW GRANDSTAND ACCOMMODATING WILLIAM COOPER CENTRE



Field View Elevation

*Excerpt from Architectural Design Response prepared by Cox Architecture (p.75 of 88)*

UPPER TERRACE AT LEVEL OF MCG TURF NURSERY

NEW GRANDSTAND ACCOMMODATING WILLIAM COOPER CENTRE

ATRIUM LINK

REFURBISHED SWINBURNE CENTRE

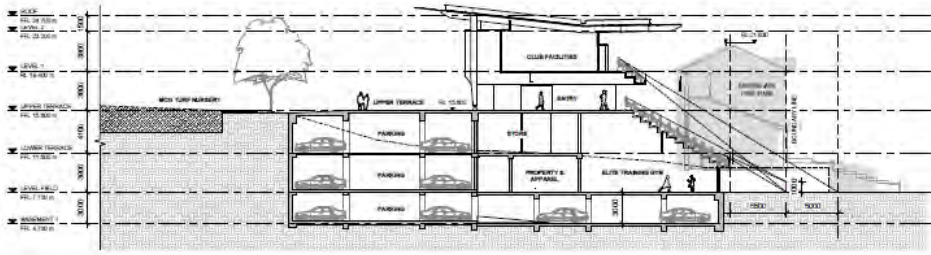


Park View Elevation

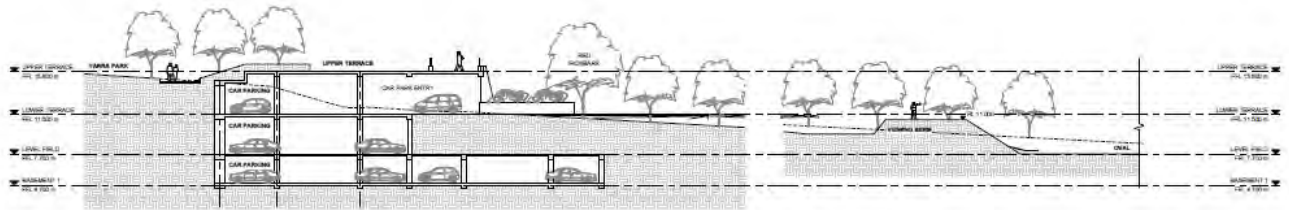
*Excerpt from Architectural Design Response prepared by Cox Architecture (p.75 of 88)*



### 3.9 Excerpts from Plans: Sections

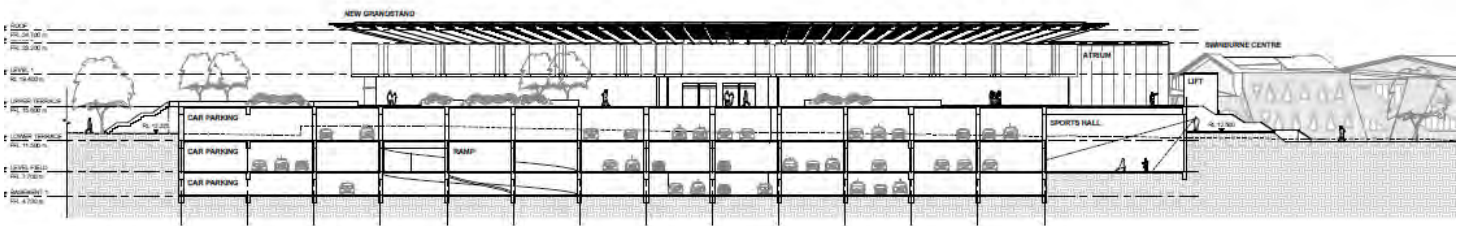


1 SECTION AA  
A-21-01  
SCALE: 1:200



2 SECTION BB  
A-21-02  
SCALE: 1:200

3 SECTION CC  
A-21-03  
SCALE: 1:200



4 SECTION DD  
A-21-04  
SCALE: 1:200

Excerpt from Drawing No.A-40-01 'General Sections – Sheet 01'



## 4 PLANNING SCHEME PROVISIONS

### 4.1 Proposed Amendment C421melb

Amendment C421melb is a proponent-led Planning Scheme Amendment, which seeks to introduce site-specific controls governing the future use and development of the land to facilitate the redevelopment of Punt Road Oval.

Amendment C421melb seeks to amend the Melbourne Planning Scheme by introducing:

#### **Overlay Maps**

- Amend Planning Scheme Map No. 9SCO to apply SCO33 to the Site.

#### **Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

- In Overlays – Clause 45.12, replace the Schedule with a new Schedule in the form of the attached document.
- In Operational Provisions – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

Schedule 9 to Clause 45.12 Specific Controls Overlay (SCO), applying to the project area for Amendment C421melb, would give force and effect to the Incorporated Document, 'Punt Road Oval Redevelopment – Part Crown Allotment 2114 at East Melbourne City of Melbourne'.

The purpose of the SCO is 'to apply specific controls designed to achieve a particular land use and development outcome in extraordinary circumstances'.

Clause 45.12-1 (Use or Development) of the SCO states:

*Land affected by this overlay may be used or developed in accordance with a specific control contained in the incorporated document corresponding to the notation on the planning scheme map (as specified in the schedule to this overlay). The specific control may:*

- Allow the land to be used or developed in a manner that would otherwise be prohibited or restricted.
- Prohibit or restrict the use or development of the land beyond the controls that may otherwise apply.
- Exclude any other control in this scheme.

The amended Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme would insert the proposed Incorporated Document.

'Clause 1.0 Introduction' of the proposed Incorporated Document, 'Punt Road Oval Redevelopment – Part Crown Allotment 2114 at East Melbourne City of Melbourne', provides the following:

*"This document is an Incorporated Document in the Schedules to Clause 45.12 (Specific Controls Overlay) and Clause 72.04 (Documents Incorporated in this Planning Scheme) of the Melbourne Planning Scheme (the scheme).*

*The land identified in Clause 2.0 of this document may be used and developed in accordance with the specific controls and clauses contained in Clauses 6.0 and 7.0 of this document.*

*The provisions of this document prevail over any contrary or inconsistent provision in the scheme."*

## 4.2 Strategic Framework

Planning Policies	
Planning Policy Framework	<p>Clause 11 – Settlement</p> <ul style="list-style-type: none"> <li>• Clause 11.03-1S Activity Centres</li> <li>• Clause 11.03-1R Activity Centres – Metropolitan Melbourne</li> </ul> <p>Clause 15 – Built Environment and Heritage</p> <ul style="list-style-type: none"> <li>• Clause 15.01-1S Urban Design</li> <li>• Clause 15.01-1R Urban Design – Metropolitan Melbourne</li> <li>• Clause 15.01-2S Building Design</li> <li>• Clause 15.02-1S Sustainable Development</li> <li>• Clause 15.03-1S Heritage Conservation</li> <li>• Clause 15.03-2S Aboriginal Cultural Heritage</li> </ul> <p>Clause 17 – Economic Development</p> <ul style="list-style-type: none"> <li>• Clause 17.01-1S Diversified Economy</li> <li>• Clause 17.01-1R Diversified Economy – Metropolitan Melbourne</li> </ul> <p>Clause 18 – Transport</p> <ul style="list-style-type: none"> <li>• Clause 18.02-1S Walking</li> <li>• Clause 18.02-3S Public Transport</li> </ul> <p>Clause 19 – Infrastructure</p> <ul style="list-style-type: none"> <li>• Clause 19.02-3S Cultural Facilities</li> <li>• Clause 19.02-3R Cultural Facilities – Metropolitan Melbourne</li> <li>• Clause 19.02-4S Social and Cultural Infrastructure</li> <li>• Clause 19.02-6S Open Space</li> <li>• Clause 19.02-6R Open Space – Metropolitan Melbourne</li> </ul>
Municipal Strategic Statement	<p>Clause 21.01 – Municipal Profile</p> <p>Clause 21.03 – Vision</p> <p>Clause 21.06 – Built Environment and Heritage</p> <p>Clause 21.08 – Economic Development</p> <p>Clause 21.09 – Transport</p> <p>Clause 21.10 – Infrastructure</p> <p>Clause 21.11 – Local Areas</p> <p>Clause 21.15 – Potential Urban Renewal Areas</p> <p>Clause 21.15-3 – Sports and Entertainment Precinct</p> <p>Clause 21.17 – Reference Documents</p>
Local Planning Policies	<p>Clause 22.02 – Sunlight to Public Spaces</p> <p>Clause 22.05 – Heritage Places outside the Capital City Zone</p> <p>Clause 22.07 – Advertising Signs</p> <p>Clause 22.17 – Urban Design outside the Capital City Zone</p> <p>Clause 22.19 – Energy, Water and Waste Efficiency</p> <p>Clause 22.22 – Policy for Licensed Premises that require a Planning Permit</p> <p>Clause 22.23 – Stormwater Management (Water Sensitive Urban Design)</p>



### 4.3 Zone / Overlays

The proposed development has been considered against the current zone and overlays affecting the land in the below table. In the event that Amendment C421melb is approved, these planning controls would no longer apply.

Zone	Requirement
<p><b>Clause 36.02</b> <b>Public Park and Recreation Zone</b></p>	<p><u>Land Use – Permit Required</u></p> <p>Pursuant to Clause 36.02-1 the use of the land as a Major Sports and Recreation Facility does not require a permit if the use is conducted by or on behalf of the public land manager. The public land manager in this instance is Melbourne Cricket Ground Trust.</p> <p>As the use is being conducted by the Richmond Football Club, a planning permit is required for the proposed use.</p> <p>The Planning Report prepared by Urbis Pty Ltd identifies that the Melbourne Cricket Ground Trust has indicated support for the development (p.34), however this advice has not been made available as part of the consultation documentation provided under S.20(5) of the <i>Planning and Environment Act 1987</i>.</p> <p><u>Buildings and Works – Permit Required</u></p> <p>Pursuant to Clause 36.02-2, a planning permit is required to construct a building or construct or carry out works.</p>
Overlay	Requirement
<p><b>Clause 43.01</b> <b>Heritage Overlay – Schedule 2</b> <b>East Melbourne and Jolimont Precinct</b></p>	<p><u>Buildings and Works – Permit Required</u></p> <p>Pursuant to Clause 43.01-1, a planning permit is required to:</p> <ul style="list-style-type: none"> <li>• Demolish or remove a building</li> <li>• Construct a building or construct or carry out works.</li> </ul>
<p><b>Clause 43.01</b> <b>Heritage Overlay – Schedule 194</b> <b>Yarra Park and Former Grand Rank Cabman’s Shelter near Footbridge, Wellington Parade and Punt Road and Vale Street and Jolimont Tce and Brunton Avenue and Jolimont St, East Melbourne. The heritage place includes Two Aboriginal Scarred Trees Yarra Park</b></p>	<p><u>Places in the Victorian Heritage Register – Permit not Required</u></p> <p>Under Clause 43.01-2 of the Heritage Overlay, a heritage place which is included in the Victorian Heritage Register is subject to the requirements of the <i>Heritage Act 2017</i>.</p> <p>Clause 43.01-3 provides that no permit is required under the Heritage Overlay:</p> <p><i>‘To develop a heritage place which is included on the Victorian Heritage Register, other than an application to subdivide a heritage place of which all or part is included in the Victorian Heritage Register’.</i></p>
<p><b>Clause 45.09</b> <b>Parking Overlay – Schedule 12</b> <b>Residential Development in Specific Inner City Areas</b></p>	<p><u>Parking – No Permit Required</u></p> <p>Pursuant to Clause 45.09, this overlay operates in conjunction with Clause 52.06. A schedule to this overlay may vary the requirements of Clause 52.06 as allowed by this overlay.</p> <p>Schedule 12 to this overlay states that a permit is required to provide car parking spaces for uses specified in the table to the Schedule.</p> <p>‘Major Sports and Recreation Facility’ is not a use listed in the table to the schedule and as such the standard car parking requirements of Clause 52.06 apply.</p>

#### 4.4 Particular Provisions

The following particular provisions are relevant to the proposed development under Amendment C421melb. In the event that Amendment C421melb is approved, these planning controls would no longer apply.

Particular Provisions
Clause 52.05 – Signs Clause 52.06 – Car Parking Clause 53.18 – Stormwater Management in Urban Development Clause 52.27 – Licenced Premises Clause 52.29 – Land Adjacent to the Principal Road Network Clause 52.34 – Bicycle Facilities

#### 4.5 General Provisions

General Provisions	
Clause 65 Decision Guidelines	The Minister for Planning is the Responsible Authority and must determine if the proposed development will generate acceptable outcomes with reference to the provisions of this clause. This includes, amongst other things, the matters set out in Section 60 of the <i>Planning and Environment Act 1987</i> .
Clause 66.03 Referral of Permit Applications Under Other State Standard Provisions	The Minister for Planning must consult all relevant authorities. Pursuant to Clause 66.03, an application to create or alter access to, or to subdivide land adjacent to a road declared as a freeway or an arterial road under the Road Management Act 2004, land owned by the Roads Corporation for the purpose of a road, or land in a PAO if the Roads Corporation is the acquiring authority for the land, subject to exemptions specified in the clause, must be referred to Roads Corporation (Department of Transport) as a determining referral authority.
Clause 72.01 Responsible Authority for this Planning Scheme	The Minister for Planning is the Responsible Authority in this case.

#### 4.6 Current Melbourne Planning Scheme Amendments

##### 4.6.1 Amendment C415melb Sunlight to Public Open Spaces

Planning Scheme Amendment C415melb Sunlight to Public Open Spaces (Amendment C415melb) is a seriously entertained planning scheme amendment, relevant to the proposed redevelopment of Punt Road Oval.

Amendment C415melb seeks to apply Schedule 8 to the Design and Development Overlay to land surrounding Yarra Park.

Yarra Park is a 'Park Type 2' for the purpose of applying the proposed building controls under Schedule 8 to the Punt Road Oval, located in Yarra Park is not proposed to be located in Schedule 8 to the Design and Development Overlay. It applied to the land surrounding the park only.

The proposed form of Schedule 8 to the Design and Development Overlay under Amendment C415melb would therefore not act to prohibit further development of Punt Road Oval in the manner proposed under Amendment C421melb.

However, Amendment C415melb seeks to maintain and update Council's policy, *Clause 22.02 Sunlight to Public Spaces*, which is intended to apply to development within parks.

It is noted that the Australian Football League (AFL), Melbourne Cricket Club and Melbourne Cricket Ground Trust (MCC) and Richmond Football Club presented a joint submission at the Panel for Amendment C278melb<sup>2</sup>,

<sup>2</sup> Council was unable to adopt Amendment C278melb (which had been processed through public exhibition, with submissions from this process considered by an independent Planning Panel) at a Future Melbourne Committee meeting on 17 August 2021, due to a loss of quorum. A planning scheme amendment cannot be adopted under delegation due to the operation of s.188(2) of the *Planning and Environment Act 1987*.



requesting that the form of *Clause 22.02 Sunlight to Public Spaces* under the Amendment should be amended to either<sup>3</sup>;

- Exclude the operation of Clause 22.02 to buildings within Yarra Park; or
- Acknowledge the special circumstances that apply to major sporting and cultural facilities by adding the following language to Clause 22.02:

*Development of major sporting and cultural facilities within public parks which may cause shadow impacts is an expected outcome as part of the provision of facilities that maintain and strengthen Melbourne's distinctiveness as a leading cultural and sporting city with world-class facilities.*

In considering submissions relating to this issue, the Panel found<sup>4</sup>;

*On balance, the Panel considers that the policy in Clause 22.02 should apply to development within parks. The Panel does not support specific exemptions as proposed by AFL etc and Carlton Football Club.*

*Firstly, listing exempt developments is problematic as no comprehensive analysis has been undertaken to identify all developments (existing or future) within parks that might be considered suitable for exemption.*

*Second, much development within parks will not require a permit, and the policy in Clause 22.02 will not come into play. Development undertaken by or on behalf of the public land manager does not require a permit under the Public Park and Recreation Zone. In other cases, development is exempt from a permit by virtue of special legislation (in the case of the MCG) or site specific planning controls (in the case of Ikon Park).*

*Finally, and perhaps most importantly, development within parks will have an impact on sunlight access in the park, and the Panel agrees with Council that this is a matter that should be considered when assessing any permit application for the development.*

*The Panel recognises that many of the examples brought to its attention in submissions, such as the Orygen Youth Mental Health centre and the Zoo, deliver significant community benefit. Other examples, such as the major sporting facilities referred to by submitters, contribute significantly to our economy and international profile, and no doubt increase the amenity of the parks in which they are located.*

*However, this does not mean that the impact of the development on sunlight access in the park should not be considered, or that they should be given special treatment. The Panel agrees with Council that the impacts of these developments on sunlight should be considered and balanced with the benefits that the facility is likely to deliver. Significant amenity or benefits delivered by a proposed development (such as contributing to the world class sporting facilities on offer at the MCG) would no doubt weigh heavily in its favour in a net community benefit analysis, despite the impacts the development may have on sunlight access.*

Amendment C421melb has been considered against *Clause 22.02 Sunlight to Public Spaces* in Section 8 of this report.

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The Amendment C278 Sunlight to Parks Committee, a special committee of the Melbourne City Council, was subsequently appointed to consider a report from management seeking a resolution from the Committee to request the Minister for Planning prepare and approve a new amendment to the Melbourne Planning Scheme in the same form as Amendment C278melb, under s.20(4) of the *Planning and Environment Act 1987*. The Amendment C278 Sunlight to Parks Committee resolved to make this request on 14 September 2021.

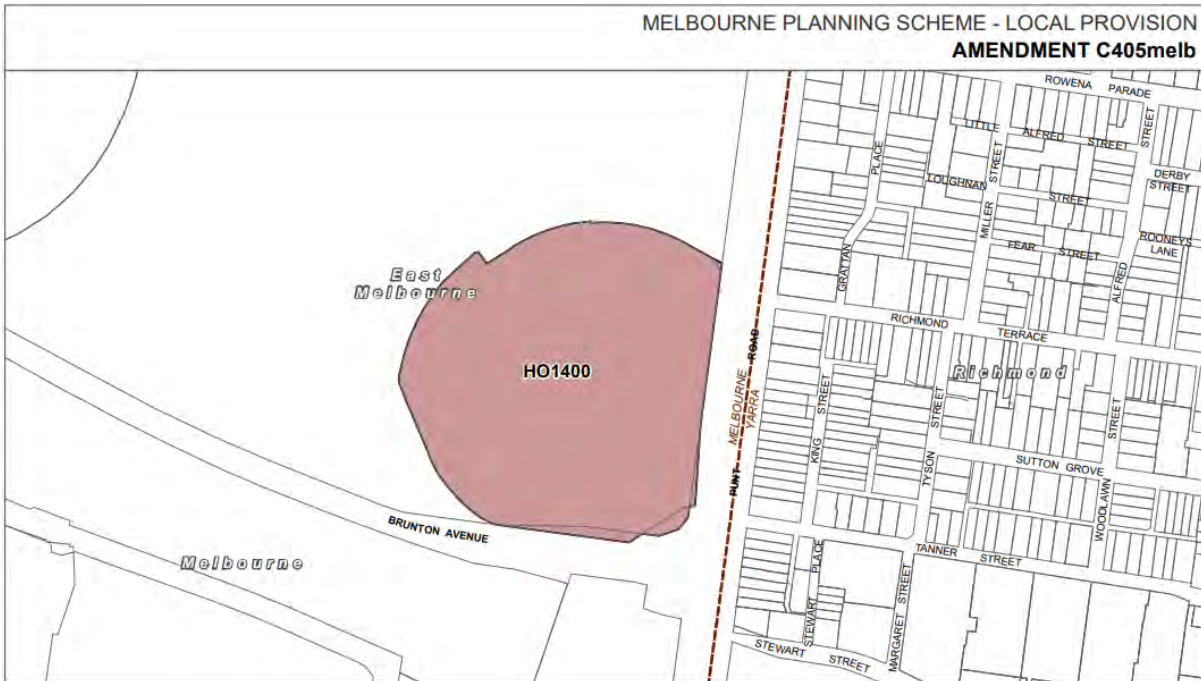
The new planning scheme amendment no. corresponding to the requested amendment under s.20(4) of the *Planning and Environment Act 1987* is Amendment C415melb.

<sup>3</sup> Melbourne Planning Scheme Amendment C278melb, Panel Report, 1 June 2021 (p.56 of 113)

<sup>4</sup> Melbourne Planning Scheme Amendment C278melb, Panel Report, 1 June 2021 (p.58 of 113)

#### 4.6.2 Amendment C405melb (Permanent Heritage Controls for Punt Road Oval)

Amendment C405melb applies to selected properties in Carlton, Punt Road Oval and a small section of Yarra Park to the southeast of the Punt Road Oval.



**Excerpt from proposed Map 9HO (Heritage Overlay) under Amendment C405MELB**

Amendment C405melb seeks to implement the recommendations of the 'Punt Road Oval (Richmond Cricket Ground) Heritage Review' methodology report, prepared by Context for City of Melbourne and dated 27 October 2021 (**the Context Heritage Study**), on a permanent basis.

Amendment C405 would categorise Punt Road Oval as a 'Significant' heritage place in Council's Heritage Places Inventory.

Management's request to prepare and exhibit Amendment C405melb was considered and approved at Council's Future Melbourne Committee on 16 November 2021.

Amendment C405 was publicly exhibited between 24 February 2022 and 31 March 2022. The next step in progressing Amendment C405 is for management to consider the submissions received in respect of the Amendment, and present its summary and consideration of the submissions to Council's Future Melbourne Committee, together with a request to appoint an independent panel to consider these submissions.

Until such time as Amendment C405 is considered by an independent panel, and adopted by Melbourne City Council, it is not a seriously entertained Planning Scheme Amendment.

Notwithstanding this, *Clause 43.01-8 Heritage Overlay (Decision Guidelines)*, provides:

*Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:*

- *Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*

The Context Heritage Study is the most recent heritage study prepared for Punt Road Oval, albeit not yet finalised in Amendment C405, and includes a comprehensive analysis of the heritage significance of the Site.

The Context Heritage Study has informed assessment of Amendment C421melb.

#### 4.6.3 Amendment C427 (Interim Heritage Controls for Punt Road Oval)

Amendment C427melb applies to the Punt Road Oval and a small section of Yarra Park to the southeast of Punt Road Oval.



Amendment C427melb seeks to implement the recommendations of the Context Heritage Study on an interim basis. Specifically, the Amendment would make the following changes to the Melbourne Planning Scheme on an interim basis:

- Amending the Schedule to Clause 43.01 (Heritage Overlay) by including 1 new individual Heritage Overlay (HO1400 Punt Road Oval (Richmond Cricket Ground)).
- Amending Melbourne Planning Scheme Map 9HO by deleting part of the HO2 East Melbourne and Jolimont Precinct that currently applies to the Punt Road Oval and a small section of Yarra Park to the southeast and applying HO1400 to Punt Road Oval and a small section of Yarra Park to the southeast.
- Amend the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) by:
  - Renaming the existing incorporated document titled Heritage Places Inventory February 2020 Part A (Amended May 2021) to the Heritage Places Inventory February 2020 Part A (Amended March 2022).
  - Renaming the existing incorporated document titled Heritage Places Inventory February 2020 Part B (Amended September 2021) to the Heritage Places Inventory February 2020 Part B (Amended March 2022).
- Amending the Incorporated Document, 'Heritage Places Inventory February 2020 Part A (Amended March 2022)', to add a listing for Punt Road Oval (Richmond Cricket Ground) with a building category of "Significant" and a streetscape grading of "-".
- Amending the Incorporated Document, 'Heritage Places Inventory February 2020 Part B (Amended March 2022)', to delete the listing for Richmond Cricket Ground & Pavilion.

The purpose of Amendment C427melb is to provide interim heritage controls for Punt Road Oval while Amendment C405melb, which seeks to apply permanent heritage controls to Punt Road Oval, is progressed.

A request was submitted to the Minister for Planning to approve Amendment C427melb under S.20(4) of the *Planning and Environment Act 1987* on 28 March 2022.

