NOTICE OF AN APPLICATION FOR PLANNING PERMIT

<table>
<thead>
<tr>
<th>THE LAND AFFECTED BY THE APPLICATION IS LOCATED AT:</th>
<th>Moorabbin Reserve, 32-64 Linton Street, MOORABBIN VIC 3189</th>
</tr>
</thead>
<tbody>
<tr>
<td>THE APPLICATION IS FOR A PERMIT FOR:</td>
<td>Construction of a grandstand, pool complex, scoreboard and associated car parking</td>
</tr>
<tr>
<td>THE APPLICATION REFERENCE NUMBER IS:</td>
<td>KP-2019/236</td>
</tr>
<tr>
<td>THE APPLICANT FOR THE PERMIT IS:</td>
<td>St Kilda Football Club</td>
</tr>
</tbody>
</table>
| YOU MAY LOOK AT THE APPLICATION AND ANY DOCUMENTS THAT SUPPORT THE APPLICATION AT THE OFFICE OF THE RESPONSIBLE AUTHORITY: | City of Kingston Municipal Offices  
Cheltenham Office: 1230 Nepean Highway, Cheltenham 3192  
During office hours 8.30am - 5pm  
OR  
| This can be done during office hours and is free of charge | |

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must:
- be made to the Responsible Authority in writing,
- include the reasons for the objection, and
- state how the objector would be affected.

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

| THE RESPONSIBLE AUTHORITY WILL NOT DECIDE ON THE APPLICATION BEFORE: | 23-May-2019 |

If you object, the Responsible Authority will tell you of its decision.

Privacy Notification: The personal information provided in a submission/objection is collected for planning purposes in accordance with the Planning & Environment Act 1987 (the Act). The public may view an objection or submission in accordance with Section 57 of the Act whilst the planning application is current. In accordance with the “Improving Access to Planning Documents” Practice Note dated December, 1999, a copy of your submission will be made available on request. If you fail to provide contact details your objection may not be considered. For information regarding access to Planning documents please contact Council’s Planning Department on 1300 653 356.
Application for Planning Permit

Privacy notice - any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of the planning process under the Planning and Environment Act 1987. If you have any concerns please contact Council's Planning Department on 9581 4131.

Need Help? - If you need help to complete this form, read: How to complete the application for planning permit form available at www.kingston.vic.gov.au/planning

Questions marked with an asterisk (*) are mandatory and must be completed

1. Pre-application meeting

Has there been a pre-application meeting with a council planning officer?

<table>
<thead>
<tr>
<th></th>
<th>No</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td><strong>Yes</strong></td>
</tr>
</tbody>
</table>

If 'yes', with whom? Andrew Stubbings
Date: January 2019

2. The Land *

Address of the land. Complete the street address and one of the formal land descriptions.

Street Address *

<table>
<thead>
<tr>
<th>Unit No.:</th>
<th>St No.:</th>
<th>St Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>32-64</strong></td>
<td>Linton Street</td>
</tr>
</tbody>
</table>

Suburb: Moorabbin
Postcode:

Formal Land Description *

Complete either A or B.

A
Lot No.:

B
Crown Allotment No.:
Section No.:

This information can be found on the certificate of title
3. Description of Land *

Describe how the land is used and development now

- e.g. vacant, single dwelling, three dwellings, shop, factory, medical centre, with two practitioners, licensed restaurant with 80 seats.

- Minor sports and recreation facility, incorporating sporting grounds, administration and training facilities, restricted place of assembly, licensed premises and gaming venue.

4. Plan of the Land *

Attach a plan of the existing conditions. Photos are also helpful.

5. The Proposal *

You must give full details of your proposal and attach the information required to assess the application. Lack of detail, insufficient or unclear information will delay your application.

For what use, development or other matter do you require a permit?

- Buildings and works for a grandstand, integrated pool complex, scoreboard and car parking
- Construction of buildings or works in PPR Zone (Clause 36.02-2)
- Construction of buildings or work in a Special Building overlay (Clause 44.05-1)
- Provision of car parking to the satisfaction of the Responsible Authority (Clause 52.06)

6. Additional Information

Attach additional information providing details of the proposal, including:

- Any information required by the planning scheme, requested by Council or outlined in a council planning permit checklist.

