

Eureka Stadium Upgrade Project Incorporated Document

March 2016

Incorporated document pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*

1. INTRODUCTION

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

The land identified in this document may be used and developed in accordance with the control in this document.

The control in this document prevails over any contrary or inconsistent provisions in the Ballarat Planning Scheme.

2. PURPOSE

The purpose of the control in this document is to allow the use and development of land for the purposes of the Eureka Stadium Upgrade Project (the Project).

3. ADDRESS OF THE LAND

This control in this document applies to the land at 701-723 Creswick Road, Wendouree required for the Eureka Stadium Upgrade Project (the Project Area) as shown in Figure 1 of this document 'Eureka Stadium Project Area'.

4. CONTROL

Despite any provision to the contrary or any inconsistent provision in the Ballarat Planning Scheme, no planning permit is required for, and no planning provision in the Ballarat Planning Scheme operates to prohibit or restrict, the use or development of the Project Area for the construction and operations of the Project.

The Project includes, but is not limited to, the following use and development:

- The use of the land for a range of major sports and recreation activities including the hosting of AFL games and associated events;
- Tiered covered grandstand seating for approximately 5,200 spectators;
- Informal viewing areas for approximately 6000 spectators;
- Broadcast/radio boxes;
- Scoreboard;
- Upgrade of existing amenities;
- Sports change rooms;
- Expanded coaches box;
- External works and landscaping;
- Building services infrastructure;
- Oval lighting.
- Car parking construction and upgrade; and
- Alterations to the oval/playing surface.

Ancillary activities including, but not limited to:

- Displaying direction, promotional and business identification signs;
- Reducing the car parking requirements for the increased stadium capacity;
- Altering access to a road in a Road Zone, Category 1; and
- Loading and unloading requirements.

5. CONDITIONS

The use and development permitted by this document must be undertaken in accordance with the following conditions:

- 5.1 The following plans for the project must be prepared to the satisfaction of the Minister for Planning and in accordance with any timing specified for the individual plans. The plans must be prepared in consultation with the City of Ballarat and other agencies as specified below and include:
- a) A Site Layout Plan, generally in accordance with Plan TP-004 Revision 1C by Peddle Thorp dated March 2016, and drawn to scale, showing:
 - The boundaries and dimensions of the land and the project area;
 - Adjoining roads;
 - The location, height and purpose of buildings and works on adjoining land;
 - Relevant ground levels;
 - The layout of existing and proposed buildings and works including building setbacks from boundaries, finished floor levels, and an indicative internal layout for each building;
 - Driveways, vehicle parking areas, car parking spaces and loading and unloading areas;
 - Finished site levels;
 - Removal or protection of any existing vegetation; and
 - All external storage and waste treatment areas.
 - b) Elevation drawings, generally in accordance with Plan TP-300 Revision 1C, Plan TP-304 Revision 1C and Plan TP-305 Revision 1C by Peddle Thorp dated March 2016, and to scale showing:
 - The dimensions, colour and materials of all buildings and works; and
 - Any proposed advertising signage.
 - c) Construction details of all drainage works, driveways, vehicle parking and loading areas.
 - d) A Landscape Plan must be submitted and approved prior to completion of construction showing:
 - The description of vegetation to be planted;
 - The surfaces to be constructed; and
 - Site works specification and method of preparing, draining, watering and maintaining the landscape area.

Unless with the written consent of the Minister for Planning, the Landscape Plan must be implemented prior to commencement of the use of the expanded facility.

- e) Transport Impact Assessment and Traffic Management Plans (for event attendances at 2000, 4000, 6000, 10,000 and greater than 10,000) prepared in consultation with the City of Ballarat, the Department of Economic Development, Jobs, Transport and Resources - Transport Division, Public Transport Victoria and VicRoads must be submitted and approved prior to the completion of construction which includes:
 - The likely traffic generation, impacts and management of the proposed use and development on the surrounding road network, including:
 - Access and egress from the site for Norman Street, Howitt Street, Midland Highway and Dowling Street;
 - The road network from the site to the Midland Highway Interchange with the Western Highway, Ballarat and Wendouree railway stations

- and private vehicle, public transport, coach, cyclist and pedestrian access;
- Norman and Howitt Street intersections with Midland Highway, in particular for pedestrian movements and safety issues at the rail crossing; and
- Taking into consideration an ultimate duplication of the Midland Highway.
- Measures to promote the use of public transport to events;
- Vehicle access points;
- Coach movements, drop off, parking and pick up;
- Pedestrian access, including from public transport, coaches and car parking sites;
- Interface between pedestrians and vehicles external and internal to the site;
- The location and treatment of circulation areas, driveways and other access ways within the land;
- The location, layout, treatment and maintenance of all vehicle parking areas and loading and unloading areas;
- The minimum number of car parking spaces to be provided on the land; and
- Loading and unloading arrangements.

The Traffic Impact Assessment and Traffic Management Plan must be implemented prior to commencement of use of the expanded facility.

- f) A Stormwater Management Plan including design detail to ensure that flooding is not increased and that there is not deterioration in water quality in the area surrounding the site as a result of the development. The Stormwater Management Plan must take into account any relevant report prepared by the Glenelg Hopkins Catchment Management Authority and/or Corangamite Catchment Management Authority.
- 5.2 Unless otherwise stated, the plans and other matters listed in Clause 5.1 must be approved prior to the commencement of works. Plans and other documents may be prepared and approved for separate components or stages of the Project and covered seat extension but each plan or document must be approved before commencement of works for that component or stage. Once endorsed the plans and other documents will form part of the Incorporated Document.
- 5.3 The plans and other documents listed in Clause 5.1 may be amended from time to time to the satisfaction of the Minister for Planning. In deciding whether a plan or document is satisfactory or whether to consent to an amendment to a plan or document, the Minister for Planning may seek the views of council or any other relevant authority.
- 5.4 The use and development of land in the project area must be undertaken generally in accordance with all approved plans and documents.

7. EXPIRY

The control in this document expires if any of the following circumstances apply:

- The development allowed by the control is not started by 31 March 2018.
- The development allowed by the control is not completed by 31 March 2020.
- The use allowed by the control is not started by 31 September 2020.

The Minister for Planning may extend these periods if a request is made in writing before the expiry date or within three months afterwards.

Figure 1: Eureka Stadium Project Area (inside red line as marked)