## 5 PUBLIC NOTIFICATION

Melbourne City Council is a prescribed municipal council for Amendment C421melb for the purposes of S.19(c) of the *Planning and Environment Act 1987*.

The Minister for Planning is exercising his powers under S.20(4) of the *Planning and Environment Act 1987*, and the requirements of sections 17, 18 and 19 of the *Planning and Environment Act 1987* do not apply to Amendment C421melb.

The Minister undertook targeted consultation with local councils (including Melbourne City Council), agencies, stakeholder groups and nearby owners and occupiers under S.20(5) of the *Planning and Environment Act 1987*, commencing on 15 February 2022.

The formal period for consultation on Amendment C421melb concluded on 14 March 2022.

## 6 CoM Internal Advisor Comments

### 6.1 Heritage

#### 6.1.1 Referral Comments

Council's Heritage Advisor provided the following comments (*italics*) on Amendment C421melb on 30 March 2022:

*'From the perspective of heritage, the proposed demolition of the Jack Dyer Stand is pivotal to the proposal for redevelopment of the Punt Road Oval. This Heritage Advice is in effect a peer review of the prior heritage work undertaken to establish the heritage value of the site and particularly the Jack Dyer Stand and to assess the options for ensuring the continued function the Punt Road Oval that is central to its heritage significance. Having been established in 1855 as the Richmond Cricket Club the oval has heritage value extending back almost to the inception of sport in colonial Melbourne.'*

*The Heritage Review of the Punt Road Oval prepared by Context for the City of Melbourne, October 2021 records that:*

*As part of the early development of the game a meeting was held at the Richmond Cricket Ground on Saturday 31 July 1858 when one of the organisers, cricketer James 'Jerry' Bryant, intimated that he 'would have a ball to practise on the Richmond cricket ground, after which a meeting would be held to draw up rules' (Australasian, 11 March 1876: 13). This occurred one week prior to the first recorded match of football in Yarra Park between Scotch College and Melbourne Grammar School.*

*The current Richmond Football Club first played at the Punt Road Oval in April 1885. An earlier Richmond football club is reported by Context as having played football at the oval from the 1860 although inconsistently.*

*From the perspective of heritage, it is evident that the Jack Dyer Stand constructed in 1914 has heritage importance, is very prominent, and embodies the long history of the Richmond Football Club as well as the game. It is also evident that the demolition of the Jack Dyer Stand would be a significant heritage loss.*

*The 'Richmond Cricket Ground and Pavilion' is located within the Heritage Overlay HO2 and was graded 'C' in the East Melbourne and Jolimont Conservation Study of 1985 and the grading has recently been reviewed and is now proposed as a 'Significant' building, notwithstanding the many alterations that have occurred over time.*

*History of heritage assessments of the site have been somewhat confused, and it is noted that the Heritage Impact Statement (HIS) prepared by Lovell Chen, November 2021 (p26) in relation to aesthetic significance states:*

*The statement [of heritage significance for HO2] references views in an out to the bordering residential areas. This part of the statement references the MCG and Punt Road Oval as being present in Yarra Park ('Yarra Park is dominated by the MCG and also hosts the Punt Road Oval'), but does not identify relevant aesthetic qualities.*

*With regard to the heritage significance of the Punt Road Oval the HIS finds the following:*

*With its very long history (the ground is older than most) and extended associations with the Richmond Cricket Club and Richmond Football Club (ongoing), the Punt Road Oval is similarly of historical and social value. In the context of the East Melbourne and Jolimont Precinct, these values are as expressed in the HO2 Statement of Significance. Beyond this broad recognition of its contribution to and importance to HO2 and the key relationships with Yarra Park and the MCG, the Punt Road Oval is also considered to be of historical and social significance in its own right:*

- historical significance for its history as an early sports ground in Melbourne (noting it is significantly earlier than most other surviving examples)*
- historical significance for its associations with the Richmond Cricket Club and the Richmond Football Club (noting that the latter is ongoing)*
- social significance (traditional home of the Richmond Football Club and focus of strong contemporary RFC community attachment, possible attachment as related to its former association with the Richmond Cricket Club).*

*These values apply to the place as a whole.*

*In relation to the comparative assessment of the significance of the Jack Dyer Stand the Lovell Chen HIS finds that:*

*Based on the limited research undertaken for this HIS, the Jack Dyer Stand is of historical and architectural significance at a local level as an example of an early twentieth century grandstand, relatively rare in metropolitan Melbourne. In this regard it is diminished by the 1927 additions which were designed to match the original Watts design but compromised the symmetry and overall presentation of the original building, and to a lesser degree by the other more minor accretions.*

*And that:*



*Based on the limited research undertaken for this report the original section of the Jack Dyer Stand is of significance for the following reasons:*

- *individual architectural and historical significance as a representative example of an early twentieth century grandstand and one that is relatively rare, particularly in the metropolitan area*

*While part of the evolved form of the building, the 1926-27 addition is of a lower level of significance.*

*At section 4.3 of the HIS under the heading Comment on grading is the following:*

*Consistent with the City of Melbourne's recommendation, it is considered appropriate that the Punt Road Oval be identified as a Significant Heritage Place within HO2. This is having regard for the local policy at Clause 22.05 (Heritage Places Outside the Capital City Zone), where Significant heritage places are defined as follows:*

*A significant heritage place is individually important at state or local level, and a heritage place in its own right. It is of historic, aesthetic, scientific, social or spiritual significance to the municipality. A significant heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a significant heritage place can make an important contribution to the precinct.*

*As is set out in the HIS by Lovell Chen the proposed demolition of the Jack Dyer Stand is contrary to both the decision guidelines of the Heritage Overlay at Clause 43.01-8 particularly:*

- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*

*And policy at Clause 22.05, Heritage Places Outside the Capital City Zone, Demolition:*

- *Full demolition of significant or contributory buildings will not generally be permitted.*

*Also:*

- *The adaptive reuse of a heritage place is encouraged as an alternative to demolition.*
- *The poor structural or aesthetic condition of a significant or contributory building will not be considered justification for permitting demolition*

*Under Clause 22.05 matters to be considered, as appropriate by the responsible authority include:*

- *Whether there are any exceptional circumstances.*

*It is clear that the policy expectation of the Melbourne Planning Scheme with respect to heritage is that the Jack Dyer Stand should be conserved. The demolition of the building would result in loss of heritage significance that goes well beyond the loss of "a buildings that is likely fondly regarded by the RFC members and supporters and other visitors to Punt Road Oval and is familiar to those passing along Punt Road and within Yarra Park". This trivialization of heritage significance provided at Section 7.1 Demolition of the HIS should be accorded no weight as it would equally justify the demolition of a great many other heritage buildings.*

*In justification of the support of the HIS for demolition of the Jack Dyer Stand is the next paragraph at page 41 is as follows:*

- *In this context, options for retention were considered by the RFC as part of the master planning process but these were determined not to be viable or acceptable considering a range of factors, including the oval interface, safety, structural and code compliance issues, amongst others. Refer to the discussion at Section 5.0 'Planning Considerations' and specifically section 5.2.2 in the Urbis Planning Report and the Development Options discussion in the Cox Architecture Concept Design Report.*

*This deference to the Urbis report does not provide any meaningful justification for how these other planning considerations can, or should, be balanced against the evident adverse impact on heritage significance of the Punt Road Oval with removal of the primary demonstration of the depth of time over which the place has been used.*

*That the limited exploration of development Options provided in the Urbis Planning Report at 3.1.1 Expanded Oval can be taken as satisfactory response to the proposed contravention of the heritage provisions of the Melbourne Planning Scheme lacks any credibility.*

*With regard to the option in which the Jack Dyer Stand is replaced Urbis make the claim that:*

*Only this option achieves a satisfactory outcome in relation to optimal oval dimensions along with the required spectator and related facilities.*

*With regard to the option in which the Jack Dyer Stand is relocated Urbis state:*

*High degree of complexity associated with relocating an existing building. Staging of master plan delivery becomes problematic. The refurbished Jack Dyer Stand does not support a range of uses, does not provide contemporary spectator facilities and limits the future flexibility of the Club.*

*The wholesale loss of all the heritage fabric of the Punt Road Oval that would reduce the heritage value of the site to the historical record is justified above on the assertion that conservation with relocation of the principal significant elements of the Jack Dyer Stand to accommodate the expansion of the oval to optima dimensions would be complex and problematic.*

*It appears that Lovell Chen in preparing their Heritage Impact Statement in support of the demolition of the Jack Dyer Stand have not undertaken meaningfully analysis of what would be involved in the relocation and restoration of the mature 1927 former (if with compromised symmetry) in conjunction with the redevelopment of the oval.*

*It is somewhat shocking that the fundamental issue of demolition of the Jack Dyer Stand, the pivotal issue to the redevelopment of the site appears not to have been resolved prior to the commitment to its demolition.*

*Whist new to assessment of this matter and not having informed myself of all work and documentation that may be available, on the basis of the Lovell Chen Heritage Impact Statement and the Urbis Planning Report it is my assessment of these documents that the proposed demolition is entirely without reasonably and sound justification on heritage grounds and should be opposed by the City of Melbourne.*

*Engineering opinion stating that retention of heritage buildings is not feasible can be treated as no more than assertion of subjective opinion where it is not supported by reasoned explanation of what is necessary to structurally remediate, rather than demolish, a building. Assertion of opinion regarding difficulty of relocation is equally hollow and can be accorded no weight. What is required is analysis of the existing heritage fabric, its condition, presentation and significance of its parts, and work that would be required for relocation and restoration of the significant heritage fabric.*

*Meaningful and credible assessment of the possibility of relocation of the important elements of the Jack Dyer Stand does not appear to have been undertaken.*

*The relocation, or partial relocation of heritage buildings is generally considered contentious. At Clause 22.05 under the heading Relocation:*

- It is policy that: A building be retained in-situ unless it can be shown that the place has a history of relocation and/or is designed for relocation.*
- An application to relocate a building should include recording its location on the site prior to relocation and supervision of its relocation by an appropriately qualified person.*

*At Article 9. Location of the Burra Charter, the conservation principals, processes and practice of which informs Clause 22.05, is the following regarding relocation of heritage buildings:*



9.1 *The physical location of a place is part of its cultural significance. A building, work or other element of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.*

9.2 *Some buildings, works or other elements of places were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other elements do not have significant links with their present location, removal may be appropriate.*

9.3 *If any building, work or other element is moved, it should be moved to an appropriate location and given an appropriate use. Such action should not be to the detriment of any place of cultural significance.*

*It is historically the case that grandstands have been relocated both in this heritage place and more generally. It is evident that in this case the best option for ensuring the long term continued use of the site is to expand the size of the oval to its optimum size and to relocate the Jack Dyer Stand to accommodate that change. The use of the stand and minor change in location would have no adverse impact on its heritage value and restoration in the process to its 1927 form would enhance its heritage value. Relocation need have no detriment to the significance of the Stand or the Punt Road Oval.*

*Having regard to the above it is my strong recommendation that the demolition of the Jack Dyer Stand is unsupported by the heritage provisions of the Melbourne Planning Scheme, has not been justified by any particular mitigating circumstances in this instance, and should be opposed by the City of Melbourne.*

Further comments in relation to proposal were provided on 4 April 2022:

*Further to our discussion regarding the limited expansion retain the Jack Dyer with removal of the apron in front, I note that this option would only provide an oval width that is some 6 metres less than the MCG and remains a compromise. The significance of the Jack Dyer would be retained however the context would be somewhat contorted (expressive of the compromised response) by comparison with the largess of the configuration prior to widening of Punt Road and Brunton Ave.*

*As discussed the stand (wall) and stairs could conceivably stand adjacent to the ground and retain its heritage value.*

*The best option for both ground and the Jack Dyer Stand is clearly the relocation. The assessment provided by the applicant team is just deficient regarding demonstration of what is "problematic" and does not allow any independent assessment of the priorities of the master plan.*

*The Design Response included the following 'determination' at Option 5, Jack Dyer Stand is relocated, (page 32) 3.1 Option Summary:*

*A high degree of complexity and cost associated with relocating an existing building. Staging of master plan delivery also becomes problematic. The refurbished Jack Dyer Stand does not support a range of uses and limits the future flexibility of the Club.*

*As a refurbishment of the Jack Dyer Stand cannot provide the additional area required for the Club's operations, it would be necessary to lift the building on top of a podium to provide for new accommodation. This would alter the presentation of the building and increase the scale.*

*There is in the above confusion between relocation and refurbishment and the relocation of the roof and seating onto a new podium that is in part a reconstruction/adaptation of the original base to be located in the area proposed in the Option 6 for a replacement building.*

*The principal elements of the Jack Dyer are (in my assessment) the oval frontage Edwardian expression of the Stand including the roof and gables with fretwork and supports that convey the depth of time and the shelter and outlook.*

*The extent of the brickwork of the base and other features including the curved rear wall can reasonably be seen as secondary in importance although clearly contributory in value.*

*The fundamental question that the design brief should be required to address is not 'what alternatives to conservation might suit other agendas?', but rather:*

*'what is the best proposal for relocation and adaption of the Jack Dyer Stand - with relocation of the seating and super structure including restoration with reconstruction in a new position of the upper portion of the brickwork and render base, having clear reference to the original and providing for adaptive new use to address the master plan in optimising the oval and its use?'*

*It is to be noted that none of the 6 key drivers of the design to produce the "ideal facility" included heritage and this oversight is reflected in the apologist position taken in relation to heritage, seeking to ease its passing.*

*The encroachment of the proposed into the Heritage Listed Yarra Park (H2251) should make it possible to enlist the support of Heritage Victoria to ensure that Heritage issues are properly assessed rather than dismissed.*

*At 2.5.3 The Jack Dyer Grandstand of the Design Response by Cox (page 24) is the following statement regarding assessment of relocation:*

*A building relocation specialist was engaged to advise regarding the relocation potential of the grandstand. A preliminary assessment of the building recommended repair and restoration be undertaken before relocation is attempted. It was concluded that relocation, whilst structurally viable, presents a high degree of complexity and associated cost. This option is discussed further in Section 3.1 (Option 5).*

*It is my recommendation that the heritage assessment cannot seriously be considered complete without at basis this work being made available for review.*

### **6.1.2 Planner Response**

Following receipt of these referral comments, Council requested further justification from the permit applicant of why the relocation of the Jack Dyer stand was not proposed. Council's Heritage Advisor's comments have informed consideration of the proposed development under Amendment C421melb against the policies at *Clause 22.05 Heritage Places outside the Capital City Zone* in Section 7.3 of this report.

## **6.2 City Design**

### **6.2.1 Referral Comments**

Council's City Design Team provided the following comments (*italics*) on Amendment C421melb on 25 March 2022:

#### **Advice summary**

*The City of Melbourne commends the client and design team's ambitions to improve the facilities and grounds and hope to help facilitate an outcome that addresses both project objectives and an optimal urban design outcome for the historically significant Yarra Park precinct.*

#### **The urban design value of the heritage Jack Dyer Stand**

*City Design's primary concern is the proposed demolition of a City of Melbourne cultural and heritage asset, and the impact to precinct urban design. A heritage 'C' grading currently applies to Punt Road Oval. Council has endorsed the 'significant' grading to the Punt Road Oval via Amendment C405, demonstrating a commitment to the heritage significance of the park and Jack Dyer Stand.*

*Yarra Park and the Jack Dyer Stand are an important part of the character and urban design quality of East Melbourne, creating a sense of connection to history and place. The character of the Jack Dyer Stand is experienced from within Punt Road Oval and Yarra Park, and from adjacent public realm including Punt Road, Brunton Avenue and the rail overpass.*

#### **City Design preferred option – Option 4, Swinburne Centre is replaced or extended**

*The demolition of the Jack Dyer Stand is not adequately justified by the proposed benefits of the applicants preferred option (option 6).*



An investment in good design should be prioritised to key sites such as the Punt Road Oval. This requires holistic consideration of site and precinct characteristics, landscape and architectural quality, sustainability, heritage and urban design.

A well-designed refurbishment and extension of the Swinburne Centre, utilising Cox Architecture's expertise and design concepts, will be of net benefit to the grounds and surrounding precinct. This option will achieve optimal facilities and oval dimensions, improvement of overall design quality of buildings on site, potential environmental benefits of an adaptive re-use proposal, and the retention of the valued heritage Jack Dyer Stand.

### Discussion

<b>Assessment of options</b>		
<b>Applicant ambitions</b>	<b>Urban design quality</b>	<b>City Design Recommendations</b>
<b>Option 1: No development (refurbishment works only)</b>		
<ul style="list-style-type: none"> <li>Option does not improve facilities or oval dimensions</li> </ul>	<ul style="list-style-type: none"> <li>No change to precinct urban design quality</li> </ul>	<ul style="list-style-type: none"> <li><b>Not recommended</b></li> </ul>
<b>Option 2: No new development is proposed within the listed land</b>		
<ul style="list-style-type: none"> <li>New facilities are provided</li> <li>Spectator capacity can be increased</li> <li>Oval dimensions are increased (optimal dimensions not achieved)</li> </ul>	<ul style="list-style-type: none"> <li>The Jack Dyer Stand is retained, with some removal of the lower stands anticipated.</li> <li>Urban design is generally comfortable with the removal of the lower stands – we defer to council heritage advisors.</li> </ul>	<ul style="list-style-type: none"> <li><b>This option could be further explored.</b></li> <li>A novel and high quality design concept could be explored to new facilities.</li> <li>The landscaped podium carpark design could still be pursued.</li> <li>Sympathetic rear additions to the Jack Dyer Stand could be pursued to improve facilities.</li> <li>Oval dimensions are improved.</li> </ul>
<b>Option 3: New additions proposed to the rear of the Jack Dyer Stand within the listed land</b>		
<ul style="list-style-type: none"> <li>New facilities are provided</li> <li>Spectator capacity can be increased</li> <li>Oval dimensions are increased (optimal dimensions not achieved)</li> </ul>	<ul style="list-style-type: none"> <li>The Jack Dyer Stand is retained, with some removal with the lower stands anticipated.</li> <li>Jack Dyer Stand will be concealed from parklands by a rear extension. The implications of this could be managed by a sympathetic design outcome which protects key views to the stands – we defer to council heritage advisors.</li> </ul>	<ul style="list-style-type: none"> <li><b>This could be explored alongside option 2.</b></li> </ul>

<b>Option 4: Swinburne Centre is replaced or extended</b>		
<ul style="list-style-type: none"> <li>• Optimal facilities</li> <li>• Optimal spectator capacity</li> <li>• Optimal oval dimensions</li> <li>• Cost / sustainability concerns of removing 10 year old building.</li> </ul>	<ul style="list-style-type: none"> <li>• The Jack Dyer Stand is retained, with some removal with the lower stands anticipated.</li> <li>• Site architectural and urban design quality can be improved by a well-considered adaptive re-use proposal or new development.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>This is the preferred option.</b></li> <li>• Both applicant and precinct urban design ambitions are fully achieved</li> <li>• The landscaped podium carpark design could still be pursued.</li> <li>• Sympathetic rear additions to the Jack Dyer Stand could be pursued to further improve facilities– we defer to council heritage advisors.</li> </ul>
<b>Option 5: Jack Dyer Stand is relocated</b>		
<ul style="list-style-type: none"> <li>• New facilities are provided</li> <li>• Spectator capacity can be increased</li> <li>• Oval dimensions are increased (optimal dimensions not achieved)</li> <li>• Cost and complexity of relocating stand</li> </ul>	<ul style="list-style-type: none"> <li>• The Jack Dyer Stand is retained on top of a podium.</li> <li>• Heritage advice and further design detail is required to assess the merits of this proposal.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>This option is not recommended due to significant complexity and unresolved detail.</b></li> </ul>
<b>Option 6: Jack Dyer Stand is replaced</b>		
<ul style="list-style-type: none"> <li>• New facilities are provided</li> <li>• Spectator capacity can be increased</li> <li>• Oval dimensions are increased (optimal dimensions not achieved)</li> </ul>	<ul style="list-style-type: none"> <li>• The historically significant Jack Dyer Stand is demolished.</li> <li>• There are no major issues with the proposed architectural and landscape design based on the provided concept drawings. Further information is requested for detailed City Design review of urban design and landscaping.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>This option is not recommended due to precinct urban design impacts to the Yarra Park Precinct.</b></li> <li>• If this option is pursued, further information is required to assess detailed design considerations, including: <ul style="list-style-type: none"> <li>• Dimensioned plans</li> <li>• Façade details</li> <li>• Landscape details – planting and planter dimensions, ramp dimensions</li> <li>• Depth and width of planters dimensions are requested</li> <li>• Façade details</li> <li>• Confirmation that material quality as presented in drawing</li> </ul> </li> </ul>



		<i>package (Oct 2021) will be achieved.</i>
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Following a further meeting with Council's City Design Team on 12 April 2022, the following additional comments were provided addressing the development scheme as proposed in the consultation package for Amendment C421melb.

*Thank you for referring the Punt Road Oval redevelopment proposal by Cox Architecture and FORMium Landscape Architects (dated October 2021) for City Design Review discussion on 12 April 2022. The concept design proposes a new built works and includes the demolition of the heritage Jack Dyer Stand.*

*City Design has provided written advice on a preferred option to the site on 23 March 2022 (DM15350265).*

*The following assessment puts forward crucial urban design, landscape and ESD considerations to ensure an exceptional level of design quality will be achieved to any proposed development to the historically significant Yarra Park precinct.*

### **ESD expectations**

- *Commitment to net zero carbon development*
- *5 Star Green Star registration (prior to commencement of development) and certification (12 months post occupancy) using Green Star Buildings V1*
- *Use of City of Melbourne's Green Factor tool, and a detailed green factor assessment achieving 0.55*
- *Provision of detailed landscape and greening plans*
- *The site boundary should be clearly delineated including the proposed redevelopment zones only. ESD benchmarks should be reached without relying on solar PV and other infrastructure provided elsewhere on the site. This applies to all aspects except Stormwater quality and quantity requirements, where the entire project site must meet Waterway protection (Credit 39) credit achievement outcomes.*

### **Overall design narrative**

- *Demonstration of a robust architectural and landscape design narrative which references and respects the cultural heritage significance of the park and surrounding precinct.*
- *The design narrative should translate to a concept design which address the qualities the client is looking to integrate into their broader social program, including gender equity, and engagement with Traditional Owners.*
- *The design concept should be visibly and authentically demonstrated through all elements of the design, including landscape and architectural detail.*

### **Public quality of raised terrace**

- *The raised terrace is supported as a way to integrate and conceal podium car parking into a landscaping approach which reconciles levels across the site. The success of this approach requires the resolution of safe, accessible and publically inviting interfaces with the existing Yarra Park precinct.*
- *Provide resolved section details to demonstrate the safe, accessible and a seamless transition of edge conditions between the proposed raised landscape spaces and existing conditions, including to the northern Yarra Park interface, and the footpath connections to the north-west and south-east. Existing sections are also requested for comparison.*
- *Provide details demonstrating how a clearer line of sight is maintained from the lower level footpaths to the elevated terrace. This could be achieved though achieving a more gradual slope from both sides, and widening the stairways.*

- *A sense of 'public invitation' must be instilled into the design of the elevated terrace to ensure it appears as more than just a forecourt to the grandstand. This should be achieved through generosity of paths and stairs to the upper level, and other design cues (paving treatment, etc.).*
- *Floorplans, public interface elevations and other details are requested to demonstrate the safety of the buildings public interface with the raised terrace area, and public pathways to the terrace areas. This drawings should demonstrate the elimination of any entrapment spaces, and other design measures to improve passive surveillance and safety across the site, including lighting strategies, activation, etc.*
- *Workshops with City Design urban design and landscape design should be programmed into the project timeline to ensure the development of high quality public realm spaces and interfaces.*

### **Architectural Detail**

- *We generally support the quality of the proposed materials including the terracotta tiles, recycled timber, brickwork, and steel columns. We require ongoing confirmation that material quality as presented in drawing package (Oct 2021) will be achieved throughout design development, and further improved upon where possible. All materials are required to be high quality, natural, robust finishes which are contextually appropriate, durable and visually interesting.*
- *Provide section, plan and elevation details demonstrating how the façade systems are to be implemented. This should include demonstration of an elegant transition between intersecting materials, i.e. recycled brickwork and new brickwork.*
- *The proposed lift pavilion to the elevated terrace should be a lightweight and high quality structure which doesn't overly obstruct visibility and detract from the public quality of the space. A highly refined steel structure with highly transparent cladding is recommended.*
- *We support the retention of the original 1910s red bricks and other special elements of the heritage Jack Dyer Stand, and recommend the provision of a detailed interpretation strategy informing a considered and sensitive approach.*
- *Demonstrate how the existing Swinburne Centre will be revitalised, beyond ensuring it will be 'fit and functional for the next 20 years'. Detailed refurbishment plans should demonstrate how a more cohesive, respectful, high quality, robust and sustainable design approach can be achieved through targeted building improvements.*

### **Building program**

- *We strongly support the proposed community programming and request further detail and clarity to understand the public presence, accessibility and design qualities of the proposed spaces. The design of the building should demonstrate a strong community benefit beyond the provision of a stand that services the clubs core requirements.*
- *We support the provision of facilities to support AFLW, and request the demonstration of exemplary facilities.*

### **Further documentation required for detailed assessment**

- *Further detailed documentation is required to provide a thorough urban design and landscape assessment of the proposal before City Design can provide support for this proposal.*
- *This includes: dimensioned plans (showing ramps and level changes, and depth and width of stairs, walkways, etc.), annotated overall building elevations, detailed public interface elevations, and façade details (and other information as required as part of a standard planning application).*

### **6.2.2 Planner Response**

Acknowledging that Council's Urban Design team have stated a preference for alternative design treatments that retain, or relocate, the Jack Dyer Stand, enabling retention of the historically significant former grand stand on the land, for the reasons outlined in the assessment of the demolition of this building against Council's Heritage Policy, it is accepted that the retention or relocation of this building will not lead to the long term conservation of



the heritage place, and that the proposed redevelopment will serve to strengthen the historic narrative of the heritage place in other respects.