- Plans and elevations showing the layout and details of the proposal.

- If required, a description of the likely effect of the proposal (e.g. traffic, noise, environmental impacts).

Note

Contact council or refer to council planning permit checklists for more information about council’s requirements.
7. Title Information *

Attach a full, current copy of title information, not older than 90 days, for each individual parcel of land, forming the subject site.

<table>
<thead>
<tr>
<th>Encumbrances on title?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes, [ ] No, [ ]</td>
</tr>
<tr>
<td>Attach a copy of the document (instrument) specifying the details of the encumbrance.</td>
</tr>
</tbody>
</table>

Is the land affected by an encumbrance such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- [ ] No, go to Question 8.
- [ ] Yes, [ ]

Does the proposal breach, in any way, the encumbrance on title?

- [ ] No, go to Question 8.
- [ ] Yes, contact council for advice on how to proceed before continuing with this application.

**Note**
Council must not grant a permit that authorises anything that would result in a breach of a registered restrictive covenant (sections 61 (4) and 62 of the Planning and Environment Act 1987). Contact Council and/or an appropriately qualified person for advice.

8. Costs of Buildings and Works/permit fee *

All applications require a fee to be paid. Where development is proposed, the value of the development affects the fee. Contact Council to determine the appropriate fee.

**Estimate cost of development for which the permit is required?**

Cost $ 9m

**Write 'Nil' if no development is proposed (eg. Change of use, subdivision, removal of covenant, liquor licence)**

**Note**
You may be required to verify this estimate

**Is a Metropolitan Planning Levy (MPL) certificate required?**

- [ ] No, go to Question 9.
- [ ] Yes, [ ]

**Note**
If a MPL is applicable, a planning application must be accompanied by the MPL certificate. This is a requirement of section 3 of the Planning and Environment Act 1987. For more information on the MPL visit www.sro.vic.gov.au
9. Applicant and owner details *

Provide details of the applicant and owner of the land.
11. Information checklist

Have you:

- ✔ Filled in the form completely?
- ✔ Included the application fee? (Contact council to determine the appropriate fee).
- ✔ Provided all necessary supporting information and documents?
  - Provided a copy of full title, no older than 3 months, for each individual parcel of land forming the subject site?
  - Provided a plan of existing site conditions?
  - Included plans showing the layout and details of the proposal?
  - Provided all information required by the planning scheme, requested by Council or outlined in a council planning permit checklist?
  - Where required, provided a description of the likely effect of the proposal (e.g. traffic, noise, environmental impacts)?
  - If applicable, included a current MPL Certificate. Note: a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office. Once expired, the certificate becomes invalid and cannot be used. Failure to comply means the application is void.
- ✔ Completed Kingston’s relevant Council Planning Permit Checklist?
- ✔ Signed the Declaration (section 10 of this form)?

12. Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

**By Post**
City Development
Kingston City Council
PO Box 1000, Mentone, VIC 3194

**In Person**
Level 1, 1230 Nepean Highway, Cheltenham VIC 3194

**Contact Information**
T (03) 9581 4131
E info@kingston.vic.gov.au
REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958
VOLUME 08030 FOLIO 160 Security no : 124057738108Q
Produced 09/11/2015 08:17 am

LAND DESCRIPTION

Lot 1 on Title Plan 678542Q (formerly known as part of Portion 40 Parish of Moorabbin).
PARENT TITLES :
Volume 02708 Folio 505 Volume 07148 Folio 545 Volume 08030 Folio 159
Created by instrument 5354815R 16/03/1953

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF MOORABBIN
5354815R 16/03/1953

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP678542Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END
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LOCATION OF LAND
Parish: MOORABBIN
Township: 
Section: 
Crown Allotment: 40(PT)
Crown Portion: 
Last Plan Reference: 
Derived From: VOL 6030 FOL 160
Depth Limitation: NIL

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

DESCRIPTION OF LAND / EASEMENT INFORMATION

E-1 = EASEMENT TO MMBW CREATED BY C/E A151344

FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 09/11/2000
VERIFIED: CP

TABL OF PARCEL IDENTIFIERS

WARN/NG: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962

PARCEL 1 = CP 40 (PT)
REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 08671 FOLIO 149 Security no : 124057933093A
Produced 20/11/2015 02:35 pm

LAND DESCRIPTION

Lot 1 on Title Plan 409682D (formerly known as part of Portion 40 Parish of Moorabbin).