The comments provided by City Design of how the proposal can achieve design excellence has been considered and incorporated into proposed conditions, where appropriate. This will elevate the proposal and will be considered in the balancing of the loss of a heritage building against the physical and cultural benefits of the proposed redevelopment.

### 6.3 City Strategy

Council's City Strategy Team are responsible for progressing Council's planning scheme amendments relating to the heritage controls affecting the subject land, including:

- **PSA C414melb**, gazetted on 11 November 2021, which restored the heritage classification for the 'Richmond Cricket Ground & Pavilion' (also known as Punt Road Oval), which was inadvertently omitted from Council's Heritage Places Inventory in PSA C258melb.
- **PSA C405melb**, which seeks to implement the recommendations of the 'Punt Road Oval (Richmond Cricket Ground) Heritage Review', prepared for City of Melbourne by Context, dated 27 October 2021 (**the Context Heritage Study**). The Context Heritage Study recommends that the Punt Road Oval be classified as a 'Significant' heritage place in Council's Heritage Places Inventory. PSA C405melb concluded public exhibition on 31 March 2022.
- **PSA C427melb**, which seeks classify Punt Road Oval as a 'Significant' heritage place on an interim basis while PSA C405melb (seeking permanent controls) is progressed.

#### 6.3.1 Referral Comments

Council's City Strategy Team provided the following comments (*italics*) on Amendment C421melb on 25 March 2022:

*The Punt Road Oval Redevelopment Planning Report, Urbis, February 2022 (Planning Report) identifies that a Planning Scheme Amendment under Section 20(4) of the Planning and Environment Act 1987 should be used to facilitate the proposed redevelopment because of the "scale of the proposal, the significance of the Richmond Football Club within the State of Victoria, the range of applicable planning controls, the tight construction time pressures, and the extensive number of affected parties".*

*City Strategy notes this rationale, but also notes that it may be more appropriate to undertake a standard planning permit application process. Reasons include that:*

- *This allows the public to participate in the planning process in an open and transparent way.*
- *Introducing an incorporated document to facilitate the redevelopment adds complexity to the Melbourne Planning Scheme.*
- *It is not clear whether the incorporated document proposed through Amendment C421melb is consistent with the requirements of the existing incorporated plan, the Yarra Park Master Plan Implementation September 2010.*
- *Advertising signage prohibited under the Melbourne Planning Scheme might be able to be facilitated through the existing incorporated plan, the Yarra Park Master Plan Implementation September 2010.*
- *As currently worded, the liquor licensing requirements may result in it being necessary to undertake a planning scheme amendment to increase patron numbers or otherwise vary the requirements.*

#### **General comments on the incorporated document**

*There is a concern that if the development does not go ahead as proposed there will be insufficient guidance for decision makers to assess amended proposals. For this reason it is recommended an additional paragraph to clearly state that if the development does not go ahead as proposed in the*

*architectural plans referred to in the incorporated document then the incorporated document will no longer apply and the provisions of the Melbourne Planning Scheme will apply.*

*The proposed demolition of the Jack Dyer Stand is not supported. This is a Significant building and is the only remaining historic grandstand in the wider Yarra Park. The East Melbourne Group (in their submission to Heritage Victoria) has recommended that a condition be added to the incorporated document to prepare a comprehensive measured and photographic record of the Jack Dyer Stand if its demolition is allowed. This requirement is common practice for heritage buildings of this calibre. The record will document the heritage place for future generations.*

### **Heritage status of the Jack Dyer Stand and Punt Road Oval**

*The Jack Dyer Stand and Punt Road Oval have had heritage protection since the 1980s. Heritage Overlay HO2 East Melbourne & Jolimont Precinct currently applies and the site is C graded.*

*The Site is graded C under the A to D heritage grading system which will be phased out from the Melbourne Planning Scheme through Amendment C396melb. The A to D system is being replaced with a contemporary heritage category system where buildings are categorised Significant or Contributory. Amendment C396melb will be presented to the Melbourne City Council on 29 March 2022 when it will consider adopting the amendment.*

*The City of Melbourne commissioned heritage consultant, Context (now GML Heritage), to undertake a heritage review of the Jack Dyer Stand and Punt Road Oval – the Punt Road Oval Heritage Review (Context, 2021) (the Review). Context determined the site is Significant at a local level and that HO2 should be replaced by a new individual Heritage Overlay HO1400 Punt Road Oval (Richmond Cricket Ground), Punt Road, East Melbourne.*

*The City of Melbourne has prepared Amendment C405melb to implement the Review on a permanent basis. Amendment C405melb was placed on public exhibition from 24 February to 31 March 2022.*

*The City of Melbourne is in the process of requesting that the Minister for Planning apply a Significant category to the Jack Dyer Stand and Punt Road Oval on an interim basis via a Planning Scheme Amendment C427melb under Section 20(4) of the Planning and Environment Act 1987. It is anticipated that the Significant category will apply on an interim basis while Amendment C405 is processed.*

*City Strategy has not provided comments on the heritage impacts of the proposed redevelopment. It is assumed that comments from an internal heritage advisor will be provided in this regard. It is noted the proposal is not consistent with the City of Melbourne heritage policy (Clause 22.05 Heritage Places Outside the Capital City Zone) which includes that the full demolition of Significant and Contributory buildings will not be generally permitted.*

### **6.3.2 Planner Response**

As set out in section 8.2 of this report, the proposed development has been assessed on the basis of the current heritage protections afforded by the scheme, having regard to both the heritage impact statement prepared by Lovell Chen, dated November 2021, and the heritage study prepared by Context, dated 27 October 2021, which includes recommendations that have informed the permanent controls sought by PSA C405melb and the interim controls sought by PSA C427melb.

It is noted that PSA C405melb is not a seriously entertained Planning Scheme Amendment (an independent panel has not been appointed to consider submissions, and the Amendment has not been presented to Council for adoption), and PSA C427melb has not been approved by the Minister for Planning.

## **6.4 Environmentally Sustainable Design & Green Infrastructure**

### **6.4.1 Referral Comments**

Council's ESD & Green Infrastructure Team provided comments on Amendment C421melb on 29 March 2022.

Broadly, Council's ESD & Green Infrastructure Team found that the ESD response of the proposed development under Amendment C421melb commits to a level of sustainability that meets the objectives of *Clause 22.19*



*Energy, Water and Waste Efficiency and Clause 22.23 Stormwater Management (Water Sensitive Urban Design).*

Council's ESD & Green Infrastructure Team did however specify a number of recommendations in their advice to improve the ESD and provide confidence that the development is capable of achieving the aspirations outlined in the Sustainability Management Plan (SMP) prepared by WSP, dated November 2021 and the Water Sensitive Urban Design Report (WSUD) prepared by WSP, dated December 2021.

In further updated advice provided on 14 April 2022, Council's ESD & Green Infrastructure Team made two further key recommendations, including that the project should make a commitment to a net zero carbon development, and seek 5 Star Green Star registration and certification with the Green Building Council of Australia to provide 3<sup>rd</sup> party certification of the project and its capacity to comply with the intentions of the planning scheme<sup>5</sup>.

#### **6.4.2 Planner Response**

The proposed Incorporated Document includes standard conditions to facilitate the submission of a further updated ESD Statement and WSUD Statement (Section 7.15 & 7.18) prior to the commencement of the development (excluding demolition, bulk excavation and site preparation works).

Subject to the proposed Incorporated Document being updated to include the specific recommendations set out by Council's ESD & Green Infrastructure Team, it is considered that the development will meet the objectives of *Clause 22.19 Energy, Water and Waste Efficiency and Clause 22.23 Stormwater Management (Water Sensitive Urban Design).*

## **6.5 Urban Forestry**

### **6.5.1 Referral Comments**

Council's Urban Forestry Team provided the following comments (*italics*) on Amendment C421melb on 23 March 2022:

*I've reviewed the Arboricultural Impact Assessment (AIA). Trees within Yarra Park are not under CoM ownership or management.*

*We note that the trees subject of the AIA are within the Yarra Park Tree Strategy and as such would encourage the applicant to ensure canopy cover is not lost by ensuring trees are replaced. Additionally, we would recommend that a Tree Protection Plan is based on the recommendations within the AIA and once a Construction and Traffic Management Plan is developed.*

*As for the public trees around the ground, we would be recommending the inclusion of standard conditions to protect any trees that may be impacted.*

### **6.5.2 Planner Response**

As set out in Council's Urban Forestry Team's advice, trees within Yarra Park are not under CoM ownership or management.

The Melbourne Cricket Ground Trust are the committee of management for Yarra Park Reserve, as provided by *The Melbourne Cricket Ground and Yarra Park Amendment Act 2009*, and are responsible for tree management within the park.

The proposed Incorporated Document includes standard conditions to facilitate the submission of a Tree Protection Plan for publicly owned trees. It is recommended that these standard conditions be updated to reflect the management status for trees within Yarra Park.

## **6.6 Infrastructure**

### **6.6.1 Referral Comments**

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<sup>5</sup> Green Star Buildings tool (V1) is the current and only tool available to use for development applications. Green Star Design and As Built (V1.3) is now a legacy tool.

Council's Manager – Infrastructure provided the following comments (*italics*) on Amendment C421melb on 29 March 2022, in addition to recommending the inclusion of a number of standard conditions to ensure the proposed development integrated with, and repaired / reconstructed City of Melbourne infrastructure assets as required:

*Pursuant to the Road Management Act 2004 (the Act) any works within the road reserve of Punt Road and Brunton Avenue, arterial roads, requires the written consent of VicRoads, the Coordinating Road Authority. Footpaths, nature strips and medians of such roads fall under the City of Melbourne's control. The 'road' is the reserve from building line to building line. Subsequently our conditions for works on footpaths, nature strips and medians of arterial roads are listed below.*

*The maximum permissible width of a vehicle crossover without a pedestrian refuge is 7.6 metres. The crossings wider than 7.6 metres should include the provision of a minimum of 2.0 metres long pedestrian refuge islands at 7.6 metre spacings. The width of an abutting laneway entrance is included in the crossing width unless a 2.0 metre long pedestrian refuge island is provided between the laneway entrance and the crossing.*

*The proposed crossing is located next/within an existing street tree in the road reserve. This matter should be referred to the Urban Forest and Ecology Team for comment.*

### **6.6.2 Planner Response**

Conditions recommended for inclusion on the proposed Incorporated Document by Council's Manager – Infrastructure, have been incorporated into the recommended form of the Incorporated Document in this report.

## **6.7 Traffic Engineering**

### **6.7.1 Referral Comments**

Council's Traffic Engineer provided the following comments (*italics*) on Amendment C421melb on 31 March 2022:

#### **GENERAL**

*The site is located at the northwest corner of the Brunton Avenue / Punt Road intersection.*

#### **CAR / MOTORCYCLE PARKING**

*The Traffic Impact Assessment Report prepared by One Mile Grid acknowledges that the Melbourne Planning Scheme does not specify the number of parking spaces to be provided for stadiums / ovals. One Mile Grid instead worked on first principles based on existing car parking provision and capacity limits. They calculated that with the proposed new capacity of 8000, the number of car parking spaces required is 224, the proposed redevelopment will have 260 spaces which is more than what is calculated.*

*Transport Engineering is concerned that the 260 spaces provided is insufficient and would lead to overflow parking in abutting residential streets in East Melbourne and South Yarra. Traffic Engineering request surveys be carried out on similar size ovals in other surrounding areas to determine parking demand on game days drawing significant crowds to determine the parking demand that would form the basis on determining the car parking spaces to be provided in this development.*

*Transport Engineering also request parking surveys be conducted on several game days in residential streets in East Melbourne and Jolimont to determine overflow parking numbers.*

*Transport Engineering is also request more information on how the car park operates on game days. There are concerns that the parking fees could be over priced which will lead to visitors choosing to park in the residential streets instead of the car park.*

*Transport Engineering advises that it has received feedback from residents and businesses about difficulties in locating available parking spaces in the street adjacent to their residences / businesses. It is anticipated that this redevelopment will increase the difficulties existing residents have in locating available parking space and Transport Engineering will have to tighten the existing on street parking restrictions to protect the existing residents which could make it even more difficult for visitors to the redevelopment wanting to park their cars on street.*



*It is noted that the entry / exit for vehicles to Punt Road Oval is via Punt Road. Punt Road is an Arterial Road managed by Department of Transport and this application must be referred to them for consideration.*

*The car park facilities must be designed in accordance with Australian Standards and Melbourne Planning Scheme.*

### **BICYCLE PARKING**

*The planning scheme requires this redevelopment to provide 19 bike storage facilities. This redevelopment will however have 69 bicycle storage spaces within the development site which is acceptable. However, Transport Engineering strongly recommend for area to be set aside within the property for additional bicycle storage to cater for future demand.*

### **LOADING**

*There is off street loading provided in this redevelopment which is acceptable. Just a reminder given both roads abutting this development are arterial roads which are usually congested, there is no ability for on street loading to be created therefore this development must be self-sufficient in terms of off street loading facilities.*

#### **6.7.2 Planner Response**

Council's Traffic Engineer's advice has informed the assessment of the proposed development under Amendment C421melb against the requirements of the Melbourne Planning Scheme.

## **6.8 Waste Engineering**

### **6.8.1 Referral Comments**

Council's Waste Planning Engineer provided advice that the Waste Management Plan condition (7.13) needs to refer to the 2021 Waste Management Guidelines, not the 2017 version and a condition included in the permit requiring that all waste is to be stored and collected from within the property boundary.

### **6.8.2 Planner Response**

Updated conditions have been recommended for inclusion in the proposed Incorporated Document to address Council's Waste Planning Engineer's recommendations, noting that no Waste Management Plan was provided to accompany Amendment C421melb, and it is anticipated that the use / development will intensify waste generation on-site.

## 7 ASSESSMENT

### 7.1 Key Issues

The key issues for consideration in the assessment of Amendment C421melb, having regard to the relevant planning controls affecting the project area at the time of this report, are:

- Whether the proposed intensification of the use and development of the land for a Major Sport and Recreation Facility is appropriate, having regard to the purpose of the Public Park and Recreation Zone and relevant strategic policy guidance for Yarra Park and Melbourne.
- Whether the proposed development is acceptable, having regard to *Clause 22.05 Heritage Places outside the Capital City Zone*.
- Whether the proposed development is acceptable, having regard to *Clause 22.17 Urban Design outside the Capital City Zone*.
- Other relevant matters, including:
  - Whether variation of the current liquor license to alter the area that liquor is allowed to be consumed or supplied within is acceptable, having regard to Clause 22.22 Policy for Licensed Premises that require a Planning Permit.
  - Whether the proposal is acceptable, having regard to the requirements of *Clause 52.05 Advertising Signage*.
  - Whether the proposal is acceptable, having regard to the requirements of *Clause 52.06 Car Parking*, including traffic impacts associated with the proposed development.

### 7.2 Use & Development for a Major Sports and Recreation Facility in the PPZ

#### 7.2.1 Planning Control & Policy Framework for Assessment

The project area for Amendment C421melb, Punt Road Oval (Richmond Cricket Ground), is located in the Public Park and Recreation Zone.

The purpose of the Public Park and Recreation Zone is:

- To implement the Municipal Planning Strategy and Planning Policy Framework.
- To recognise areas for public recreation and open space.
- To protect and conserve areas of significance where appropriate.
- To provide for commercial uses where appropriate.

The Municipal Planning Statement and Planning Policy Framework in the Melbourne Planning Scheme establish the Sports and Entertainment Area, which includes Yarra Park, as a major asset to the City of Melbourne.

The Sports and Entertainment Area includes some of Melbourne's major sporting and entertainment venues as well as some of the largest areas of parkland in the vicinity of the Central City, along the Yarra River corridor.

Parts of Yarra Park are further identified as being included in the 'Sports and Entertainment Precinct', which comprises a cluster of key sporting landmarks in the City of Melbourne, including:

- Melbourne Cricket Ground (MCG)
- Melbourne Park (which includes Margaret Court Arena, Rod Laver Arena and tennis courts)
- John Cain Arena (Formerly Hisense Arena)
- Olympic Park
- AAMI Park.



Punt Road Oval (Richmond Cricket Ground) is located at the periphery of the 'Sports and Entertainment Precinct' at the south-east edge of Yarra Park, and is included in the 'Sports and Entertainment Area' identified in Council's Municipal Strategic Statement.

Council's Municipal Strategic Statement includes the following policy for the 'Sports and Entertainment Area', highly relevant to the consideration of Amendment C421melb:

- *Support the functioning and growth of sports and entertainment facilities commensurate with their key state and national role.*

Sitting above Council's Municipal Strategic Statement is the Planning Policy Framework, which includes the following key policies relevant to the consideration of Amendment C421melb at *Clause 19 Infrastructure*:

**Clause 19.02-3S Cultural Facilities**

**Objective**

*To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.*

**Strategies**

*Encourage a wider range of arts, cultural and entertainment facilities including cinemas, restaurants, nightclubs and live theatres in the Central City and at Metropolitan Activity Centres.*

*Reinforce the existing major precincts for arts, sports and major events of state wide appeal.*

*Establish new facilities at locations well served by public transport.*

**Clause 19.02-3R Cultural Facilities – Metropolitan Melbourne**

**Strategies**

*Maintain and strengthen Melbourne's distinctiveness as a leading cultural and sporting city with world-class facilities.*

**Clause 19.02-4S Social and Cultural Infrastructure**

**Objective**

*To provide fairer distribution of and access to, social and cultural infrastructure.*

**Strategies**

*Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities.*

*Encourage the location of social and cultural infrastructure in activity centres.*

*Ensure social infrastructure is designed to be accessible.*

*Ensure social infrastructure in growth areas, is delivered early in the development process and in the right locations.*

*Plan and design community places and buildings so they can adapt as the population changes and different patterns of work and social life emerge.*

*Support innovative ways to maintain equitable service delivery to settlements that have limited or no capacity for further growth, or that experience population decline.*

*Identify and protect land for cemeteries and crematoria.*

## 7.2.2 Assessment

As set out in Section 2.1 of this report, Punt Road Oval is currently operated as a diverse multi-functional sports venue with a capacity of up to 4,000 patrons and existing car parking provision of 113 car spaces, and provides team training facilities and a sporting grounds for all Australian Rules football teams, including:

- Australian Football League (AFL)
- Australian Football League Women (AFLW)
- Victorian Football League (VFL)
- Wheelchair Victorian Football League (WVFL).

Punt Road Oval has excellent access to public transport infrastructure, benefitting from the extensive network of footpath and cycling infrastructure connecting Yarra Park to Melbourne & Olympic Parks to the south (and surrounding parks and central city) and being located less than 50 metres from Richmond Train Station.

Amendment C421melb broadly seeks to redevelop the oval to expand facilities for both Richmond Football Club and the Australian Rules football teams that rely on the oval for sporting infrastructure, including by significantly increasing spectator capacity (from 4,000 patrons to 8,000 patrons on 'Match Day'), providing new amenities and training facilities, and by providing additional car parking spaces.

The intensification of the use and development of Punt Road Oval (Richmond Cricket Ground) for a Major Sports and Recreation Facility proposed by Amendment C421melb is considered to directly address the purpose of the Public Park and Recreation Zone, and is supported by key policies in the Municipal Strategic Statement and Planning Policy Framework (highlighted above), noting the following:

- *Clause 21.15-3 Sports and Entertainment Area* of the Municipal Strategic Statement was introduced into the Melbourne Planning Scheme with Amendment C162melb, gazetted on 12 September 2013.

*Clause 21.15-3* of the MSS includes policies that recognise the importance of supporting the functioning and growth of sports and entertainment facilities through the delivery of infrastructure within this local area.

Shortly before the gazettal of Amendment C162melb, the first AFL Women's exhibition matches took place on 29 June 2013.

During the intervening nine years following the gazettal of Amendment C162melb, the AFL launched a national women's competition, which despite the impact of COVID-19 has continued to drive strong growth in participation in Australian Rules football in Australia.

2019 AFL Census data indicates that girls and women now represent 17.3% of all registered Community Club participants and 19.5% of registered Auskick players<sup>6</sup>.

AFLW is a major contributing factor in the growth of Australian Rules football, a significant sport and source of entertainment, over the past ten years. Council's Municipal Strategic Statement supports the delivery of infrastructure to meet this growth.

- *Clause 19.02-4S Social and Cultural Infrastructure* of the Planning Policy Framework includes policies that seek to identify and address gaps and deficiencies in social and cultural infrastructure.

Richmond Football Club, in the planning submission accompanying Amendment C421melb prepared by Urbis Pty Ltd, argue that the introduction and growth of AFLW has highlighted a gap and deficiency in social and community infrastructure for sport and recreation in Melbourne.

Richmond Football Club contend that Punt Road Oval, which is currently relied upon by the AFLW due to limited availability of suitable venues for the growing full spectrum of Australian Rules football participants, does not provide a fair opportunity for spectators and players of AFLW. Specifically, Richmond Football Club argue Punt Road Oval:

<sup>6</sup> Womens Footy Vision 2021-2030 (2021), prepared by Australian Football League and Australian Football League Women's



- Does not meet safety standards for public events and cannot accommodate crowd numbers prescribed by the AFLW to make matches feasible (>5,000 people).
- Does not provide suitable facilities for media, necessary to facilitate televised matches.
- Is not configured to support the circulation of spectators around the oval, limiting spectator experience and providing difficulty for the provision of facilities to support crowds.
- Cannot provide Federal *Disability Discrimination Act 1992* compliant spectator facilities due to the historic design and limitations of the major grand stand on the land, the Jack Dyer Stand.

Punt Road Oval (Richmond Cricket Ground) is social and cultural infrastructure, and Richmond Football Club have identified genuine deficiencies in this infrastructure that will limit the ability to respond to and promote the growth of AFLW, and by extension sports and entertainment in the City of Melbourne municipality. The Planning Policy Framework seeks to address deficiencies in social and cultural infrastructure where identified.

The key components of Amendment C421melb contributing to the intensification of the use and development of Punt Road Oval as a Major Sports and Recreation Facility in the Public Park and Recreation Zone, include:

- Reconfiguring and increasing the size of the oval to match standard oval dimensions derived from the Melbourne Cricket Ground and provide additional opportunities to install temporary spectator stands around the oval perimeter.
- Together with the reconfigured oval facilitating additional opportunities for temporary spectator stands on ‘Match Day’, existing above-ground buildings will be redeveloped to increase spectator capacity, from 4,000 spectators to 8,000 spectators.
- Providing contemporary and functional athletic facilities for athletes and employees engaged in the use of the land for a Major Sports and Recreation Facility.
- Increasing car parking provision to the venue (from 113 to 260 car parking spaces) and relocating these spaces below ground in a partially subterranean car parking and facilities building<sup>7</sup>.
- Providing 69 bicycle spaces, including end of trip facilities, for spectators and employees / athletes.

Setting aside Urban Design and Heritage considerations (which have been addressed separately in this report), the further intensification of Punt Road Oval as a Major Sports and Recreation Facility proposed in Amendment C421melb is appropriate within the PPRZ, will address identified deficiencies with the existing infrastructure, and will act to ‘future-proof’ the sporting facility for the anticipated further growth of AFL and AFLW.

### 7.3 Heritage

The project area for Amendment C421 spans land included in the following heritage overlays, and with the following heritage classification under local and state controls:

- Heritage Overlay – Schedule 2 (HO2): East Melbourne and Jolimont Precinct

The Incorporated Document, ‘Heritage Places Inventory February 2020 Part B (Amended September 2021)’, includes the following heritage classification for the parts of the project area that are affected by HO2:

Street	Number	Building Grading	Streetscape Grading
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<sup>7</sup> The Traffic Impact Assessment report prepared by One Mile Grid (8 February 2022) states that the proposed car park will be used solely for disabled parking during events at the MCG, with removable bollards being installed within the car park on event days to convert spaces to disabled car park spaces. The improved car parking facilities at Punt Road Oval will therefore also play a role in reducing dependence on Yarra Park for above ground parking, and improving access to events at the MCG for disabled persons who are unable to traverse Yarra Park when it is used for informal parking.

Yarra Park	Richmond Cricket Ground & Pavilion	C	-
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At the time of writing this report, notification of the gazettal of Amendment C427melb had not been received, which seeks to implement the recommendations of the Context Heritage Study on an interim basis, and would delete the above heritage classification, and add the following interim heritage classification in the Incorporated Document, 'Heritage Places Inventory February 2020 Part A (Amended May 2021)':

Street	Number	Building Category	Significant Streetscape
Punt Road	Punt Road Oval (Richmond Cricket Ground)	Significant	-

- Heritage Overlay – Schedule 194 (**HO194**): Yarra Park and Former Grand Rank Cabman's Shelter near Footbridge, Wellington Parade and Punt Road and Vale Street and Jolimont Tce and Brunton Avenue and Jolimont St, East Melbourne.

As documented in Section 3.2 of this report, City of Melbourne previously commented on a Permit Application No.35150 made by the proponent for Amendment C421melb to Heritage Victoria, seeking approval for works included in the extent of registration for Yarra Park (Victorian Heritage Register No.H2251) associated with the redevelopment of Punt Road Oval under Amendment C421melb, which has been granted.

The assessment in this report does not revisit the works proposed under Amendment C421melb extending into the area affected by HO194, and only addresses components of the proposed redevelopment affected by HO2, where Council's Heritage Policy, *Clause 22.05 Heritage Places outside the Capital City Zone* provides the relevant heritage assessment framework.

### 7.3.1 Council's Heritage Policy

Part B of *Clause 22.05 Heritage Places outside the Capital City Zone* applies to properties graded A to D within the Incorporated Document, 'Heritage Places Inventory February 2020 Part B (Amended September 2021)' (**Part B of the Inventory**).

As the Richmond Cricket Ground & Pavilion is classified a 'C' graded heritage place in Part B of the Inventory, Part B of *Clause 22.05 Heritage Places outside the Capital City Zone* (**Part B of Council's Heritage Policy**) is the relevant heritage assessment framework for Amendment C421melb.

The Objectives of Part B of Council's Heritage Policy include:

- 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.*
- To promote the identification, protection and management of aboriginal cultural heritage values.*

Part B of Council's Heritage Policy sets out 'performance standards', which outline the criteria by which the heritage aspects of planning applications will be assessed.

The redevelopment of Punt Road Oval proposed under Amendment C421melb is broadly composed of the following two components, which have been assessed against the relevant performance standards outlined in Part B of Council's Heritage Policy:

- Demolition of the Jack Dyer Stand (and other structures)



- Redevelopment of Punt Road Oval (and proposed new structures).

The following 'performance standards' in Council's Heritage Policy are relevant to the consideration of both the extent of demolition and new structures included in the proposed redevelopment of Punt Road Oval under Amendment C421melb:

#### **Archaeological Sites**

*Proposed development must not impact adversely on the aboriginal cultural heritage values, as indicated in an archaeologist's report, for any site known to contain aboriginal archaeological relics.*

#### **Sites of Historic or Social Significance**

*An assessment of a planning application should take into account all aspects of the significance of the place. Consideration should be given to the degree to which the existing fabric demonstrates the historic and social significance of the place, and how the proposal will affect this significance. Particular care should be taken in the assessment of cases where the diminished architectural condition of the place is outweighed by its historic or social value.*

### **7.3.2 Key extracts from proposed Statement of Significance in Context Heritage Study**

In addition to the 'performance standards' set out in Part B of Council's Heritage Policy, the decision guidelines in *Clause 43.01 Heritage Overlay* direct the responsible authority to consider the following before deciding on an application (amongst other matters):

- *Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*

While the Context Heritage Study is not an Incorporated Document in the Melbourne Planning Scheme, it is the most recent heritage study carried out for Punt Road Oval and Planning Scheme Amendments C405melb and C427melb.

Key extracts from a proposed Statement of Significance for Punt Road Oval (Richmond Cricket Ground) in the Context Heritage Study have been provided below for reference.

#### **PLACE HISTORY**

Highlighting the rich history of Punt Road Oval as an Aboriginal living area and meeting place within the traditional territory of the Wurundjeri Woiwurrung people of the East Kulin:

*The Punt Road Oval within the traditional territory of the Wurundjeri Woiwurrung people of the East Kulin who have occupied the Melbourne area for tens of thousands of years. At the time of British colonisation of Port Phillip in the mid-1830s the site of the oval was part of a larger area that was occupied as an Aboriginal living area and meeting place. It continued to be used as such through the 1840s, including as a ngarrga and ceremonial ground (Eidelsen 1997: 14).*

...

Highlighting the significant age of Punt Road Oval and its historic use for recreation purposes (dating to 1853):

*In 1853 a cricket ground was set aside within the Richmond Paddock for the Melbourne Cricket Club and the same year an area of the ground was also requested for the use of the Richmond Cricket Club (John Patrick 2001: 6). The ground was marked out at the eastern end of the reserve, providing easy access for residents of Richmond (then part of the City of Melbourne), which occupied the area on the east side of Punt Road. The Richmond Cricket Club was formally established in 1854. Its ground was 'fenced in, cleared, and levelled' in 1856 and played on for the first time in November 1856 (Argus, 24 October 1856: 5). It was described in the Australasian Sketcher in 1874 as having been 'in former years ... the principal and leading cricket ground, and on it the colony's first good cricketers were reared' (Burchett 1975: 51). One of the early cricketers of the club was Tom Wills, founder of Australian Rules football (Blainey 2010: 282).*

...

Highlighting the historic connection between Punt Road Oval, the origins of Australian Rules football, and the inspiration for Australian Rules football drawn from the Aboriginal Victorian game of *marngrook* (notably, a meeting where the first rules would be drawn up for the game was (intimated) at being physically held at Punt Road Oval following a practice game on 31 July 1858):

*Australian Rules football was first played in Melbourne in 1858, established as a winter sport for cricketers to maintain their fitness. It was developed as a new code, drawing in part on the Aboriginal Victorian game of marngrook. As part of the early development of the game a meeting was held at the Richmond Cricket Ground on Saturday 31 July 1858 when one of the organisers, cricketer James ‘Jerry’ Bryant, intimated that he ‘would have a ball to practise on the Richmond cricket ground, after which a meeting would be held to draw up rules’ (Australasian, 11 March 1876: 13). This occurred one week prior to the first recorded match of football in Yarra Park between Scotch College and Melbourne Grammar School.*

...

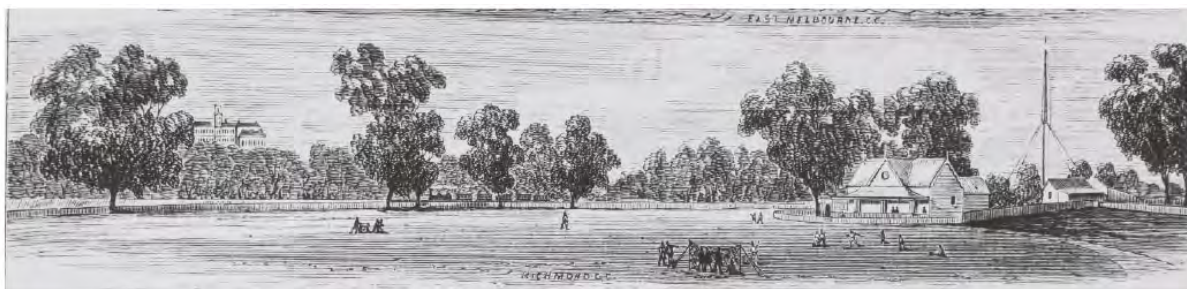


Figure 9. Detail from an engraving dated 1874 titled, ‘The Metropolitan Cricket Grounds’, showing the Richmond Cricket Ground. (Source: State Library Victoria, Accession No. H18227)



Figure 10. Detail from a photograph by the American & Australasian Photographic Company, taken c1870–75, showing the Richmond Cricket Ground (looking north). The early timber pavilion is visible at the western end of the ground. (Source: State Library of New South Wales)

***Excerpt from the Context Heritage Study showing an early engraving and photograph of Punt Road Oval / the Richmond Cricket Ground***

Highlighting the historic connection between Punt Road Oval and the Richmond Football Club, the elevation of Richmond Football Club to the premier league during a period of growth in the popularity of Australian Rules football in the early 1900s, and the construction of the Jack Dyer Stand in 1913-14 to provide necessary supporting infrastructure to meet this growth.

*The present Richmond Football Club was established in 1884 and was accepted into the Victorian Football Association (VFA), which was then the secondary league in Victoria (Bartlett 2007: 31). The club was presumably granted occupancy of the Richmond Cricket Ground at that time. While it was unusual that the ground lay outside the locality of the affiliated club, this is probably explained by the availability of a large area of public land at Yarra Park, which was easily accessible to Richmond residents, and also*



*by the fact that the Richmond Cricket Ground was reserved in 1853, which was prior to the establishment of the Richmond municipality in 1855. That is, Richmond was situated within the City of Melbourne when the ground was first established.*

*In 1907–08 Richmond Football Club was accepted into the Victorian Football League (VFL), which had been established in 1897. In 1908 the Richmond Cricket Club was granted an exemption under the Licensing Act in 1908, permitting alcohol to be served at the ground (VGG, 11 March 1908: 1576). Football grew in popularity in the early 1900s, and with Richmond elevated to the premier league in the state Richmond games attracted a greater number of spectators. This necessitated the construction of a suitable grandstand to accommodate the growing numbers. In 1913–14 a new brick grandstand was erected on the north side of the ground to a design by Thomas Watts & Son, which was designed to accommodate around 1200 spectators (this is now known as the Jack Dyer Stand). The ‘old smokers’ pavilion’, by then considered ‘unsightly’, was removed to make way for the admired new structure (Richmond Guardian, 18 April 1914: 2).*

Highlighting the naming period and namesake for Thomas Watts & Son’s grand stand.

*In 1998, the 1913–14 public grandstand was named after the champion Richmond football player Jack Dyer.*

Finally, the proposed Statement of Significance in the Context Heritage Study includes the following passage regarding the integrity of the Punt Road Oval (Richmond Cricket Ground) heritage place:

### **INTEGRITY**

*Punt Road Oval has relatively high integrity. Like other football grounds in Melbourne associated with the early VFL and AFL clubs, the ground has undergone change in response to changing demand and to meet changing standards and requirements associated with Australian Rules football. The ground remains in its original location, but the overall size and shape of the reserve has changed due to extensions to the ground in the 1920s, and areas lost for road widening in the 1960s. Entrances and access points have changed (although entrances at the northern and southern ends of the oval are longstanding features), and pavilions, stands, and turnstiles have been built and moved or replaced over time. In spite of changes, key attributes of the place remain, including the oval, the Edwardian grandstand (the Jack Dyer Stand), grassed embankments and the location of the scoreboard on the southeast corner embankment. Built form has consistently been limited to the north and west sides, meaning the visibility of the ground from the surrounding public domain, including from Yarra Park, Punt Road, Brunton Avenue, the multiple-track railway line and Richmond Railway Station, contribute to its presence and landmark qualities<sup>8</sup>. Other longstanding attributes include the use of the place by the Richmond Football Club<sup>9</sup>.*

*The Jack Dyer Stand is the earliest building surviving at the site, opened in 1914. In spite of an addition at the west end in 1927 (which is in keeping with the original), replacement of the original stairs and alterations to some fenestration and the podium, it retains key elements of its Edwardian-era grandstand type.*

<sup>8</sup> Built form at Punt Road Oval has consistently been limited to the north and west sides of the oval (i.e. where the current Jack Dyer Stand, its extension, the administration building and Swinburne Centre (aka David Mandie building) are located). Amendment C421melb seeks to maintain this development configuration.

<sup>9</sup> The use of the place by the Richmond Football Club is a relevant attribute contributing to the integrity of the heritage place.

### 7.3.3 Demolition of Jack Dyer Stand and other structures

The redevelopment of Punt Road Oval under Amendment C421melb seeks the demolition of:

- The Jack Dyer Stand and adjoining 1984 administration building.
- The demountable structures, substation, shed and small remnant brick building to the northeast of the oval.
- Car parking area and associated pavement / hardstanding to the north of the oval.

Part B of Council's Heritage Policy sets out the following 'performance standards' outlining criteria against which demolition of the Jack Dyer Stand and other structures is to be assessed:

#### **Demolition**

*Demolishing or removing original parts of buildings, as well as complete buildings, will not normally be permitted in the case of 'A' and 'B', the front part of 'C' and many 'D' graded buildings. The front part of a building is generally considered to be the front two rooms in depth.*

*Before deciding on an application for demolition of a graded building the responsible authority will consider as appropriate:*

- *The degree of its significance.*
- *The character and appearance of the building or works and its contribution to the architectural, social or historic character and appearance of the streetscape and the area.*
- *Whether the demolition or removal of any part of the building contributes to the long-term conservation of the significant fabric of that building.*
- *Whether the demolition or removal is justified for the development of land or the alteration of, or addition to, a building.*

*A demolition permit should not be granted until the proposed replacement building or works have been approved.*

Subject to conditions, which:

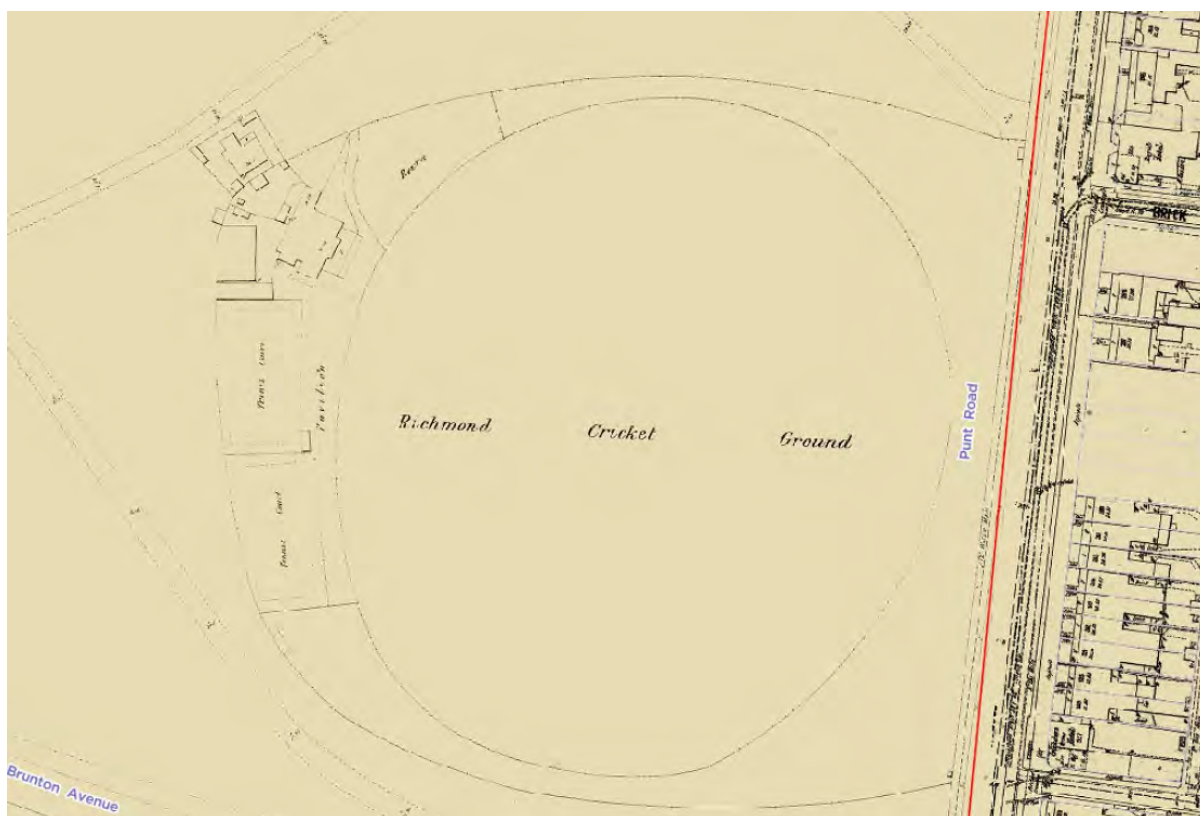
- Require the preparation of a building survey plan of the Jack Dyer Stand (including significant features / elements of the building) to accurately record the important and historic architectural contribution made by this structure to grand stands in Melbourne (to be prepared by a licensed surveyor) and photographic record of the Jack Dyer Stand to be undertaken for archival purposes, and require the display / integration of key identified features / elements into the new building.
- Require careful demolition of the Jack Dyer Stand, to facilitate salvage and reuse of original bricks and other important elements to be incorporated into the podium of the William Cooper Centre, and interpretive re-use within the landscaped terrace.
- Seek to explore opportunities to retain or adapt the remnant redbrick building located adjacent to the vehicle access (where this building does not appear to pose an obstacle to the proposed redevelopment of the site).

It is considered that the extent of demolition proposed by Amendment C421melb can be supported, noting the following:

- As detailed comprehensively in the Context Heritage Study, the heritage significance of Punt Road Oval is drawn from many different attributes, some of which include:
  - The historic connection between the Punt Road Oval land and its use as an Aboriginal living area and meeting place. Punt Road Oval's location in a legislated area of Aboriginal cultural heritage sensitivity (Yarra Park), including its proximity to a number of Aboriginal Scarred Trees serve to underscore this important historic relationship.
  - The maintenance of the oval in this location and the continued evolution of the oval, reflecting the growth in Australian Rules football and its contribution to the sport, where the Context



Heritage Study acknowledges that the dimensions of the oval have (and continue to) change considerably over time in response to the growth of the sport and the altered context of the site (i.e. the construction of Punt Road and Brunton Avenue).



**Excerpt from Melbourne and Metropolitan Board of Works Plan (1895)**

- The historic and consistent programming of permanent built form over time to the north-west and west of the oval to support maintenance of sightlines from Yarra Park, Brunton Avenue and Punt Road. Limitation of built form to these areas around the oval was conducive to the grassed areas being used informally by spectators. The consolidation of facilities and services proposed under Amendment C421melb will enable existing demountable structure occupying these areas to be removed, and allow these areas to be used for additional spectator capacity once again.
- The historic connection between the use of Punt Road Oval and Australian Rules football. A thread to the origins of Australian Rules football (and its precursor in the Aboriginal Victorian game of *marngrook*) can be drawn back to a meeting taking place at Punt Road Oval (then Richmond Cricket Ground) on 31 July 1858.
- Occupation of Punt Road Oval by the Richmond Football Club, established in 1884 and having maintained its general Club Headquarters at Punt Road Oval since.
- The Jack Dyer Stand, a visually prominent red brick grand stand, and one of the oldest remaining such structures in Victoria, constructed during a period of significant growth in the popularity of Australian Rules football and shortly after the Richmond Football Club was accepted into the Victorian Football League (VFL) in 1913-14.
- Other buildings on the site, which contribute to the story of Punt Road Oval / Richmond Cricket Ground, including the Swinburne Centre (David Mandie Building), and a smaller remnant red brick 'kiosk' type building located to the north of the oval.

The Jack Dyer Stand is therefore recognised as a historically significant building and important heritage asset located on Punt Road Oval, which contributes to the heritage significance of the Punt Road Oval (Richmond Cricket Ground) heritage place, but which is one heritage asset amongst a stable of attributes contributing to the historic significance of the place.

The proposed demolition of the Jack Dyer Stand in Amendment C421melb represents the key heritage consideration for the project.

- Richmond Football Club through its consultants argue that the demolition of the Jack Dyer Stand is necessary to support the modernisation of Punt Road Oval, to ensure that the Site is fit for purpose and can accommodate the future growth of Australian Rules football (including growth in the popularity of the sport driven by Australian Football League Women's), this includes;
  - Changes to the layout and configuration of the oval to standardise its dimensions to accord with the Melbourne Cricket Ground (MCG).
  - Consolidation of facilities and services below the proposed William Cooper centre to increase spectator capacity, allowing Punt Road Oval to operate as a modern venue for AFL and AFLW matches.
  - Provision of modern athlete facilities.
- The Heritage Impact Statement prepared by Lovell Chen in support of Amendment C421melb concludes<sup>10</sup>:

*The design for the redevelopment of Punt Road Oval proposes the demolition of the Jack Dyer Stand, a building of heritage significance in the local context and there would be a heritage impact as a result of its demolition.*

*Acknowledging the impact, the demolition is proposed on the basis of a considered master planning process and as part of a plan for redevelopment of the Punt Road Oval that would support its historic and ongoing use by the Richmond Football Club. This ongoing use and association -and the links to Australian Rules football more generally -are important to the broader historical and social values of the ground and underpin its contribution to both the East Melbourne and Jolimont Precinct HO2 and to Yarra Park. Importantly, the project would secure the ongoing viability of Punt Road Oval for its traditional use and would also include a return of aspects of its traditional community focus through increased capacity and use.*

- Council's Heritage Advisor has critiqued the Heritage Impact Assessment (**HIS**) prepared by Lovell Chen supporting Amendment C421melb, advising that the HIS has, "not undertaken meaningful analysis of what would be involved in the relocation and restoration..." of the Jack Dyer Stand.

Council's Heritage Advisor acknowledges the historic evolution and ongoing adaptation of ovals for recreation, to ensure this infrastructure remains fit for purpose (i.e. by resizing of playing fields, and the demolition, relocation or upgrading of spectator seating and stands).

Council's Heritage Advisor's position is that the proposed redevelopment under Amendment C421melb should be rejected, and that an alternative design option explored where the Jack Dyer Stand is relocated to facilitate an expanded field of play and the construction of additional services.

- On 6 April 2022, City of Melbourne advised Richmond Football Club of its concern that genuine investigations had not been carried out into the practicability of the adaptive re-use and relocation of the Jack Dyer Stand as part of the proposed redevelopment of Punt Road Oval.

On 12 April 2022 Richmond Football Club via its consultants made a number of technical reports available to the City of Melbourne to support its understanding of the level of rigor that informed the master planning process and Richmond Football Club's decision not to pursue the retention or relocation of the Jack Dyer Stand as part of the redevelopment proposed under Amendment C421melb.