PARENT TITLE Volume 02708 Folio 504
Created by instrument C746749 11/04/1967

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF MOORABBIN
C866009 23/08/1967

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP409682D FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END
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The document is invalid if this cover sheet is removed or altered.
Title Plan Edition 1
TP 409682D

Location of Land
Parish: MOORABBIN
Township:
Section:
Crown Allotment:
Crown Portion: 40 (PT)
Last Plan Reference:
Derived From: VOL 8671 FOL 149
Depth Limitation: NIL

Description of Land / Easement Information

Table of Parcel Identifiers

WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CP 40 (PT)

Lengths are in Feet & Inches
Metres = 0.3048 x Feet
Metres = 0.201188 x Links

Sheet 1 of 1 sheets
Optional: Proposed Electronic Scoreboard

SITE ELEVATION 1:500

APPROXIMATE LOCATION OF OLD SCOREBOARD

PROPOSED STAGE 2 BUILDING

PROPOSED NEW ELECTRONIC SCORE BOARD

REFER ELEVATION DRAWING

9,000 9mW x 6.25mH ELECTRONIC SCOREBOARD FIXED TO SUPPORTING STEEL FRAME.

BLACK PAINT FINISH TO ALL EXPOSED STEELWORK AND FRAMING

NOMINALLY 200 UC STEEL COLUMNS.

BLACK PAINT FINISH

PROPOSED NEW SCOREBOARD

HISTORIC PHOTOS OF OLD SCOREBOARD

Project: Stage 3 RSEA Park
Client: St Kilda
Status: Planning Application
Date: 15/04/19
Sheet No: P3
Revision: F
Plan

Optional Roof

Roof Plan

Scale: 1:250 @ A3

Project: Stage 3 RSEA Park
Client: St Kilda
Status: Planning Application
Date: 15/04/19
Sheet No: P6
Revision: F
Elevations

Elevation - North
Scale: 1:250 @ A3

Elevation - West
Scale: 1:250 @ A3

City Collective

Elevations

Elevation - South
Scale: 1:250 @ A3

Elevation - East
Scale: 1:250 @ A3

City Collective
Materials

STANDING SEAM

PERFORATED STEEL

BRICK PAVING

GLAZING

WHITE BRICK
St Kilda Football Club
32-64 Linton Street, Moorabbin
Stage 3 Permit
Grandstand, pool, scoreboard and parking
PLANNING ASSESSMENT
PREPARED BY
10 CONSULTING GROUP

APRIL 2019
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INTRODUCTION

1.1 Purpose

1 This report accompanies a planning permit application for a planning permit for a grandstand, freestanding scoreboard and integrated pool complex and adjacent car parking for 43 spaces.

2 The application applies to land at 32-64 Linton Street Moorabbin, more commonly referred to as the Moorabbin Reserve.

3 The application seeks permission for buildings and works advanced as part of an amended development proposal for the major redevelopment of the Moorabbin Reserve (MR) as a community and sports hub and facility occupied principally by the St Kilda Football Club (STKFC).

4 The report describes the proposal, the site context and the relevant statutory and strategic planning provisions of the Kingston Planning Scheme (KPS).

5 It should be read in conjunction with the architectural drawings prepared by City Collective / HB dated April 2019.

1.2 Background

6 MR has been an important community and public open space for many decades, providing for a choice of active and passive outdoor and recreational pursuits as well as formal and informal sports and leisure activities.

7 Since 1964 and its occupation by the STKFC, MR has assumed a broader community significance providing a focus for STKFC and community orientated sports and recreation opportunities.

8 As part of a vision to ‘reimagine Moorabbin’ the STKFC, in conjunction with the Kingston City Council and the local community, embarked on a major redevelopment project at MR during 2016.