These reports included;

- A Structural Assessment, prepared by Mott Macdonald (18 March 2020).
- A BCA 2019 Compliance Audit, prepared by Philip Chun Building Compliance (7 February 2020).

<sup>10</sup> Heritage Impact Statement, Lovell Chen (November 2021) p.44



- A Cost Analysis; Relocation vs Rebuild of Jack Dyer Stand, prepared by WT Partnership (11 April 2022).

With the benefit of this further information, the following comments are made with respect to the proposition of adaptive re-use and relocation of the Jack Dyer Stand:

- Richmond Football Club has engaged in genuine investigations into the Building Code of Australia (BCA) compliance / structural integrity of the Jack Dyer Stand to determine the scope of any necessary refurbishment works to bring the structure into conformity with contemporary BCA/AS requirements (which must be expected of any high-capacity sports / entertainment civic building).
- The BCA compliance and structural issues with the Jack Dyer Stand identified in the submitted technical reports could be overcome, with significant intervention into the existing heritage fabric, including its most prominent and visible features from the public realm (i.e. the upper stand seating, balustrading and external facades / masonry).
- The Jack Dyer Stand has limited function, which cannot be fully overcome by refurbishment works (this includes limited spectator capacity, limited ability to accommodate necessary upgrades to comply *Federal Disability Discrimination Act 1992* and provide grand stand seating accessible by patrons with limited mobility, and limited ability to provide modern athletic facilities capable of supporting the future demands of AFL and AFLW from the venue).

If the Jack Dyer Stand was relocated and updated to bring it into compliance with the BCA, structural engineering Australian Standards and facilitate the increased oval size, Richmond Football Club argues that it would still not serve the primary functions desired from the redevelopment / new grandstand in service of the ongoing use of Punt Road Oval for their headquarters and as community infrastructure serving Australian Rules football.

Richmond Football Club argue that their continued occupation of Punt Road Oval as their club headquarters is contingent on the new scheme being developed to provide the planned facilities.

- The demolition of the Jack Dyer Stand is not proposed in isolation, and has been sought as part of a master planning process for Punt Road Oval intended to develop the community infrastructure at this location to support the future growth of Australian Rules football (and particularly Australian Football League Women's).

While the demolition of the Jack Dyer Stand will remove a historically significant heritage asset from the Site, elements of the proposed redevelopment under Amendment C421melb that will strengthen the historical significance of the heritage place, and which are facilitated by the demolition of the Jack Dyer Stand, include;

- The historic connection between Punt Road Oval (Richmond Cricket Ground) and its use for Australian Rules Football, and its historic tenant; Richmond Football Club, by virtue of ensuring that Punt Road Oval is adapted and developed to support the future growth of the sport, as headquarters for the Richmond Football Club, and maintaining its prominence as a modern Australian Rules football venue that will cater to the next chapter of the development of the sport in Australian Football League Women's.
- The historic connection between Punt Road Oval (Richmond Cricket Ground) and the cultural heritage sensitivity of Yarra Park, as an Aboriginal meeting place and living area, by virtue of:
  - The naming of the William Cooper centre, which will be named for William Cooper, described in Victorian Government material as, "a mobilising force in the early fight for Indigenous rights"<sup>11</sup>.
  - The William Cooper Centre providing permanent facilities for a number of Traditional Owner groups and partner organisations with Richmond Football Club. The location of these facilities at the 'ground' level of the William Cooper Centre at grade with the

<sup>11</sup> First Peoples State Relations, <https://www.firstpeoplesrelations.vic.gov.au/william-cooper>

landscaped terrace will ensure that these spaces are the dominant presence within this space and highly visible to members of the public and visitors.

- The historic maintenance of the layout of built form to the north-west and west of the oval, facilitating the conservation and return of grassed embankments to the remaining areas surrounding the oval, which will allow views into the oval from Yarra Park, Brunton Avenue and Punt Road. Conditions have been recommended for inclusion in the Incorporated Document to ensure that the maintenance of these views form a central part in any signage strategy prepared for the development.

The proposed redevelopment also seeks to salvage and reuse original red bricks from the Jack Dyer Stand in the reformulated podium to the William Cooper Centre, which will ensure that a visual connection is maintained to the material palette that has historically informed Punt Road Oval's relationship to Yarra Park. Conditions have been recommended to further resolve this offering via an interpretation strategy.

It is noted that there is an opportunity to maintain a degree of continuity in the new development, beyond incorporation of the recycled red bricks into the Grand Stand podium, by naming the podium / spectator seating component of the William Cooper Centre, 'the Jack Dyer Stand' (i.e. so that the full name of the proposed building would be the 'William Cooper Centre and Jack Dyer Stand'). Conditions have been recommended to support further investigation of this naming option.

- On balance, having regard to the full suite of benefits of the proposed scheme that will strengthen other important heritage attributes of the Site, which will be further resolved subject to recommended conditions being included in the Incorporated Document, and the proposed scheme's conservation of the ongoing and historic use of Punt Road Oval for Australian Rules football and its historic association with Richmond Football Club, and with the benefit of having regard to additional technical reports, the demolition of the Jack Dyer Stand can be supported.

The additional supporting documents demonstrate that Richmond Football Club did not dismiss options for the retention and relocation of the Jack Dyer Stand.

The proposed master planning process resolved from a genuine evaluation of the function of the existing building and the required functionality to upgrade Punt Road Oval to a contemporary major sporting facility serving its historic use and the future demand for community infrastructure within the Sports and Entertainment Precinct in East Melbourne.

#### **7.3.4 Redevelopment of Punt Road Oval and proposed new structures**

The redevelopment of Punt Road Oval under Amendment C421melb includes:

- Carrying out the following buildings, works and landscaping:
  - Construction of a partially submerged three-level car park providing 260 spaces to the north of the oval. Vehicle access will be maintained via the road connecting to Punt Road.
  - Construction of the 'William Cooper Centre' over a podium, that will include an external grand stand provide seated capacity for 1,800 spectators, replacing the Jack Dyer Stand.
  - Expansion and reorientation of the existing Oval in order to match the size of the MCG. The oval is proposed to be expanded to 160 metres in length and 131.8 metres in width.
  - Landscaping of all above-ground areas, including a terrace level above the car park that will include stepped landscaping down to Marathon Way, and sit at grade with the MCG's turf nursery and Yarra Park's open grassed areas to the north. The landscaped terrace will include several connections to surrounding pedestrian walking paths in Yarra Park.

Part B of Council's Heritage Policy sets out the following 'performance standards' outlining criteria against which the scope of new buildings and works in the proposed redevelopment is to be assessed<sup>12</sup>:

<sup>12</sup> Council's Heritage Policy has not been drafted in a manner that is directly transferable to civic buildings / infrastructure (as proposed by Amendment C421melb), and the 'performance standards' relating to Concealment of Higher Rear Parts (Including Additions), Façade Height and Setback (New Buildings), and Building Height are therefore not relevant and have not been reproduced above.



## **Designing New Buildings and Works or Additions to Existing Buildings**

### **Form**

*The external shape of a new building, and of an addition to an existing building, should be respectful in a Level 1 or 2 streetscape, or interpretive in a Level 3 streetscape.*

### **Façade Pattern and Colours**

*The façade pattern and colours of a new building, and of an addition or alteration to an existing building, should be respectful where visible in a Level 1 streetscape, and interpretive elsewhere.*

### **Materials**

*The surface materials of a new building, and of an addition or alteration to an existing building, should always be respectful.*

### **Details**

*The details (including verandah, ornaments, windows and doors, fences, shopfronts and advertisements) of a new building, and of an addition or alteration to an existing building, should preferably be interpretive, that is, a simplified modern interpretation of the historic form rather than a direct reproduction.*

### **Building Height**

*The height of a building should respect the character and scale of adjoining buildings and the streetscapes. New buildings or additions within residential areas consisting of predominantly single and two-storey terrace houses should be respectful and interpretive.*

Subject to conditions being included on the Incorporated Document to further resolve the urban design outcomes of the development, including integration of the landscaped terrace with Yarra Park, it is considered that the proposed redevelopment under Amendment C421melb can be supported, noting:

- As described in Section 7.3.3 of this report above, and noting that demolition of the Jack Dyer Stand has been found acceptable, the redevelopment of the land to expand the oval and construct the new William Cooper Centre, with contemporary facilities for athletes, employees and spectators, and landscaped terrace, is considered to respond appropriately to Council's Heritage Policy.
- Broadly, the proposed redevelopment retains and enhances the cultural and social significance of the heritage place, by virtue of strengthening the historic connections between the land and its history as an Aboriginal living area and meeting place, the use of Punt Road Oval to support Australian Rules football, occupation by its tenant; Richmond Football Club, and the established programming of built form on the site.
- The material palette and design of the proposed William Cooper Centre, including its podium integrating salvaged and recycled brickwork from the Jack Dyer Stand and proposed landscaped terrace integrating with Yarra Park, demonstrates a robust architectural and landscape design narrative that is considered to be highly sympathetic to the historic landmark setting for Punt Road Oval in Yarra Park.

As described in Section 8.4.2 of this report below, the scale of the William Cooper Centre has been appropriately proportioned, having regard to the existing Jack Dyer Stand.

- Subject to conditions being included in the Incorporated Document to require provision of a detailed landscape plan to meaningfully show how the landscaped terrace will be 'designed in the round' to integrate this space with Yarra Park and provide an inviting setting for future visitors and park users, it is considered that the proposed landscaping will also achieve an appropriate outcome that will not serve to enhance the local heritage significance of the place.
- The proposed reorientation and expansion of the oval's dimensions are also considered appropriate noting that Punt Road Oval has not had a consistent character or built form presentation over its history. The Heritage Impact Statement prepared by Lovell Chen in support of Amendment C421melb and the Context Heritage Study confirm that the oval's configuration and buildings on site have evolved over the history of the heritage place.

The further expansion and reorientation of Punt Road Oval under Amendment C421melb will serve to conserve the long-term use of the heritage place as community infrastructure and supporting the growth and prominence of Australian Rules football in Yarra Park.

## 7.4 Urban Design

### 7.4.1 Council's Urban Design Policy

Clause 22.17 Urban Design outside the Capital City Zone (**Council's Urban Design Policy**) sets out objectives and policies to guide the assessment of development in the City of Melbourne.

Council's Urban Design Policy provides the following objectives for urban design in the City of Melbourne, relevant to the assessment of the proposed redevelopment of Punt Road Oval in Amendment C421melb:

- *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.*
- *To ensure that buildings on prominent sites are designed to achieve a high standard of design which reflects the importance of their location and extent of their visibility.*
- *To ensure that building design including the use of materials and activities at the ground floor frontages of buildings creates and improves pedestrian interest and engagement.*
- *To ensure that development includes architecturally integrated building tops.*
- *To ensure that development uses design and detail to ensure all visible facades (including the rear and sides of buildings) provide a rich and positive contribution to the public realm.*
- *To ensure that development avoids ambiguity and conflict in the design of fronts and backs of buildings.*
- *To ensure that development contributes to a pedestrian and vehicular network which ensures pedestrian movement and amenity is a priority and strengthens networks of pedestrian pathways through an area.*
- *To ensure that development promotes building forms that will minimise the adverse impacts of wind in surrounding public spaces and provide weather protection where appropriate.*
- *To ensure that development creates and maintains a high quality landscape setting.*

The above objectives have informed the assessment of the proposed redevelopment of Punt Road Oval under Amendment C421melb against Council's Urban Design Policy.

### 7.4.2 Assessment

#### Urban Design Policy: Scale<sup>13</sup>

##### Policy:

- *The relative size of buildings and their parts be considered in terms of human scale, building scale, subdivision patterns, and building location and alignment.*
- *The scale of new development is encouraged to respond to the scale of surrounding development both in terms of its overall dimensions and the size of its individual architectural elements.*
- *In areas where the desire for built form change has been identified, the scale of new development is encouraged to respond to the scale of the emerging preferred new built form.*

<sup>13</sup> For the purpose of applying Council's Urban Design Policy, the definition of 'Scale' is given as; "the relative size of development both in terms of its overall dimensions and the size of its individual architectural elements in comparison to those of its surrounds."



**Assessment: Complies**

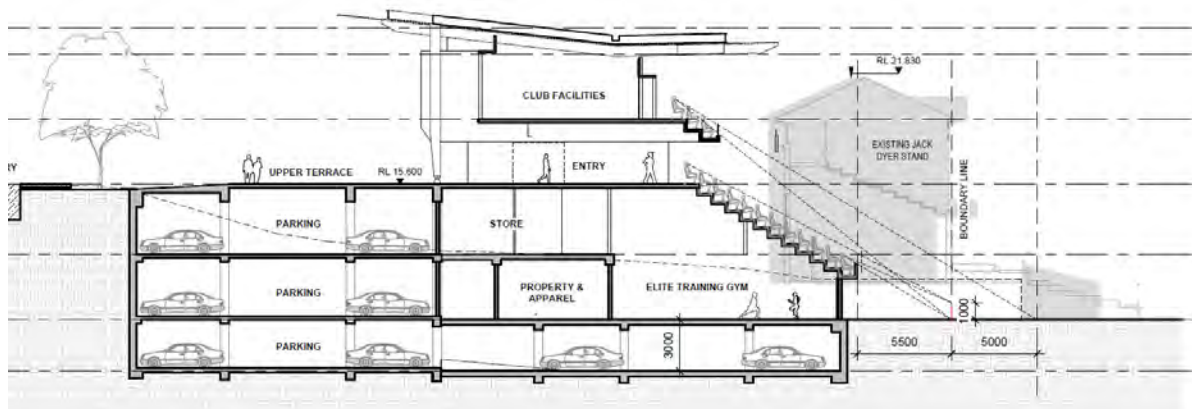
3D renders provided with the Architectural Design Response package prepared by Cox Architecture (see Section 4.4 of this report) demonstrate that the scale of the proposed William Cooper Centre, while larger than the existing historic Jack Dyer Stand and administration building extension, has been sensitively designed to ensure that it does not visually dominate Yarra Park.

Contributing to the subdued impression of the scale of the new structure from Yarra Park is a steep embankment to the north of the site, which accounts for a level change in the order of 4 metres.

This level change / embankment will be eliminated to the rear of the proposed William Cooper Centre by the construction of the new landscaped terrace (with basement car parking below).

The cumulative effect of the development's response to this context, is that the impression of the William Cooper Centre's scale will be diminished when compared to the existing Jack Dyer Stand.

This is demonstrated in the below excerpt from the section diagrams provided with the Architectural Drawings prepared by Cox Architecture.



*Excerpt from Drawing No.A-40-01 'General Sections – Sheet 01'*

**Urban Design Policy: Context***Policy:*

- *Buildings and works are encouraged to respond to the building and settlement pattern of the surrounding area acknowledging that any development is part of a larger setting and that each setting is different.*
- *In areas where the desire for built form change has been identified, new buildings and works should consider the potential for other development to occur in the immediate environment and respect the ability for surrounding sites to be at least equally developed.*
- *An application will be assessed against the qualities of the contextual response being scale, building grain, building location and alignment, and heritage.*

**Assessment: Complies**

As per Planning's assessment in Section 7.3 of this report, it is considered that, on balance, the proposed redevelopment of Punt Road Oval under Amendment C421melb exhibits an acceptable contextual response to the heritage constraints of the site.

Conditions have been recommended requiring the submission of a high quality landscape plan with particular attention to the development's interface with Yarra Park and need to appropriately integrate with all boundaries with public land.

### Urban Design Policy: Building Height

*Policy:*

- *The height of new development should respect the existing built form of the immediate surroundings.*
- *In areas where the desire for built form change has been identified, the height of new development is encouraged to respond to the height of the emerging preferred new built form character.*

**Assessment: Complies**

As above, the height of the proposed William Cooper Centre is acceptable, with the development programme generally taking advantage of existing topography / level changes that will ensure the scale of the building is subdued when presenting to Yarra Park.

### Urban Design Policy: Building Bulk

*Policy:*

- *The massing and design of large new buildings is discouraged from overwhelming the built scale of any important pattern and character of existing built form.*
- *The articulation of a building's form and surface treatment is encouraged to moderate the apparent bulk by using techniques such as:*
  - *Creating contrast between recessive and projecting elements of a building's various frontages;*
  - *The apparent subdivision of its street frontages to reflect neighbouring frontage subdivision patterns; and*
  - *The break-up of a building's overall volume into a number of sub-volumes to modify its perceived size.*
- *Where these techniques are ineffective, other techniques including dimensional constraints such as setbacks and reshaping of the building form are encouraged.*

**Assessment: Complies subject to conditions**

City Design have expressed support for the quality of the proposed materials, including the terracotta tiles, recycled timber, brickwork and steel columns, which, together with the composition of the William Cooper Centre, will assist with providing a high degree of articulation of the building's form and surface treatment.

Conditions have been recommended for inclusion on the Incorporated Document to ensure:

- Material quality as presented in the Architectural Design Response prepared by Cox Architecture will be achieved throughout design development and further improved, so that all materials included in the completed development are of high quality incorporating natural and robust finishes, which are contextually appropriate, durable and visually interesting.
- Further section, plan and elevation details are provided demonstrating how the façade systems are to be implemented, including demonstration of an elegant transition between intersecting materials (i.e. recycled brickwork and new brickwork).
- Detailed plans of the lift pavilion to the landscaped terrace are provided, demonstrating that this structure will be lightweight, of high quality design which does not visually obstruct



visibility or detract from the public quality of the terrace, and adopts a highly refined steel structure with highly transparent cladding.

- A thoughtful interpretation strategy is prepared, to inform how the salvaged and recycled bricks from the Jack Dyer Stand can be meaningfully and sensitively incorporated into the William Cooper Centre podium and landscaped terrace (where appropriated).
- Plans detailing the refurbishment of the existing Swinburne Centre are provided, demonstrating how this building (which is to be modified by the proposed redevelopment) will be integrated and updated (beyond ensuring it will be 'fit and functional for the next 20 years').

### Urban Design Policy: Large and Prominent Sites

#### Policy:

- *New development in prominent locations will be encouraged to use building design, including the design of certain building elements as well as other techniques of perceived scale and contrast to acknowledge this prominence.*
- *Building siting should be used to contribute meaning and positive effect to the public realm but not at the expense of the important contextual qualities of the built surroundings of the development site.*
- *Developments on large sites are encouraged to provide laneway and pedestrian through block links.*

#### Assessment: Complies subject to conditions

The proposed William Cooper Centre, including its podium integrating salvaged and recycled brickwork from the Jack Dyer Stand and proposed landscaped terrace integrating with Yarra Park, demonstrates a robust architectural and landscape design narrative that is considered to be highly sympathetic to the historic landmark setting for Punt Road Oval in Yarra Park.

Subject to conditions being included on the Incorporated Document to provide further resolution of the landscaping of the raised terrace to the north of the William Cooper Centre, including how this raised terrace will integrate with surrounding Yarra Park, it is considered that the proposed redevelopment under Amendment C421melb will respond appropriately to, and enhance, its landmark setting.

### Urban Design Policy: Street Level Frontages

#### Policy:

- *In commercial and mixed use areas, ground floor occupancies to street frontages of new development are encouraged to directly engage with the street and be visually evident from the street.*
- *In circumstances where the immediate potential for active use is limited, building design is encouraged to make provision for the ultimate conversion of ground floor frontages to active uses.*
- *The design of residential and institutional buildings is encouraged to provide ground level interest to engage with the street through a direct relationship of ground floor entries and windows at or adjacent to the street.*
- *Solid roller shutters are prohibited on shopfronts. Open mesh security or transparent grills are preferred and should be mounted internal to the shopfront.*

**Assessment: Complies subject to conditions**

City Design have expressed support for the proposed community programming of the upper levels of the William Cooper Centre, above the podium and spectator seating, and at grade with the landscaped terrace connecting to Yarra Park, which will provide facilities for a number of Traditional Owner groups and partner organisations with Richmond Football Club.

Subject to conditions being included in the Incorporated Document to provide further clarity of how these spaces will operate, in addition to standard conditions requiring details of human scale design (1:50 scale) for all facades of the William Cooper Centre interfacing with the landscaped terrace, it is considered that frontages of the development interfacing with the publicly accessible terrace will engage with this space and provide a high level of activation.

**Urban Design Policy: Fronts and Backs of Buildings**

*Policy:*

- *The fronts and backs of buildings are encouraged to be developed in ways that connect with and acknowledge the prevailing structure of neighbouring public space.*
- *Development is encouraged to give prominence to the principal street entrance and frontage of a building.*
- *Building design is encouraged to acknowledge local access patterns when locating front and rear entrances and associated activities.*

**Assessment: Complies subject to conditions**

Due to the highly level of visibility of the development within Yarra Park, Brunton Avenue and Punt Road, it is evident that the William Cooper Centre has been designed in a manner that appreciates the full visibility of the building from many vantage points in Yarra Park.

Conditions have been recommended to guarantee the material quality as presented in the Architectural Design Response package prepared by Cox Architecture, and to provide further detail of the façade systems.

**Urban Design Policy: Building Tops**

*Policy:*

- *Design consideration is encouraged to compose and articulate all visible frontages of a building.*
- *The development of a blank building wall along street frontages or that is visible from streets and other public spaces is discouraged.*
- *The visible service areas (and other utility requirements) of a building are encouraged to be treated as an integral part of the overall design and fully screened from public areas.*

**Assessment: Complies**

As above, it is evident that the William Cooper Centre has been designed in a manner that appreciates the full visibility of the building from many vantage points in Yarra Park.

Conditions have been recommended to guarantee the material quality as presented in the Architectural Design Response package prepared by Cox Architecture, and to provide further detail of the façade systems.



### Urban Design Policy: Pedestrian and Connection and Vehicle Access

*Policy:*

- *The design of new development is encouraged to maintain and enhance the existing form of pedestrian access of the development site unless it can be demonstrated that it can be relocated to achieve an equal level of pedestrian amenity and accessibility.*
- *The design of new development is encouraged to provide for new pedestrian links and laneways where there is an absence of such connections.*
- *Where new development involves the master planning or development of very large sites, it is encouraged that a subdivision pattern of publicly accessible streets, pedestrian links, laneways and appropriate public spaces will be achieved.*
- *Discourage alcoves to ensure safe pedestrian environments.*
- *Encourage access, lighting, visibility and surface detailing to ensure a safe and interesting pedestrian environment.*
- *The design of new vehicular and pedestrian networks both within and surrounding a development is encouraged to minimise traffic conflicts with pedestrians.*
- *Vehicle crossings to pedestrian footpaths are encouraged to:*
  - *Be limited to the minimum necessary for access requirements;*
  - *Avoid, where possible, the aggregation of vehicle crossings.*
  - *New vehicle crossings are discouraged in many heritage streetscapes.*

**Assessment: Complies subject to conditions**

Conditions have been recommended for inclusion on the Incorporated Document to ensure particular attention is given to human scale design treatment surrounding the vehicle entry point to the podium / partially submerged basement car parking area, noting that plans provided with Amendment C421melb do not provide a clear narrative for how pedestrians will use / view this area.

### Urban Design Policy: Protection from Wind and Rain

*Policy:*

- *The design of new development is encouraged to consider the possible wind effects of building proposals on their surroundings.*
- *In areas where there is an established pattern of continuous weather protection along a street, the design of new development is encouraged to reinforce this pattern.*
- *Weather protection need not be provided where it would interfere with the integrity or character of heritage buildings.*

**Assessment: Complies**

The design of the proposed William Cooper Centre incorporates glass and a cantilevered roof form to provide protection from inclement weather to future spectators and visitors.

## Urban Design Policy: Landscape

### *Policy:*

- *New development is encouraged to respect and maintain the garden or landscape character of an area where this is a dominant feature of the neighbourhood.*
- *New buildings are encouraged, where possible, to retain existing mature trees and to provide opportunities to enhance the landscape features of the area. In circumstances where mature trees are removed, developers are encouraged to incorporate suitable replacement planting.*

### **Assessment: Complies subject to conditions**

Amendment C421melb was not accompanied by a Landscape Plan fully articulating a landscape vision for the landscaped terrace to the north of the William Cooper Centre integrating with Yarra Park.