9 Project planning and development works have to date provided for staged redevelopment (‘Stage 1’ and ‘Stage 2’) of MR to renew and update the original venue, including a grandstand, oval and a licensed social club facility.

1.2.1 Planning Permits
Planning Permit No. KP-465/2016 was issued on 23 December 2016 to facilitate the ‘Stage 1’ redevelopment of the existing facilities and grounds at MR as a premier community and elite sports training and administrative facility, including social and recreational opportunities.

- The permit provided for accommodation and facilities for community sporting clubs, including the Southern Football and Netball League, the South Metro Junior Football League, local Auskick programs and the Sandringham Dragons, as well as social and recreational opportunities for the broader community.

- ‘RSEA Park’ has recently been unveiled as an elite sports venue and renewed focus for sports and the community at MR. It includes the training and administrative headquarters for the STKFC, which was reinstated at MR and in its traditional ‘home’ in the first quarter of 2018.

Planning Permit No. KP 2018/523 was issued on 22 October 2018 to facilitate a second stage (‘Stage 2’) of redevelopment.

The permit provided for expanded facilities at MR and RSEA Park to cater for sports and football into the 21st Century, including the AFL Women’s league (AFLW):

- New AFLW change rooms, a treatment room, and expansion of existing administration facilities to accommodate women’s football league at MR;

- An eastern building extension for a second indoor sport court;

- Retention of the existing oval in its current configuration, but with the addition of a new 1,000-seat grandstand on its western side adjacent to Linton Street;

- Additional storage facilities;

- Expansion and modification of the existing car parking facilities; and

- A western building extension (along Linton Street) for a new aquatic facility, including a 25-metre lap pool and a hydrotherapy pool.

Plans have been endorsed for the first stage of that permit to enable the AFLW facilities to commence construction and be available for the 2020 season.
14 The additional basketball court will be the subject of an endorsement of plans under condition 1 of the permit, be it at a later date.

1.3 The proposal and permit application

15 Detailed design has established that constraints on the space and layout of the approved aquatic facility would deliver a substandard facility to the Club’s and community’s needs.

16 The “Stage 3” planning permit is advanced to vary the scope of works to ensure that the development of an integrated aquatic facility at MR, currently approved within a western building ‘wing’ along the Linton Street frontage, is:

   • Fit for purpose; and
   • Complementary to the approved use and development and to the role of MR as a premier sports and recreation facility available to the club and community.

17 Plans accompanying the permit application illustrate the proposed consolidation of the approved aquatic facility and grandstand works in a single location, including the relocation of the aquatic facility and associated amenity and spaces from along the Linton Street frontage to a location screened beneath the previously approved grandstand (refer Stage 2 approval), at the western side of the existing oval.

18 The opportunity of the permit application also enables approval to be sought for a new scoreboard for the venue, to be located on the opposite side of the oval to the aquatic centre / grandstand, as detailed in the development plans.

19 To ensure a high quality range of facilities, appropriate public realm spaces and landscaping and adequate car parking, 10 additional parking spaces are proposed accessed from the previously approved access point.

20 In practical terms, the proposed modifications to the approved site layout and built form outcome will enable the development of a slightly larger aquatic facility with associated benefits for the Club and the community.

   • Consistent with the earlier approvals, it is intended that the planned and approved aquatic facility will support player training and recovery and be made available to the community and school groups at other times, when not in use by the Club.
1.4 Summary

21 Notwithstanding the proposal for modest additions and alterations to the approved grandstand building envelope, the amended proposal will:

- Deliver a similar range of amenities and facilities as previously foreshadowed as part of the approved MR redevelopment;
- Maintain a maximum 2-storey building height;
- Positively integrate with the overall development of the Site, including the built form outcome and design detail;
- Be accommodated within broadly the existing building footprint of the approved grandstand;
- Have no adverse impact on the location or provision of existing or approved car parking or on the demand for parking; and
- Reduce the perception of the overall ‘spread’ of buildings on the Site, including by increasing the setback of development from Linton Street and nearby residential properties and significantly improving the presence of landscaping along the Linton Street frontage.