This is a serious deficiency in the consultation package for Amendment C421melb that must be meaningfully engaged with as part of the further resolution of the development of Punt Road Oval, and conditions have been recommended for inclusion in the Incorporated Document to resolve this.

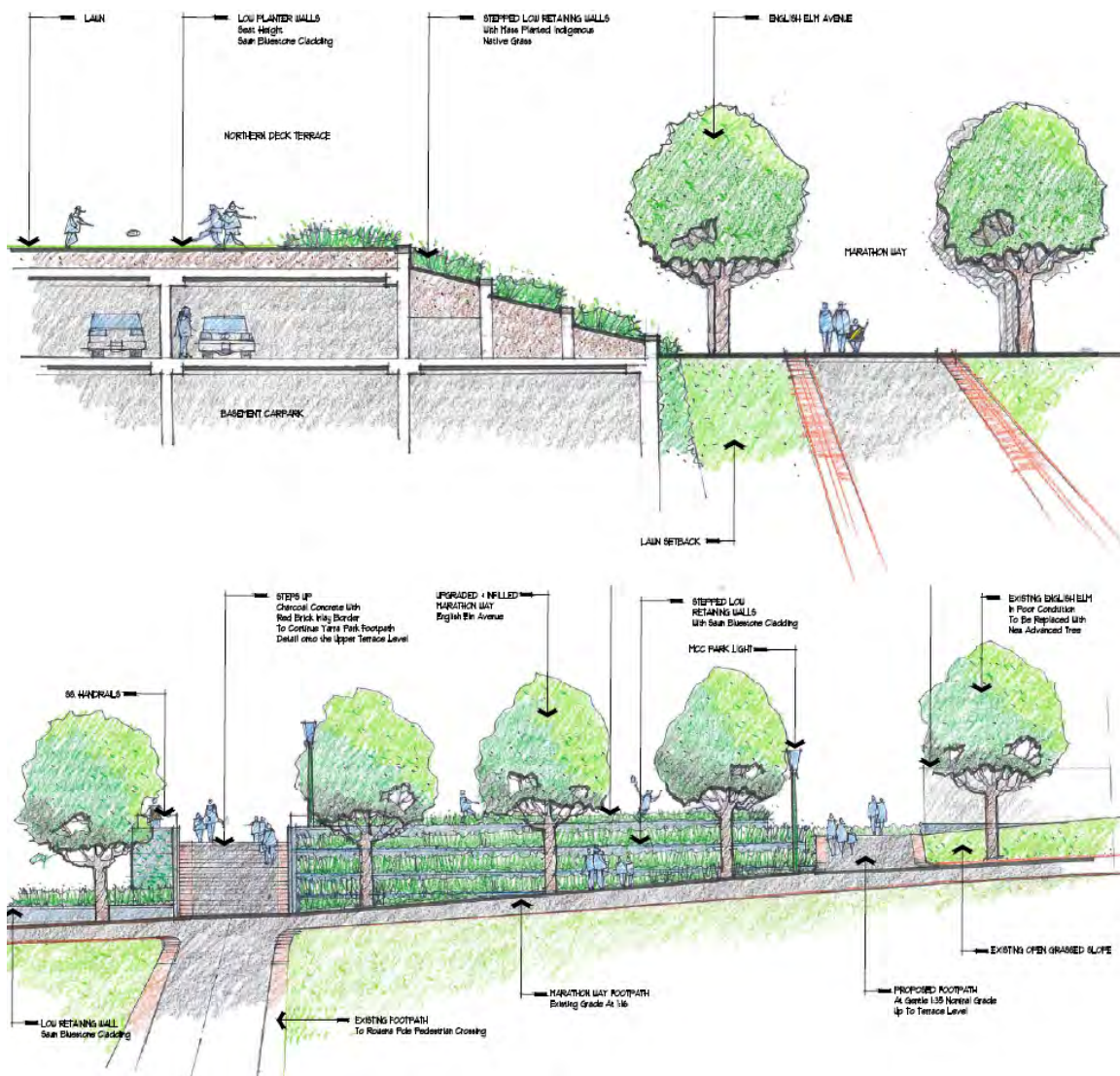
The proposed raised landscape terrace is supported in principle, and is capable of providing a highly successful and innovative design solution to integrate and conceal the podium and partially below ground car parking, while reconciling significant level changes across the site.

Additional material that will be required in conditions to fully resolve landscaping for Punt Road Oval, as recommended by Council's City Design Team, include:

- A comprehensive urban design and landscape assessment, informing a landscape plan and vision for the raised terrace, prepared by a suitably qualified landscape professional in consultation with the project architect, Cox Architecture.
- Section details demonstrating the safe, accessible and seamless transition of edge conditions between the proposed raised landscape spaces and existing conditions, including to the northern Yarra Park interface (where the 'Turf Nursery' currently operates in an incomplete / unresolved form that deviates from the design vision for this area in the Yarra Park Master Plan September 2010), and the footpath connections to the north-west and south-east.
- Details demonstrating how a clearer line of sight can be maintained from the lower level footpaths to the elevated terrace at key vantage points surrounding the Site. This could be achieved by providing a more gradual slope from both sides of the landscaped terrace and widening stairways providing access.
- Enshrining a sense of 'public invitation' in the design of the elevated terrace, to ensure that the terrace appears as more than just a forecourt to the grandstand. This is to be achieved through generosity of paths and stairs to the upper level, and other design cues (paving treatment etc.)



City Design have expressed interest in providing stewardship and workshopping of the future development and evolution of the landscaped terrace.



Excerpt from Architectural Design Response prepared by Cox Architecture (p.36 of 88)

## Urban Design Policy: Access and Safety in Public Spaces

### Policy:

- Public spaces should be designed to be easily accessible and available for public use.
- Design of public spaces should ensure safe and adequate access for people with disabilities.
- Pedestrian circulation and through-access in public spaces should be designed to allow ease of access.
- Active uses are encouraged to abut the street and public spaces so as to increase interest, use and the perception of safety.
- Lighting is encouraged to be provided to improve safety.
- Alcoves and spaces that cannot be observed by pedestrians are discouraged.
- Building lighting design is encouraged to be fully integrated and contribute to the public amenity.

- *On major streets and other areas of pedestrian activity, windows at ground floor level should be maximised to provide surveillance.*

**Assessment: Complies subject to conditions**

Conditions have been recommended for inclusion on the Incorporated Document to require provision of additional floor plans, public interface elevations and other details, to demonstrate the safety of the buildings public interface with the raised terrace area, including public pathways to the terrace areas from surrounding land in Yarra Park.

Drawings are to demonstrate the elimination of entrapment areas, and implementation of other design measures to improve passive surveillance and safety across the site, including lighting strategies, activation etc. This could be achieved by incorporating recommendations from a report (prepared by a suitably qualified professional) investigating how crime prevention through environmental design principles could be incorporated into the development.

## 7.5 Sunlight to Public Spaces

Clause 22.02 Sunlight to Public Spaces (**Council's Sunlight Policy**) sets out the following policy objectives:

- *To achieve a comfortable and enjoyable public realm.*
- *To ensure new buildings and works allow good sunlight access to public spaces.*
- *To ensure that overshadowing from new buildings or works does not result in significant loss of sunlight and diminish the enjoyment of public spaces for pedestrians.*
- *To protect, and where possible increase the level of sunlight to public spaces during the times of the year when the intensity of use is at its highest.*
- *To create and enhance public spaces to provide sanctuary, visual pleasure and a range of recreation and leisure opportunities.*

Council's Sunlight Policy sets out the following policy requirement for the proposed new development under Amendment C421melb, and shadows cast by this development in in Yarra Park:

*Development 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 proposed redevelopment under Amendment C421melb is considered acceptable, having regard to the above objectives and policy implementation considerations, noting the following:

- Due to the location and orientation of the existing and proposed buildings within the project area (being generally confined to the north and west of the oval itself), shadows cast by the development will generally fall on the oval, and in a manner that is consistent with the extent of shadows cast by existing buildings<sup>14</sup>.
- The proposed William Cooper Centre and elevated landscape terrace will not contribute appreciably to the extent of overshadowing currently cast by the Swinburne Centre over parts of Yarra Park located to the west of the Site.

<sup>14</sup> It is noted that Planning was not assisted by the 'Solar Studies' provided with the Architectural Design Response package prepared by Cox Architecture. The shadow modelling shown in these drawings is highly inaccurate. A rudimentary understanding of the sun's path and the length of shadows cast by built form during the critical time periods throughout the year is sufficient to confirm that the proposed redevelopment under Amendment C421 will have limited impact on sunlight to areas within Yarra Park outside of the oval boundary.



## 7.6 Variation of liquor license

Clause 22.22 Policy for Licensed Premises that Require a Planning Permit (**Council's Policy for Licensed Premises**) sets out the following policy objectives:

- *To identify appropriate locations and trading hours for licensed premises.*
- *To manage the operation of licensed premises to minimise adverse impacts on the amenity of the area and maintain the positive character, image and function of the city.*
- *To ensure that the cumulative impacts of licensed premises are assessed where venues are clustered in the one location.*

Richmond Football Club (trading under Richmond Football Club Social Club) currently benefits from Full Club Licence No.32120911. A 'Full Club Licence' authorises the licensee to supply liquor on the licensed premises during authorised trading hours:

- a) To a member of the club for consumption on or off the licensed premises; and
- b) To an authorised gaming visitor or guest of a member for consumption on the licensed premises.

Full Club Licence No.32120911 includes the Jack Dyer Stand in the designated area (red-line plan) within which liquor is allowed to be consumed or supplied.

Amendment C421melb proposes to vary this designated area to correspond with the revised layout of the new William Cooper Centre grand stand.

While the existing Full Club Licence does not specify a maximum patron capacity, the increased spectator capacity associated with the William Cooper Centre would mean that where a maximum of 450 patrons are currently able to occupy the designated area within which liquor is allowed to be consumed or supplied in the Jack Dyer Stand, 1,250 patrons would be able to occupy the revised area.

The proposed Incorporated Document includes standard conditions addressing the requirements of Council's Policy for Licensed Premises and the proposed variation of the designated licensed area is therefore considered acceptable.

The conditions in the proposed Incorporated Document respond to the requirements of Council's Policy for Licensed Premise by:

- Formalising the maximum patron capacity of 1,250 patrons able to occupy the areas of the William Cooper Centre grand stand where liquor will be allowed to be consumed or supplied.
- Requiring no external speakers, sound amplification equipment or loud speakers associated with the licensed premises to be used for the purpose of announcement, broadcast or playing of music, and by requiring the provision of music and entertainment associated with the licensed premises to be maintained at a background noise level.
- Requiring the preparation of a Management Plan detailing the nature of the use and including the following information:
  - *Hours of operation for all licensed parts of the premises.*
  - *Details of the provision of music.*
  - *Security arrangements including hours of operation and management to minimise queues outside the venue.*
  - *Entry and exit locations.*
  - *Training of staff in the management of patron behaviour.*
  - *A complaint management process to be put in place to effectively manage complaints received from neighbouring and nearby businesses and residents. This must include details of a Complaints Register to be kept at the premises. The Register must include details of the complaint received, any action taken and the response provided to the complainant*
  - *Management of any outdoor areas to minimise impacts on the amenity of the area and nearby properties.*
  - *Management of patrons who are smoking.*
  - *Lighting within the boundaries of the site.*

- *Security lighting outside the premises.*
  - *General rubbish storage and removal arrangements, including hours of pick up.*
  - *Bottle storage and removal arrangements, including hours of pick up.*
  - *Noise attenuation measures including the use of any noise limiters.*
- Maintaining the current trading hours in the Full Club Licence, which are not proposed to be extended, and are:

Days	Hours within which the sale and consumption of liquor under the Full Club Licence may occur
Monday to Thursday (inclusive) (excluding Anzac Day)	Between 11am and 11pm
Friday and Saturday (excluding Good Friday and Anzac Day)	Between 11am and 1am the following day
Good Friday	Between 11am and 8pm
Anzac Day	Between 12 noon and 8pm
Sunday, on which an AFL night football match or a 1 <sup>st</sup> class cricket match is being played on the M.C.G.	Between 11am and to the conclusion of play.
Other Sundays	Between 11am and 8pm

## 7.7 Advertising Signage

*Clause 22.07 Advertising Signs (Council's Advertising Signage Policy)* sets out the following policy objectives:

- *To allow for the reasonable identification and marketing of institutions, businesses and buildings and communication of messages.*
- *To protect the characteristics of significant buildings and streetscapes.*
- *To protect important vistas from obtrusive and insensitive advertising.*
- *To ensure that signs in residential areas and other high amenity areas do not detract from the appearance or character of the area.*
- *To encourage where appropriate, signs that contribute to the lively and attractive character of an area.*
- *To encourage signs that improve the quality of the area.*

The proposed Incorporated Document includes conditions that would require a 'Signage Strategy' to be completed prior to the occupation of the development, showing the location, details and dimensions of signage, to allow signs to be erected and displayed on the land.

If the Incorporated Document did not provide an alternative avenue to allow signage to be displayed on the land, the proposed development would be subject to 'Category 4 – Sensitive Areas' signage controls under *Clause 52.05 Signs*, which would act to prohibit the erection and display of virtually all signage on the land.

Acknowledging that barrier signage is a well-established characteristic of private Major Sports and Recreation Facility venues (including Punt Road Oval), and is often guaranteed by sponsorship agreements that provide financial support for Australian Rules football, as has been canvassed in section 7.3 of this report, the proposed redevelopment of Punt Road Oval under Amendment C421melb can be distinguished from the development of other conventional sporting venues by virtue of:



- The heritage significance of Punt Road Oval, where important vistas contributing to the heritage significance of the oval have historically been available from surrounding Yarra Park, Brunton Avenue and Punt Road; and
- The need for Amendment C421melb, which seeks to demolish the Jack Dyer Stand, to work harder to emphasise and protect the heritage qualities of the site and the relationship between the oval and surrounding land.

Managing the sensitive relationship between Punt Road Oval and Yarra Park, Punt Road and Brunton Avenue, is therefore integral to the success of a 'Signage Strategy' prepared for the development, having regard to the policy objectives of Council's Advertising Signage Policy, and to ensure that outcomes for the Site under Council's Heritage Policy are not further deteriorated.

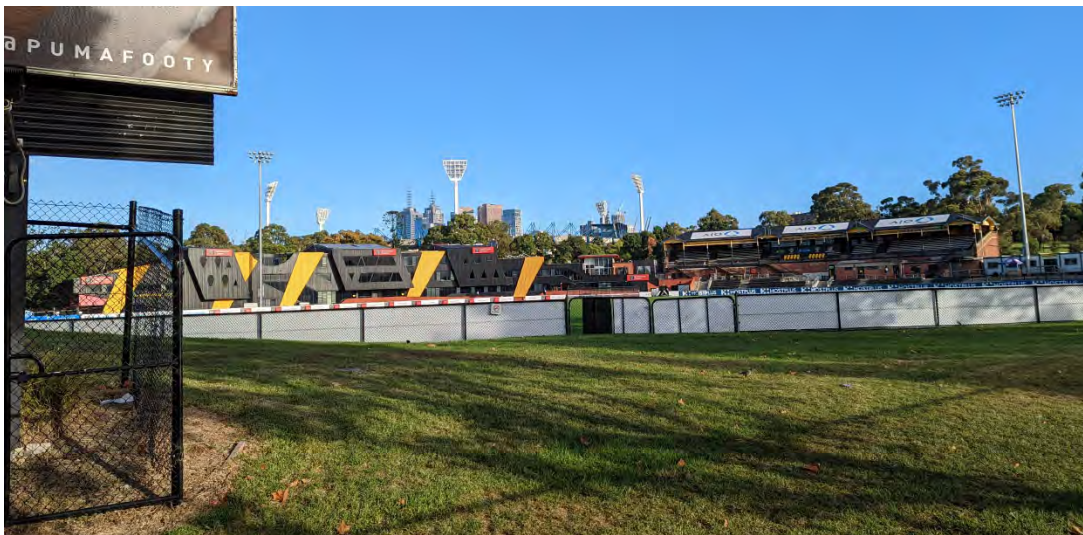
The three-dimensional renders provided with the Architectural Design Response prepared by Cox Architecture, which demonstrate how this relationship could be improved outside of 'Match Days' are particularly convincing.

Revised conditions have been recommended for inclusion in the Incorporated Document to facilitate the submission and approval of a 'Signage Strategy' providing a framework to regulate signage placarding around the oval perimeter, with the intention of limiting the obstruction of views to the oval interior from Yarra Park, Brunton Avenue and Punt Road outside of 'Match Days'.

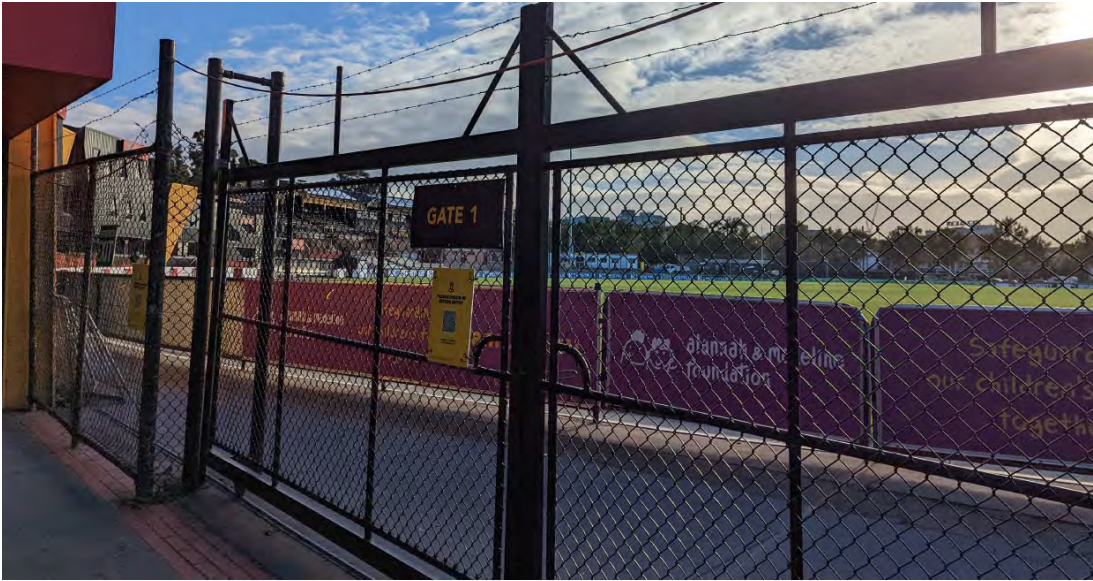
Formalising a 'Signage Strategy' in the Incorporated Document with appropriate restrictions on barrier signage would contribute to the public benefit provided by Amendment C421melb, and would support conservation of the heritage significance of Punt Road Oval by providing an improved, sympathetic, setting for the oval in Yarra Park, addressing Council's Heritage Policy.



**Site Photograph showing obstruction of views into Punt Road Oval from Yarra Park (captured: 1-Apr-22)**

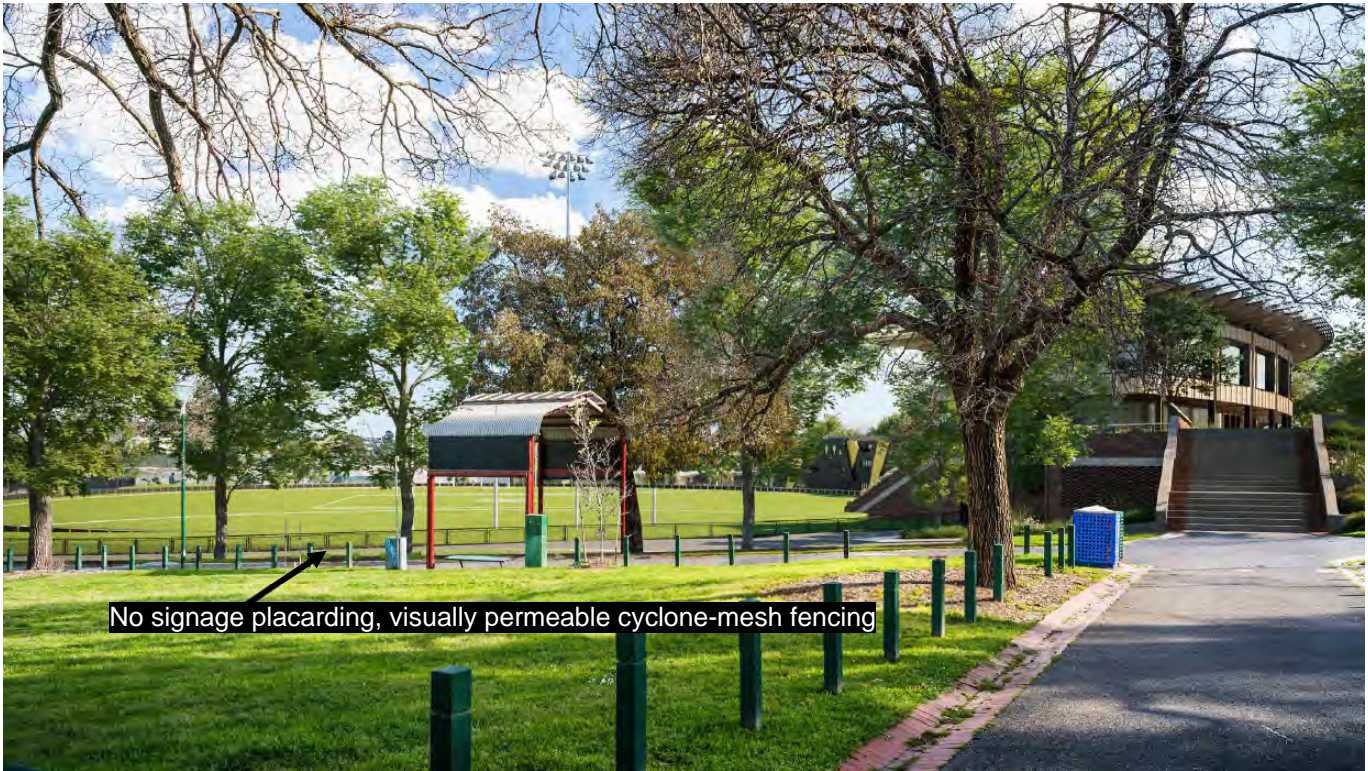


**Site Photograph showing obstruction of views into Punt Road Oval from Punt Road (captured: 1-Apr-22)**



**Site Photograph showing obstruction of views into Punt Road Oval from Brunton Avenue (captured: 1-Apr-22)**





*Excerpt from Architectural Design Response prepared by Cox Architecture (p.69 of 88)*



*Excerpt from Architectural Design Response prepared by Cox Architecture (p.71 of 88)*

## 7.8 Car Parking and Traffic

The purpose of *Clause 52.06 Car Parking* of the Melbourne Planning Scheme, is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

*Clause 52.06-6 Number of car parking spaces required for other uses* provides that where a use is not specified in Table 1 to *Clause 52.06 Car Parking*, before a new uses commences or the floor area or site area of an existing use is increased, car parking spaces must be provided to the satisfaction of the responsible authority.

Subject to conditions requiring the preparation of a Car Parking Management Plan and Green Travel Plan being included in the Incorporated Document, the proposed car parking arrangements under Amendment C421melb are considered acceptable, noting the following:

- The Traffic Impact Assessment Report prepared by One Mile Grid dated 8 February 2022 contends that 224 car parking spaces is an appropriate car parking rate to adopt for the increased spectator capacity (from 4,000 to 8,000) and intensified land use proposed under Amendment C421melb. The redevelopment proposed under Amendment C421melb exceeds the car parking rate adopted in the One Mile Grid report by 36 spaces (providing 260 car parking spaces).
- Council's Traffic Engineer has raised concerns with the number of car parking spaces proposed in Amendment C421melb, advising that 260 spaces is insufficient and would lead to overflow parking in abutting residential streets in East Melbourne and South Yarra.
- By virtue of Punt Road Oval's excellent access to public transport infrastructure, benefitting from the extensive network of footpath and cycling infrastructure connecting Yarra Park to Melbourne & Olympic Parks to the south (and surrounding parks and central city) and being located less than 50 metres from Richmond Train Station, it is considered that the quantum of car parking spaces proposed in Amendment C421melb is acceptable, and responds to policy calling for the adoption of transport alternatives to the motor car.
- It is appropriate to include conditions on the Incorporated Document requiring preparation of a Car Parking Management Plan and Green Travel Plan, to formalise how car parking spaces will be managed and assigned in all use scenarios for the development, and provide details of how alternative transport options will be encouraged and supported by Richmond Football Club's operation of the oval.
- Vehicle access to the Site is via a single carriageway connecting to Punt Road terminating in a signalised intersection. Punt Road is a declared road under the *Road Management Act 2004*. It is strongly recommended that comments from VicRoads be obtained on Amendment C421melb, noting that the proposed redevelopment will contribute to the intensification of the use and vehicle movements from the site, and a placeholder condition will be recommended to prompt this further consultation.



## 7.9 Conclusion

Amendment C421melb, proposing the redevelopment of Punt Road Oval (Richmond Cricket Ground) and intensification of the Major Sports and Recreation Facility at this location, will serve to reinforce the Sports and Entertainment Precinct in East Melbourne as a major precinct for sports and events of state wide appeal and will address identified deficiencies with the existing infrastructure, acting to ‘future-proof’ the sporting facility for the anticipated further growth of AFL and AFLW.

Punt Road Oval (Richmond Cricket Ground) in Yarra Park is appropriately located to support this further intensification, by virtue of its close proximity to other established sporting grounds and its excellent provisioning with walkable infrastructure and public transportation. The proposed development also improves the existing ratio of car parking spaces and bicycle spaces to spectator numbers.

The proposed new development complex, which includes reconciliation of services and facilities within the proposed new William Cooper Centre grand stand (sympathetically designed and appropriately scaled to its context), and relocation of car parking underground (facilitating the re-gifting of landscaped public realm to Yarra Park) will achieve a highly sympathetic urban design and heritage outcome.

Acknowledging that Council’s Urban Design Advisor and Council’s Heritage Advisor have stated a preference for alternative design treatments that retain, or relocate, the Jack Dyer Stand, enabling retention of the historically significant former grand stand on the land, for the reasons outlined in the assessment of the demolition of this building against Council’s Heritage Policy, It is accepted that the retention or relocation of this building will not lead to the long term conservation of the heritage place, and that the proposed redevelopment will serve to strengthen the historic narrative of the heritage place in other respects.

Specifically, the proposed development and associated intensification of Punt Road Oval will serve to further embed and conserve the historic use of the land as a sporting facility supporting Australian Rules football and its historic tenant, the Richmond Football Club, noting that the origins of Australian Rules football draw a direct thread to the first football match played at Punt Road Oval (Richmond Cricket Ground) in 1858, where cricketer James ‘Jerry’ Bryant intimated that he ‘would have a ball to practice on the Richmond Cricket Ground, after which a meeting would be held to draw up rules’<sup>15</sup>.

On balance, and noting other contributions of the proposed redevelopment scheme outlined below, demolition of the Jack Dyer Stand has been recommended for support.

Key public benefits of the proposed scheme that provide further policy support for the proposed development under Amendment C421melb include:

- Relocation of car parking below ground and provision of landscaped terrace integrated with Yarra Park, with opportunities to further resolve this landscape concept and design resolution subject to conditions.
- Opportunities to ‘open-up’ views into Punt Road Oval from key sightlines in Yarra Park, Brunton Avenue and Punt Road, including by regulating fencing / advertising signage around the oval perimeter.
- Upgrading of the important historic community infrastructure at Punt Road Oval for contemporary and future use.
- Provision of dedicated spaces within the William Cooper Centre, named for a significant Aboriginal Australian, enshrining areas for Traditional Owners Groups / Organisations partnered with Richmond Football Club within the proposed development.

<sup>15</sup> *Punt Road Oval (Richmond Cricket Ground) Heritage Review Methodology Report*, Context (prepared for City of Melbourne), 27 October 2021, p.28 of 52

## **8 OFFICER RECOMMENDATION**

1. That the Future Melbourne Committee resolves to:
  - 1.1. Advise the Department of Environment, Land, Water and Planning that if the Minister for Planning supports Amendment C421, subject to the conditions contained within the Incorporated Document set out in Attachment 1 of the report from management.



# **ATTACHMENT 1: COM TRACK CHANGES INCORPORATED DOCUMENT**

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## **MELBOURNE PLANNING SCHEME**

### **Incorporated Document**

**PUNT ROAD OVAL REDEVELOPMENT – Part Crown Allotment 2114 at East Melbourne City of Melbourne  
Parish of Melbourne North.**

**February 2022**

**This document is an incorporated document in the Melbourne Planning Scheme pursuant to section  
6(2)(j) of the *Planning and Environment Act 1987***

## 1.0 INTRODUCTION

This document is an Incorporated Document in the Schedules to Clause 45.12 (Specific Controls Overlay) and Clause 72.04 (Documents Incorporated in this Planning Scheme) of the Melbourne Planning Scheme (the scheme).

The land identified in Clause 2.0 of this document may be used and developed in accordance with the specific controls and clauses contained in Clauses 6.0 and 7.0 of this document.

The provisions of this document prevail over any contrary or inconsistent provision in the scheme.

## 2.0 LAND DESCRIPTION

This document applies to part Crown Allotment 2144 at East Melbourne, Township of Melbourne known as 'the land' being all of the land within SCO33.

The land affected by Amendment C421melb is known as Punt Road Oval, which is home to the Richmond Football Club and areas to the northwest of the existing Richmond facilities as generally shown in Figures 1 and 2.



Figure 1 – Map of land subject to this Incorporated Document, outlined in Red



Figure 2 – Aerial view of land subject to this Incorporated Document, outlined in Red

### 3.0 APPLICATION OF PLANNING SCHEME PROVISIONS

Despite any provision to the contrary or any inconsistent provision in the scheme, pursuant to Clause 45.12 of the scheme the land identified in the incorporated document may be used and developed in accordance with the specific controls contained in this document. In the event of any inconsistency between the specific controls contained in this document and any provision of the scheme, the specific controls contained in this document will prevail.



#### **4.0 EXPIRY OF THIS SPECIFIC CONTROL**

The controls in this document expire if any of the following circumstances apply:

- a) The development allowed by the controls is not started by 31 December 2023.
- b) The development is not completed by 31 December 2027.
- c) The use allowed by the controls is not started by 31 December 2027.

The Minister for Planning may extend the date for the completion of the development if a request is made in writing before the time period for completion expires or within 12 months after the time for completion expires and the development started lawfully before the approval expired.

Upon expiry of the site specific control, the land may be used and developed only in accordance with the provisions of the planning scheme in operation at that time.

#### **5.0 PURPOSE**

The purpose of this incorporated document is to permit the use and development of the land for the purposes of sport or recreation, social, administrative and educational activities, including associated ancillary temporary and permanent activities, sale and consumption of liquor and signage generally in accordance with the plans approved in Clause 6.0 of this document and subject to the Clause 7.0 of this document.

## **6.0 THIS DOCUMENT ALLOWS:**

The use and development of the land must be in accordance with the detailed development plans endorsed under the conditions of this incorporated document and must be generally in accordance with the 'Incorporated Plans' prepared by Cox Architecture, titled 'Richmond Football Club Redevelopment, Punt Road Oval, Richmond VIC 3121' and dated 5 November 2021, as follows:

- A-15-01 – Demolition Plan – L1 Swinburne Centre
- A-15-02 – Demolition Plan – L2 Swinburne Centre
- A-15-03 – Demolition Plan – L3 Swinburne Centre
- A-21-00 – General Arrangement – Basement Plan
- A-21-01 – General Arrangement – Level Field Plan
- A-21-02 – General Arrangement – Lower Terrace Plan
- A-21-03 – General Arrangement – Upper Terrace Plan
- A-21-04 – General Arrangement – Level 1 Plan
- A-21-05 – General Arrangement – Roof Plan
- A-30-00 – Elevations
- A-40-01 – General Sections – Sheet 01
- A-80-01 – Solar Studies- Sheet 01
- A-91-01 – External Finishes Schedule
- A-91-02 – Accommodation Schedule

and including any amendment of the plans that may be approved from time to time under the clauses of this document.

## 7.0 THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT

### Detailed Development Plans

1. Before the development starts, excluding demolition, bulk excavation and site preparation works, or as otherwise agreed with the Minister for Planning, detailed development plans including full architectural drawings, plans, sections, elevations of the development must be prepared in consultation with the Melbourne City Council to the satisfaction of the Minister for Planning. The plans must be drawn to scale, and fully dimensioned, including heights to Australian Height Datum for all levels, parapets, roof plant and architectural features on all elevations. The detailed development plans must be generally in accordance with the 'Incorporated Plans' referenced at Clause 7.0 to this incorporated document but modified to show:
  - a) Additional detail, including 3D Renders, demonstrating key interfaces between the landscaped terrace and Yarra Park at close range (including the northern boundary to the Turf Wicket Nursery and eastern boundary to Marathon Way), to be informed by the required Landscape Plan under the condition below.
  - b) Confirmation that the William Cooper Centre (i.e. the multi-level building above the podium and seating area) will maintain this name, and further investigation of maintaining continuity of the 'Jack Dyer Stand' name for the podium and seating areas below the William Cooper Centre facing the playing field, such that the full name of the development may be the, 'William Cooper Centre and Jack Dyer Stand'.
  - c) Incorporation of significant features/elements of the Jack Dyer Stand (identified in the Building Survey Plan and Interpretation Strategy prepared under the condition below).
  - d) Details of all where all recycled and salvaged red bricks from the Jack Dyer Stand will be used in the development, including how intersections between this recycled material and new building material will be managed sensitively per the Interpretation Strategy prepared under the condition below.
  - e) Further investigation of opportunities to retain or reinterpret the remnant red brick building located adjacent to the vehicle access to the site, where this building does not pose an obstacle to the redevelopment.
  - f) Details of all earthworks and battering (with contours/levels shown to AHD) presented in plan and section form, with attention to the interface between the project area boundaries and surrounding Yarra Park land.
  - g) Detailed plans of the lift pavilion to the landscaped terrace, demonstrating that this structure will be lightweight, of high quality design which does not visually obstruct visibility or detract from the public quality of the terrace, and adopts a highly refined steel structure with highly transparent cladding.
  - h) Detailed refurbishment plans of the existing Swinburne Centre, demonstrating how this building is to be modified in association with the proposed development, beyond ensuring it will be 'fit and functional for the next 20 years'.
  - i) Details of all fencing around the oval perimeter with heights dimensioned and details of materials, including a fencing strategy identifying how fence design and material selection has been chosen to maintain important and historically significant views into the oval from Yarra Park, Brunton Avenue and Punt Road.
  - j) A detailed plan of the William Cooper Centre building only, including a



- [management plan confirming all areas that will be committed for use by Traditional Owner's groups in partnership with Richmond Football Club.](#)
- k) [A DDA accessibility assessment, including movement paths for persons with limited mobility through the site.](#)
  - l) [Any changes required by the Landscape Plan under the condition below.](#)
  - m) [Any changes required by the Crime Prevention through Environmental Design \(CPTED\) Report under the condition below.](#)
  - n) Any changes required by the Waste Management Plan [\(WMP\)](#) under the condition below.
  - o) Any changes required by the ~~Environmentally Sustainable Design Statement~~[Sustainable Management Plan \(SMP\)](#) under the condition below.
  - p) Any changes required by the Water Sensitive Urban Design Statement [\(WSUD\)](#) under the condition below.
  - q) Any changes required by the Traffic Impact Assessment under the condition below.
  - r) A redline boundary identifying the different areas proposed to be licensed for the sale and consumption of liquor.

#### **Layout not altered and satisfactory completion**

- 2. When approved, the plans, schedules and reports referred to in the conditions of this incorporated document will be endorsed by the Minister for Planning.
- 3. The use and development as shown on the incorporated plans, schedules and reports must not be altered without the prior written consent of the Minister for Planning.
- 4. All buildings and works must be maintained in good order and appearance to the satisfaction of the Minister for Planning.

#### **Architect to be retained**

- 5. [Except with the consent of the Responsible Authority, Cox Architecture must be retained to complete and provide architectural oversight during construction of the detailed design as shown in the endorsed plans and endorsed schedule of materials to the satisfaction of Responsible Authority.](#)

#### **Demolition and Construction Management Plan**

- 6. Before the development starts, including demolition, bulk excavation, and site preparation works, a demolition and construction management plan (DCMP) must be submitted and approved by the Minister for Planning in consultation with Melbourne City Council. The DCMP may be prepared in stages and must be prepared in accordance with Melbourne City Council's Construction Management Plan Guidelines. The DCMP must consider the following:
  - a) Staging of construction and demolition.
  - b) Public amenity, safety and security.
  - c) Management of public access and linkages around the site during construction and demolition.
  - d) Site access and traffic management (including any disruptions to adjoining vehicular and pedestrian access ways).
  - e) Any works within the adjoining street network road reserves including

footpaths.

- f) Stormwater, sediment control and site drainage.
- g) Hours of construction and demolition.
- h) Control of noise and vibration.
- i) Air and dust management.
- j) Soiling of roadways.
- k) Discharge of polluted waters.
- l) Collection and disposal of building and construction waste.
- m) Street trees to be retained and protected.
- n) Street trees to be removed, lopped or pruned.
- o) Public assets to be protected.
- p) Program and completion date.

### **Temporary Works**

7. Prior to the commencement of the demolition or removal of existing buildings or works (excluding demolition or removal of temporary structures) on the land, temporary works must be undertaken on the land to the satisfaction of Melbourne City Council, to ensure that site activation and/or landscaping is provided at site boundaries if:
  - the land remains vacant for 6 months after completion of the demolition; or
  - demolition or construction activity ceases for a period of 6 months; or
  - construction activity ceases for an aggregate of 6 months after commencement of the construction,
8. Before the construction of temporary works (as per above), details of the temporary works must be submitted to and be to the satisfaction of Melbourne City Council. Temporary works may include:
  - The construction of temporary buildings for short-term community use. Such structures shall include the provision of an site interfaces/boundaries; or
  - Landscaping of the site or buildings and works for the purpose of public recreation and open space.

### **Materials and finishes**

9. Before the development starts, excluding demolition, bulk excavation, and site preparation works, a schedule and samples of all external materials, colours and finishes including colour rendered and notated plans and elevations must be submitted to and approved by the Minister for Planning.
10. External building materials and finishes must not result in hazardous or uncomfortable glare to pedestrians, public transport operators and commuters, motorists, aircraft, or occupants of surrounding buildings and public spaces, to the satisfaction of the Minister for Planning.
11. Light reflectivity from external materials and finishes must not reflect more than 20% of specular visible light, to the satisfaction of the Minister for Planning.

### **Staging Plan**

12. The development of the land may be undertaken in stages. If the works are intended to be staged, before the commencement of development, excluding demolition, bulk

excavation and site preparation works, a staging plan must be submitted to and approved by the Minister for Planning. The staging plan may be altered and updated from time to time to the satisfaction of the Minister for Planning.

### **Landscaping ~~Concept and Plan~~**

13. Before the development starts, ~~excluding demolition, bulk excavation and site preparation works~~, a detailed Landscape Plan must be submitted to and approved by the Minister for Planning in consultation with Melbourne City Council. The ~~plan/s~~ Landscape Plan must be to the satisfaction of the Minister for Planning in consultation with Melbourne City Council and be prepared by a suitably qualified landscape architect and the project architect ~~be generally in accordance with the Landscape Plans prepared by Formium, dated January 2022~~ and include the following:
- a) A comprehensive urban design and landscape assessment, to inform the final landscape plan, inclusive of a vision for the raised landscaped terrace.
  - b) A design concept prepared in consultation with the Melbourne Cricket Ground Trust demonstrating how the design of the landscaped terrace can be 'future-proofed' to support its connection to the planned Turf Wicket Preparation Area, as depicted in Action Plan 3 of the Yarra Park Master Plan September 2010.
  - c) Details demonstrating the safe, accessible and seamless transition of edge conditions between the proposed raised landscape spaces and existing conditions, including to the northern Yarra Park interface (where the 'Turf Nursery' currently operates in an incomplete/unresolved form that deviates from the design vision for this area in the Yarra Park Master Plan September 2010), and the footpath connections to the north-west and south-east.
  - d) Details demonstrating how a clearer line of sight can be maintained from the lower level footpaths to the elevated terrace at key vantage points surrounding the Site. This could be achieved by providing a more gradual slope from both sides of the landscaped terrace and widening stairways providing access.
  - e) Enshrining a sense of 'public invitation' in the design of the elevated terrace, to ensure that the terrace appears as more than just a forecourt to the grandstand. This is to be achieved through generosity of paths and stairs to the upper level, and other design cues (paving treatment etc.)
  - f) Urban design elements including, but not limited to, paving, lighting, seating and public art, and clear demarcation of public realm and private spaces, including arrangements for pedestrian, bicycle and vehicular circulation.
  - g) Position, type and spread of all trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to retain the trees in a satisfactory condition together with details of any proposals for the felling, topping or lopping of any tree.
  - h) The location of all buildings and trees on neighbouring land surrounding the project area.
  - i) A schedule of all soft and hard landscaping and treatments including all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes and maturity, and quantities of each plant.
  - j) Details of all surface finishes including pathways, driveways, terrace or decked areas.
  - k) Introduction of canopy trees to the landscaped terrace (Port Jackson Fig and Dutch Elm) installed at minimum height of 3.0m and reinstatement of missing



English Elms on Marathon Way, installed at a minimum height of 3.6m.

- l) A schedule of all hardscape and urban design elements including, but not limited to, paving, retaining walls, lighting, seating, irrigation and public art.
- m) Clear demarcation of public realm and private spaces, including arrangement of pedestrian, bicycle and vehicular circulation.
- n) How the development responds to water sensitive urban design principles, including how stormwater will be mitigated, captured, cleaned and stored for onsite use and the location and type of irrigation systems to be used, including the location of any rainwater tanks.

~~The landscape plan may include stages. Except with the prior written consent of the Minister for Planning, the approved landscape plan must be implemented prior to the occupation of each stage of development. The landscaped areas must be maintained to the satisfaction of the Minister for Planning.~~

### Landscape completion and maintenance

- 14. The site must be landscaped in accordance with the approved Landscape Plan within six months of the completion of the development, or as otherwise agreed to in writing, to the satisfaction of the Minister for Planning, and must be maintained to the satisfaction of the Minister for Planning.

### **Waste Management Plan**

- 15. Before the development starts, excluding demolition, bulk excavation and site preparation works, a waste management plan (WMP) prepared by a suitably qualified professional must be submitted to and approved by Melbourne City Council. The WMP be prepared to the satisfaction of Melbourne City Council and must include (but not be limited to):
  - a) Consideration of on-site processing of organic waste.
  - b) Details, including times, of removal of bottles or other waste material associated with the licensed premises.
  - c) Details of height clearances for relevant vehicles throughout entries, accessways, collection and storage areas.
  - d) Details of waste equipment and waste storage areas.
  - e) Swept path diagrams for all waste vehicles showing egress and ingress manoeuvres from/to the street.

The WMP should detail the waste storage and collection arrangements, including dimensions and comply with Council's Waste Management Plan Guidelines ~~2017~~2021, also having regard to any new or updated version of Council's Guidelines.

Waste storage and collection arrangements must not be altered without prior written consent of Melbourne City Council.

- 16. All garbage and other waste material must be stored in an area set aside for such purpose to the satisfaction of Melbourne City Council.

### **Environmentally Sustainable Design and Water Sensitive Urban Design Statement**

- 17. Before the development starts, excluding demolition, bulk excavation and site preparation works, or as otherwise agreed with the Minister for Planning, a detailed ~~environmentally sustainable design statement~~Sustainable Management Plan (SMP) prepared by a suitably qualified professional shall be submitted to and approved by

the Minister for Planning in consultation with Melbourne City Council. The ~~ESD statement~~SMP must be to the satisfaction of the Minister for Planning in consultation with Melbourne City Council, and must be generally in accordance with the Sustainability Management Plan prepared by WSP, dated 13/12/2021 (Revision 1), but must be updated to include the following information, and include a robust assessment demonstrating how the development will achieve the following ESD outcomes commensurate to a project of this scale: ~~and must demonstrate that the development has the preliminary design potential to achieve the following:~~

- a) Updating the site boundary to include the proposed redevelopment zones only, with ESD benchmarks achieved without relying on solar PV and other infrastructure provided outside of the redevelopment zones. This requirement applies to all aspects of the ESD outcomes outlined in the SMP with the exception of Stormwater quality and quantity requirements, where the entire project area must meet Waterway protection (Credit 39) credit achievement outcomes.
  - b) Commitment to net zero carbon development.
  - c) A minimum (mandatory) 5 Star Green Star Buildings V1 rating ~~Design and As Built or equivalent standard,~~ which must include 5 Star Green Star registration.
  - d) Use of Melbourne City Council's Green Factor tool, supported by a detailed Green Factor assessment, to achieve a Green Factor score of 0.55.
  - e) A plan to consider how the development's reliance on gas may be reduced or removed over time.
18. Any change during design which affects the approach of the endorsed ~~ESD Statement~~SMP, must be assessed by an accredited professional. The revised statement must be endorsed by the Minister for Planning in consultation with Melbourne City Council before development starts.
19. ~~Within three months of the~~Prior to the occupation of any building approved under this Incorporated Document, a report from the author of the endorsed ~~ESD statement~~SMP, or similarly qualified persons or companies, outlining how the performance outcomes specified in the ~~ESD statement~~SMP have been implemented must be submitted to the Minister for Planning. The report must be to the satisfaction of the Minister for Planning and must confirm and provide sufficient evidence that all measures specified in the approved ~~ESD statement~~SMP have been implemented in accordance with the relevant approved plans.
20. Within twelve (12) months of the occupation of any building approved under this Incorporated Document, certification must be submitted to the Minister for Planning and Melbourne City Council that demonstrates that the building has achieved a minimum 5 Star Green Star Buildings V1 rating.
21. Before the development starts, excluding demolition, bulk excavation and site preparation works, or as otherwise agreed with the Minister for Planning, a water sensitive urban design response (WSUD) must be submitted to and approved by the Minister for Planning in consultation with Melbourne City Council. The ~~response~~WSUD response must be to the satisfaction of the Minister for Planning in consultation with Melbourne City Council and must demonstrate how the development will meet best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999) and must include (but not be limited to):
- a) Plans showing the location, area draining to a treatment measure, and the connection points, of any:

- i. harvesting and reuse measures such as rainwater tanks (must identify what the tank is connected to; toilets, gardens etc).
  - ii. water quality treatment measures such as raingardens, wetlands, buffers and swales.
  - iii. infiltration measures such as porous paving and infiltration trenches/sumps.
  - iv. passive irrigation measures such as directing runoff into gardens
- b) A report from an industry accepted performance measurement tool such as STORM or MUSIC (or equivalent).
  - c) Design details such as cross sections as appropriate to the stormwater treatment measure proposed.
  - d) A statement outlining construction measures to prevent litter, sediments and pollution entering stormwater systems.
  - e) [Assessment of the whole project area \(including retained buildings and new works\), and clear designation of where all new WSUD design measures and services will be located on plans.](#)
  - f) [Further exploration of natural solutions such as raingardens and swales, to avoid an over reliance on proprietary products within the design.](#)

### **Traffic and Car Parking Impact Assessment**

- 22.** Before the development starts, excluding demolition, bulk excavation and site preparation works, a detailed Traffic and Car Parking Impact Assessment prepared by a suitable qualified traffic engineer must be submitted to and approved by the Minister for Planning in consultation with the Melbourne City Council and the Melbourne Cricket Club. The Traffic and Car Parking Impact Assessment must be [to the satisfaction of the Minister for Planning in consultation with Melbourne City Council, and](#) generally in accordance with the Transport Impact Assessment prepared by One Mile Grid, dated 11 November 2021 and must include:
- a) Information regarding the access arrangements, including a detailed signage and line-marking plan.
  - b) Provision for works which minimize the risk of traffic hazards in and around the site.
  - c) Provision for signage and/or flashing lights to alert vehicles/pedestrians/cyclists etc.
  - d) Unless otherwise agreed with Melbourne City Council, the car parking layout (including all spaces, entry/other ramps, grades, transitions, access ways and head clearances) must comply with the Melbourne Planning Scheme and/or Australian Standard (AS) 2890.1:2004 and the relevant Australian Standards for loading/delivery vehicles.