22 To its credit, the proposal is accordingly:

- Consistent with the existing and approved use and redevelopment of the MR as a premier sports and recreation facility;
- Consistent with the purposes for which the land is zoned;
- An enhanced land use and development outcome in so far as it consolidates and integrates into the existing and approved development and building envelope; and
- A positive response to the existing layout and provision of public open space and activities at MR.

23 The amended proposal importantly embodies the efficient and sustainable use of the site, providing for the consolidation of building mass and development in a ‘single’ location, and significantly screened below the grandstand in an area underutilised by the existing and approved development.
Figure 1: Existing, approved and proposed development works (shown indicatively) (nearmap)

Figure 2: Locality map (street-directory.com.au)
2 SUBJECT SITE AND SURROUNDS

2.1 Strategic context

24 The sound strategic justification for the timely renewal and refurbishment of MR has been established and demonstrated with the approval and redevelopment permitted as part of ‘Stage 1’ and ‘Stage 2’.

25 MR is set in an established urban setting, including a central and accessible location to key generators of activity in the surrounding locality.

26 As an older suburb influenced by planning policies encouraging renewal and greater intensity of use, the environs of MR can expect and are being influenced by the presence of a greater residential population with less private open space and seeking to enjoy the benefits of immediate and convenient access to a high-quality public reserve offering a diverse range of opportunities for active and passive recreation.

27 The recent approval of a significant mixed-use development at the northern end of Linton Street is evidence of this¹.

28 Consistent with approved Stages 1 and 2 the development proposal will ensure that MR continues to perform an important community role, providing for a high amenity space and connection between the surrounding activity centre, Moorabbin Station, Holmesglen TAFE and homes.

2.2 The Site

29 MR is located on the east side of Linton Street, to the south of South Road and the Bowling Club.

30 It comprises approximately 10.16ha of crown land, of which the STKFC lease part.

31 The Site has principal frontages to Linton Street and Doonga Avenue to the west and south respectively and incorporates:

¹ Planning Permit No. KP-544/2016 was approved in August 2017 and provides for a mixed-use development including 438 residential apartments, 120 serviced apartments, retail premises, commercial and community uses, on land currently occupied by Harvey Norman and Clark Rubber at the northern end of Linton Street.
• the existing oval, and recently completed training and administrative headquarters of the STKFC;
• the site for the approved community sporting facilities and the redeveloped STKFC social club;
• the alternative training area to the north; and
• associated car parking facilities.

32 The existing and approved sports and administration complex includes outdoor lighting structures.

33 A current planning scheme amendment (Amendment C166 *Kingston Planning Scheme*) provides for a range of proposed advertising signs to be erected and displayed at the Site.

34 Current and approved STKFC related activities at the Site include:

• administrative functions;
• a museum and club related shop offering STKFC memberships and merchandise;
• a licensed club, including a café and bar, and 83 electronic gaming machines (EGMs); and
• STKFC training activities.

35 The existing and approved grounds and facilities accommodate the current administration and / or training functions of the Southern Football and Netball League (SFNL), South Metro Junior Football League (SMJFL), the Sandringham Dragons Football Club (SDFC) and the AFL Victoria regional office.

36 The current range of existing site activities and hours of operation have been addressed by the permits issued for the redevelopment works associated with approved ‘Stage 1’ and ‘Stage 2’.

37 The proposal will have no adverse material impact upon:

---

2 Council adopted combined Amendment C166 to the *Kingston Planning Scheme* and Planning Permit No. KP18/121 on 17 October 2018; Amendment C166 has been submitted to the Minister for Planning and is pending approval.
• current community activities that are principally undertaken in the southeast part of MR, including dog walking, passive recreation and opportunities for community meeting; or

• existing pedestrian pathways through and around the Site link Linton Street, Margaret Street and Doonga Street, as well as Moorabbin Station, the Moorabbin Activity Centre, Holmesglen TAFE and proximate residential neighbourhoods.

2.3 Neighbouring properties and surrounding land use

Figure 3 illustrates the pattern of use and development immediately surrounding MR.