### **Car parking access and layout**

- 23.** The accessways and areas set aside for car parking must be constructed, delineated and clearly line-marked to indicate each car space and the direction in which vehicles must proceed along the accessways, in conformity with the endorsed plans. Accessways and parking areas must be kept available for these purposes at all times and maintained to the satisfaction of Melbourne City Council.

### **Car Park Management Plan**

- 24.** Before the development starts, excluding demolition, bulk excavation and site



preparation works, a Car Park Management Plan to the satisfaction of the Minister for Planning in consultation with the Melbourne City Council must be submitted to and approved by the Minister for Planning. When approved, the plan will be endorsed and will form part of the incorporated plans for this document. The plan must be to the satisfaction of the Minister for Planning in consultation with Melbourne City Council and include, but not be limited to, the following information:

- a) Plans of each of the carpark levels including details of proposed signs or pavement markings, including measures to facilitate increased DDA compliant parking on event days.
  - b) Details of how car parking spaces will be managed and assigned in all use scenarios.
  - c) Details of how the DDA compliant parking will be set aside and be available during event days.
  - d) Include measures to provide information externally such as display or notification to users when car park has reached full capacity.
- 25.** The requirements of the endorsed car park management plan must be implemented and complied with to the satisfaction of the Minister for Planning on an ongoing basis.

#### **Loading management plan**

- 26.** Before the development starts, excluding demolition, bulk excavation and site preparation works, or as otherwise agreed by Melbourne City Council, a Loading Management Plan must be submitted to and approved by Melbourne City Council. The Loading Management Plan (LMP) must be to the satisfaction of Melbourne City Council and specifying how the access/egress of loading vehicles is to be managed and ensuring that:
- a) The delivery needs of the development can be accommodated.
  - b) Vehicles do not queue on-street.
  - c) Any potential conflicts between various vehicles (and other road users) are satisfactorily addressed.
  - d) The loading facilities are designed generally in accordance with the relevant Australian Standard.

The requirements of the endorsed loading management plan must be implemented and complied with to the satisfaction of the Melbourne City Council on an ongoing basis.

#### **Bicycle facilities**

- 27.** The development must provide bicycle facilities to satisfy, and preferably exceed, the minimum requirements of Clause 52.34 of the Scheme, to the satisfaction of the Minister for Planning. The design of bicycle spaces should comply with Clause 52.34-6 and way finding signage should be provided to comply with Clause 52.34-7.

#### **Yarra Park (Melbourne Cricket Ground Trust) Managed Public Tree Protection Plan**

- 28.** Before the development starts, or as otherwise agreed with ~~Melbourne City Council~~ the Public Land Manager for Yarra Park, a revised Arboricultural Assessment and Report and Tree Protection Plan (TPP) must be submitted to and approved by the Public Land Manager for Yarra Park ~~Melbourne City Council~~. The documents must demonstrate how publicly owned trees in Yarra Park and under the responsibility of the Public Land Manager for Yarra Park will be protected during

the construction activities associated with the development. The documents must be generally in accordance with the Arboricultural Assessment and Report by Tree Logic and dated 23 September 2021, and in accordance with AS 4970-2009 – Protection of Trees on Development Sites. The documents must include but not be limited to:

- a) An assessment of all trees on or adjacent to the site, including their canopy cover.
- b) Tree protection recommendations for the trees to be retained in accordance with Australian Standard AS 4970-2009 Protection of Trees on Development Sites to ensure their long-term health, including tree protection zones (for roots and canopies) and structural root zones.
- ~~c) Melbourne City Council asset numbers for the subject trees (found at <http://melbourneurbanforestvisual.com.au>).~~
- d) Reference to the finalised construction management plan, including any public protection gantries. The construction and traffic management plan requirements must relate directly to those provided to Melbourne City Council in relation to any other permit conditions.
- e) Site specific details of the temporary tree protection fencing to be used to isolate publicly owned trees from the demolition and construction activities or details of any other tree protection measures considered necessary and appropriate to the site.
- f) Specific details of any special construction methodologies to be used within the Tree Protection Zone of any publicly owned trees.
- g) Full specifications of any pruning required to publicly owned trees.
- h) Any special arrangements required to allow ongoing maintenance of publicly owned trees for the duration of the development.
- i) Name and contact details of the project arborist who will monitor the implementation of the TPP for the duration of the development.
- ~~j) Details of the frequency of the project arborist monitoring visits, interim reporting periods and final completion report (necessary for bond release). Interim reports of monitoring must be provided to Melbourne City Council's email via [trees@melbourne.vic.gov.au](mailto:trees@melbourne.vic.gov.au).~~

29. All works (including bulk excavation), within the Tree Protection Zone of public trees must be undertaken in accordance with the endorsed Arboricultural Assessment and Report and TPP and supervised by a suitably qualified Arborist where identified in the report, except with the further written consent of Melbourne City Council.

#### **Melbourne City Council Managed Public Tree Protection Plan**

30. Before the development starts, or as otherwise agreed to in writing with Melbourne City Council, a Tree Protection Plan (MCCTPP) must be provided to the satisfaction of Melbourne City Council. The MCCTPP must demonstrate how publicly owned street trees in Brunton Avenue and Punt Road under the responsibility of Melbourne City Council will be protected during the construction activities associated with the development. The MCCTPP must be in accordance with AS 4970-2009-Protection on Development Sites and include:
- a) Melbourne City Council asset numbers for the subject trees (found at <https://melbourneurbanforestvisual.com.au>)
  - b) Reference to the finalised construction management plan, including any public protection gantries. The construction and traffic management plan

- requirements must relate directly to those provided to Melbourne City Council in relation to any other permit conditions.
- c) Site specific details of temporary tree protection fencing to be used to isolate publicly owned trees from the demolition and construction activities or details of any other tree protection measures considered necessary and appropriate to the site.
  - d) Specific details of any special construction methodologies to be used within the Tree Protection Zone of any publicly owned tree.
  - e) Full specifications of any pruning required to publicly owned trees.
  - f) Any special arrangements required to allow ongoing maintenance of publicly owned trees for the duration of the development.
  - g) Name and contact details of the project arborist who will monitor the implementation of the MCCTPP for the duration of the development (including demolition).
  - h) Details of the frequency of the Project Arborist monitoring visits, interim reporting periods and final completion report (necessary for bond release). Interim reports of monitoring must be provided to Council's email via [trees@melbourne.vic.gov.au](mailto:trees@melbourne.vic.gov.au).
31. Prior to the commencement of the development, including demolition and bulk excavation, a bank guarantee equivalent to the combined environmental and amenity value of public trees in Brunton Avenue and Punt Road under the responsibility of Melbourne City Council that may be affected by the development, must be provided to Melbourne City Council and held against the endorsed Tree Protection Plan for the duration of construction activities. The bond amount will be calculated by Council and provided to the applicant / developer / owner of the site. Should any public tree be adversely impacted on, the City Of Melbourne will be compensated for any loss of amenity, ecological services or amelioration works incurred.

## Lighting

32. Before the development starts, excluding demolition, bulk excavation and site preparation works, a Lighting Specification Plan (LSP) must be prepared by a suitably qualified professional, submitted to and approved by the Minister for Planning. The LSP must be to the satisfaction of the Minister for Planning in consultation with Melbourne City Council and must address the following matters:
- a) Details of existing and new lighting, including vertical lighting levels.
  - b) Details of operation of lighting, including confirmation all luminaires are dimmable and all lighting within public domain is controllable and dimmable, and confirmation all decorative lighting will be switched off after midnight or as otherwise agreed with the Minister for Planning.
  - c) Details of follow up measurement testing, preferably by an independent party, to verify that the location and aiming of lighting complies with endorsed plans.
  - d) A contour map showing all light spill beyond the ground.
  - e) Details/drawings showing how glare will be controlled, including demonstration of how external lighting of the site, including car parking areas and buildings, will be located, directed and baffled so that no nuisance is caused to adjoining or nearby residents.
  - f) A summary assessment of the potential effects of the relocated lighting on Yarra Park the surrounding residential areas, surrounding roads and any



mitigation measures (if necessary).

- g) All external lighting must be energy efficient.
- h) Evidence that the lighting has been designed in accordance with AS/ANZ 4282:2019.
- i) Evidence that Department of Transport (VicRoads) standards for lighting have been applied where appropriate.

The LSP may be amended to the satisfaction of the Minister for Planning.

### Signage Strategy

33. Before the development is occupied, a Signage Strategy prepared by the project architect in consultation with the approved heritage expert must be submitted to and approved by the Minister for Planning in consultation with Melbourne City Council. The Signage Strategy must be to the satisfaction of the Minister for Planning in consultation with Melbourne City Council and address:
- a) Principles to inform the erection and display of future signage at Punt Road Oval, acknowledging the heritage significance of the land and key attributes to be protected, including views into the oval from Yarra Park, Brunton Avenue and Punt Road.
  - b) Details and dimensions of all standard signage associated the operation of the facility including directional, promotional, and business identification signs.
  - c) Elevation plans of the oval perimeter (straightened in sections) showing all proposed fencing/perimeter barriers that would present a physical obstruction between the oval interior and Yarra Park, Brunton Avenue and Punt Road. These elevation plans are to show the indicative layout of advertising signage around the oval perimeter fence both on 'Match Days' and outside of scheduled games, to demonstrate how signage will be managed to facilitate sightlines through to the oval interior.
34. No signs are to be erected, painted or displayed on the land, excerpt with the further permission of the Minister for Planning in consultation with Melbourne City Council, having regard to the approved Signage Strategy ~~without separate planning permits from the Responsible Authority.~~

### Heritage management and conservation

35. ~~Prior to the commencement of the development (including demolition) for the project,~~ Before the development starts, an appropriately experienced heritage consultant must be appointed to the satisfaction of the Minister for Planning in consultation with Melbourne City Council.
36. Before the development starts, a detailed Building Survey Plan of the Jack Dyer Stand prepared by a suitably qualified surveyor in consultation with the approved heritage consultant must be submitted to and approved by the Minister for Planning in consultation with Melbourne City Council. The Building Survey Plan must be provided to the satisfaction of the Minister for Planning in consultation with Melbourne City Council and include:
- a) Survey plans providing an accurate record of the physical appearance (including dimensions and materials) of the Jack Dyer Stand.
  - b) A schedule and photographs of significant features/elements of the building, including identification of key features that could be safely removed and incorporated into the William Cooper Centre and terrace approved in this Incorporated Document.

37. Before the development starts, an Interpretation Strategy to inform the reuse and recycling of brickwork and any identified significant features/elements in the Jack Dyer Stand into the William Cooper Centre and new seating areas/podium prepared by the project architect in consultation with the approved heritage consultant must be submitted to and approved by the Minister for Planning in consultation with Melbourne City Council. The Interpretation Strategy must be provided to the satisfaction of the Minister for Planning in consultation with Melbourne City Council and include:
- a) Recommendations for how the salvaged and reused red bricks from the Jack Dyer Stand are to be meaningfully incorporated into the William Cooper Centre podium.
  - b) Recommendations for how an elegant transition could be achieved where salvaged and reused red bricks intersect with new built form / building materials.
  - c) Recommendations highlighting significant features/elements worthy of retention in the Jack Dyer Stand, which could be reused/adapted into the recycled red brick podium of the William Cooper Centre where this would achieve a sympathetic and interpretive outcome.
38. A dismantling and reconstruction methodology must be prepared by the approved heritage consultant and must be submitted to and approved by the Minister for Planning in consultation with Melbourne City Council. The Dismantling and Reconstruction Methodology must include:
- a) The methodology for the dismantling of the existing Jack Dyer Stand.
  - b) The reuse of the red bricks from the Jack Dyer Stand at the prominent ends of the new grandstand and on the landscaped terrace pathway
  - c) A detailed photographic record of the building, including interiors.
39. When approved, the dismantling and reconstruction methodology will form part of the incorporated document. The buildings and works under this incorporated document must be undertaken in accordance with the endorsed dismantling and reconstruction methodology, to the satisfaction of the Minister for Planning. The dismantling and reconstruction management plan must not be amended without first obtaining the written consent of the Minister for Planning.
40. At the completion of the works, a written submission from the approved heritage consultant confirming that the project has been completed in accordance with the endorsed dismantling and reconstruction methodology must be provided.

### **Building Appurtenances**

41. All building plant and equipment on the roofs, balcony/terrace areas are to be concealed to the satisfaction of the Minister for Planning. The construction of any additional plant machinery equipment, including but not limited to air-conditioning equipment, ducts, flues, all exhausts including car parking and communications equipment, shall be to the satisfaction of the Minister for Planning.
42. No building services or architectural features other than those shown on the endorsed plans are permitted above roof level, unless with the prior written consent of the Minister for Planning.

### **8.1 Management of potential contamination**

~~Before a sensitive use (residential use, child care centre, pre-school centre, primary school, secondary school or children's playground) commences or before~~

~~the construction or carrying out of buildings and works in association with a sensitive use commences:~~

- ~~• A preliminary risk screen assessment statement in accordance with the *Environment Protection Act 2017* must be issued stating that an environmental audit is not required for the use or the proposed use; or~~
- ~~• An environmental audit statement under Part 8.3 of the *Environment Protection Act 2017* must be issued stating that the land is suitable for the use or proposed use.~~

### **Potentially Contaminated Land and Remediation**

43. Prior to the commencement of the development (excluding any works necessary to undertake the assessment), a Preliminary Risk Screen Assessment (PRSA) of the site must be conducted by a suitably qualified environmental auditor. The PRSA statement and report must be submitted to the Responsible Authority in accordance with section 205 of the Environment Protection Act 2017, and respond to the matters contained in Part 8.3, Division 2 of the Environment Protection Act 2017 to the satisfaction of the Responsible Authority.
44. If the PRSA requires an Environmental Audit be undertaken, then prior to the commencement of the development (excluding any works necessary to undertake the audit), an Environmental Audit of the site must be carried out by a suitably qualified environmental auditor. On completion of the Environmental Audit, an Environmental Audit Statement (EAS) and report must be submitted to the Responsible Authority in accordance with section 210 of the Environment Protection Act 2017 responding to the matters contained in Part 8.3, Division 3 of the Environment Protection Act 2017 to the satisfaction of the Responsible Authority. The EAS must either:
- state the site is suitable for the use and development allowed by this permit;
  - state the site is suitable for the use and development allowed by this permit if
- the recommendations contained within the EAS are complied with.
45. All the recommendations of the Environmental Audit Statement (EAS) must be complied with to the satisfaction of the Responsible Authority for the full duration of any buildings and works on the land in accordance with the development hereby approved, and must be fully satisfied prior to the occupation of the development. Written confirmation of compliance must be provided by a suitably qualified environmental auditor in accordance with any requirements in the EAS.
46. If any of the conditions of the EAS require ongoing maintenance or monitoring, prior to the commencement of the use and prior to the issue of a statement of compliance under the Subdivision Act 1988 the owner of the land must enter into an agreement with the Responsible Authority under section 173 of the Planning and Environment Act 1987 to the satisfaction of the Responsible Authority to the effect that all conditions of the EAS issued in respect of the land will be complied with.

### **Liquor Licensing**

47. The land identified for the sale and consumption of liquor as shown on the endorsed plans must not be altered without the prior written consent of the Minister for Planning.
48. No more than 1250 patrons are permitted on the land covered by the redline plan under the full club licence at any time liquor is being sold or consumed.



49. Except with the prior written consent of the Minister for Planning, the sale and consumption of liquor under the Full Club Licence may only occur between the hours of:
- Monday to Thursday, inclusive, (excluding Anzac Day) Between 11 a.m. and 11 p.m.
  - Friday and Saturday, (excluding Good Friday & Anzac Day) Between 11 a.m. and 1 a.m. the day following.
  - Good Friday Between 11 a.m. and 8 p.m.
  - Anzac Day Between 12 noon and 8 p.m.
  - Sunday, on which an AFL night football match or a 1st class cricket match is being played on the M.C.G. Between 11 a.m. and to the conclusion of play.
  - Other Sundays Between 11 a.m. and 8 p.m.
50. No external speakers, sound amplification equipment or loud speakers associated with the licensed premises are to be used for the purpose of announcement, broadcast or playing of music, to the satisfaction of the Minister for Planning.
51. The provision of music and entertainment associated with the licensed premises on the land must be at a background noise level, unless with the written consent of the Minister for Planning.
52. Before the use starts, a Management Plan detailing the nature of the use must be submitted to and approved by the Minister for Planning. The Plan should detail the following:
- a) Hours of operation for all licensed parts of the premises.
  - b) Details of the provision of music.
  - c) Security arrangements including hours of operation and management to minimise queues outside the venue.
  - d) Entry and exit locations.
  - e) Training of staff in the management of patron behaviour.
  - f) A complaint management process to be put in place to effectively manage complaints received from neighbouring and nearby businesses and residents. This must include details of a Complaints Register to be kept at the premises. The Register must include details of the complaint received, any action taken and the response provided to the complainant
  - g) Management of any outdoor areas to minimise impacts on the amenity of the area and nearby properties.
  - h) Management of patrons who are smoking.
  - i) Lighting within the boundaries of the site.
  - j) Security lighting outside the premises.
  - k) General rubbish storage and removal arrangements, including hours of pick up.
  - l) Bottle storage and removal arrangements, including hours of pick up.
  - m) Noise attenuation measures including the use of any noise limiters.

## **Melbourne City Council Infrastructure**

### ***Drainage connection underground***

53. Before the development starts, a stormwater drainage system, incorporating integrated water management design principles, must be submitted to and approved by the Melbourne City Council – City Infrastructure. This system must be constructed prior to the occupation of the development and provision made to connect this system to the City of Melbourne’s underground stormwater drainage system.

**Construct and maintain access**

54. All pedestrian paths and access lanes shown on the endorsed plans must be constructed and maintained to the satisfaction of the Melbourne City Council – City Infrastructure.

**Demolish and construct access**

55. Before the development is occupied, all necessary vehicle crossings must be constructed and all unnecessary vehicle crossings must be demolished and the footpath, kerb and channel reconstructed, in accordance with plans and specifications first approved by the Melbourne City Council – City Infrastructure.

**Footpaths**

56. The footpath(s) adjoining the site along Brunton Avenue and Punt Road must be reconstructed together with associated works including the renewal/reconstruction of kerb and channel and modification of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the Melbourne City Council – City Infrastructure.

**Street levels not to be altered**

57. Existing street levels in roads adjoining the site must not be altered for the purpose of constructing new vehicle crossings or pedestrian entrances without first obtaining approval from the Melbourne City Council – City Infrastructure.

**Existing street lighting not altered without approval**

58. All street lighting assets temporarily removed or altered to facilitate construction works shall be reinstated once the need for removal or alteration has been ceased. Existing public street lighting must not be altered without first obtaining the written approval of the Melbourne City Council – City Infrastructure.

**Existing street furniture**

59. Existing street furniture must not be removed or relocated without first obtaining the written approval of the Melbourne City Council – City Infrastructure.

**Public lighting**

60. Before the development starts, excluding preliminary site works, demolition and any clean up works, or as may otherwise be agreed with the City of Melbourne, a lighting plan must be prepared to the satisfaction of Council. The lighting plan should be generally consistent with Council’s Lighting Strategy, and include the provision of public lighting in Punt Road and Brunton Avenue). The lighting works must be undertaken prior to the commencement of the use/occupation of the development, in accordance with plans and specifications first approved by the Melbourne City Council – City Infrastructure.

**Department of Transport / VicRoads Conditions**

61. <Conditions as recommended through consultation with Department of Transport / VicRoads, representing the Road Management Authority for Punt Road and Brunton Avenue (declared roads under the Road Management Act 2004)>

## **Façade Strategy**

62. Before the development starts, excluding demolition and bulk excavation, a facade strategy and material and finishes must be submitted to and approved by the Minister for Planning in consultation with Melbourne City Council. All materials, finishes and colours must be in conformity with the approved Façade Strategy to the satisfaction of the Minister for Planning. Façade Strategy must detail:
- a) Elevations generally at a scale of 1:50 illustrating typical podium details, entries and doors, and utilities, typical tower detail, and any special features which are important to the building's presentation. The drawings must demonstrate:
    - i. Finished floor levels and ceiling levels.
    - ii. Further section, plan and elevation details demonstrating how the façade systems are to be implemented, including demonstration of an elegant transition between intersecting materials (i.e. recycled brickwork and new brickwork).
    - iii. Details of material quality as presented in the Architectural Design Response prepared by Cox Architecture, and a commitment to achieve this material quality throughout design development.
    - iv. Further plans highlighting all facades of the William Cooper Centre interfacing with pedestrian paved areas (including the landscaped terrace), demonstrating how these facades will be designed to respond to the principles outlined in the CPTED Report, providing visual interest, passive surveillance and eliminating entrapment spaces.

## **Crime Prevention through Environmental Design (CPTED) Report**

63. Before the development starts, excluding demolition and bulk excavation, a report prepared by a suitably qualified professional in consultation with the project architect assessing the development having regard to Crime Prevention through Environmental Design (CPTED) urban design principles must be submitted to and approved by the Minister for Planning in consultation with Melbourne City Council. The CPTED Report must be provided to the satisfaction of the Minister for Planning and, in addition to addressing CPTED principles and making recommendations for the development, address:
- a) The vehicle access and vehicle entry point to the car parking areas within the development, including how the vehicle access and entry point will be treated/managed, to ensure a safe environment and clear narrative is provided to park users and pedestrians navigating these areas.
  - b) Elimination of entrapment areas.
  - c) Implementation of other design measures to improve passive surveillance and safety across the site, including lighting strategies and activation.

## **Green Travel Plan**

64. Before the building is occupied a Green Travel Plan (GTP) must be prepared by a suitably qualified person to the satisfaction of the Minister for Planning. The GTP must:
- a) Describe the Punt Road Oval's location in the context of alternative modes of transport and objectives of the GTP.
  - b) Outline GTP measures for the development, including:
    - i. How information will be made available to participants in the Major Sports and Recreation Facility to advise them of alternative modes of transport



- and means of accessing the venue;
- ii. Other incentives for participants in the use (i.e provision of public transport ticket discounts if available)
- iii. Cycle parking and facilities available
- iv. GTP management
- v. Monitoring and review.

Once approved the GTP will form part of the planning permit or any on-going management plan for the site to ensure the GTP continues to be implemented by the owners/management of the development site to the satisfaction of the Responsible Authority.

### **3D Digital Model**

65. Before the development is occupied a 3D digital model of the approved development must be submitted to, and must be to the satisfaction of, Melbourne City Council. The model should be prepared having regard to Advisory Note – 3D Digital Modelling Melbourne City Council. Digital models provided to the Council may be shared with other government organisations for planning purposes. The Council may also derive a representation of the model which is suitable for viewing and use within its own 3D modelling environment. In the event that substantial modifications are made to the building envelope a revised 3D digital model must be submitted to, and be to the satisfaction of, the Council.
66. Before the development starts, excluding demolition, bulk excavation and site preparation works, or as otherwise agreed with the Minister for Planning, a 3D digital model of the development and its immediate surrounds, as appropriate, must be submitted to the Minister for Planning and be to the satisfaction of the Minister for Planning conformity with the Department of Environment, Land, Water and Planning Advisory Note 3D Digital Modelling.

**END OF DOCUMENT**