• The surrounding neighbourhood is predominantly given over to residential use and development to the east, south and south-west, typically characterised by conventional lots with detached housing and a backyard / garden character.

• Relevant to this proposal, the opposite side of Linton Street, opposite the approved and proposed grandstand and aquatic facility, provides additional public open space and a children’s play area in the immediate locality.

• The area west of Linton Street is distinguished by a mix of residential, public open space and industrial and commercial uses, including a range of light industrial uses in nearby Horscroft Place.

• Residential use is predominantly characterised by a conventional size and scale of development, comprising single dwellings in a garden setting, however also include examples of medium density and infill development in the proximate locality.

• A large format industrial and commercial precinct is located to the northwest and west, on the western side of street3.

---

3 Which is subject to planning approval for mixed use development (refer paragraph 10).
Figure 3 - Aerial photos- Moorabbin Reserve and surrounding neighbourhood (shown indicatively) (nearmap)
3 THE PROPOSAL

3.1 Overview

39 The first stage of MRs timely evolution has been realised with its ‘rebirth’ as RSEA Park.

40 ‘Stage 1’ has enabled the ‘reimaging’ of MR and the home of the STKFC as a contemporary, state of the art venue, including grounds and training spaces, that will ensure MRs legacy with the STKFC is enriched and able to continue well into the 21st Century.

41 ‘Stage 1’ and ‘Stage 2’ will together deliver and optimise:

- the strategic vision and objectives established for MR in a manner which is responsive and respectful to its principal residential setting and the expectations for the Site established via long-term use and development by the STKFC; and

- the opportunity for the STKFC; community sports clubs; and the immediate and broader community to benefit from enhanced and integrated sports, community and open space facilities.

3.2 The proposal

42 The buildings and works advanced as part of the ‘Stage 3’ proposal is confined to relocating and better integrating the approved aquatic facility within the approved site layout and buildings as well as re-establishing a freestanding scoreboard which for practical reasons should be positioned to be viewed from the grandstand and the next building complex.

43 The proposal will maintain and enhance the established and approved use and development of the Site for a Minor sports and recreation facility and Restricted place of assembly, including the aquatic facility and associated amenities and spaces.

44 The proposed modifications and additions can be described as ‘reordering and re-establishing’ in so far as they seek to consolidate and better integrate the approved layout of use of and development on the site, with attached benefits for:

- the sustainable and efficient use of the site;
- the existing conditions, use and development of the site;
- the offer and range of integrated activities and facilities at MR, including by STKFC, community football leagues and the general community;
- the presentation and integration of the site with neighbouring properties and the adjoining streetscape;
- the built form outcome and neighbourhood character;
- the existing amenity, and experience of MR; and
- the provision and quality of open space in Kingston.

45 The proposal will have no impact on:
- the established STKFC social club or gaming venue; or
- the existing hours of operation for the training facilities, lighting, social club or function room, which will be maintained consistent with the existing conditions / current approval, including with respect to liquor licencing.

46 The proposal will continue to support and facilitate the revitalisation and extension of uses and activities offered at MR.

3.3 Features of the proposal

47 The development plans illustrate the rearrangement and reconfiguration of approved ‘Stage 2’ uses on the site, including provision for:
- a 25m, 4-lane lap pool;
- a hydrotherapy pool;
- male and female change rooms / amenities;
- a gym;
- plant / storage areas; and
- integrated classroom / suite spaces (at first floor level), to be located to the rear of the grandstand / rear of the approved car park to be developed along Linton Street.

48 The proposed additions and alterations necessitate some reconfiguration of the previously approved building footprint, but will importantly be accommodated within:

- the approved building footprint; and
- the underutilised space, beneath the approved grandstand, in the former design.

49 The form and building design, including varied first floor-built form outcome and detail, is illustrated in the development plans.

- The architecture and use of form, material and finishes of the proposal will integrate with RSEA Park and the approved ‘Stage 2’ works.
- In so far as the proposal seeks to consolidate the layout of approved uses and development on the Site, the proposal would generally reduce the perception of overall building footprint and increase the setback of buildings from Linton Street.
- To accommodate the facilities and provide for the landscaping along the Linton Street frontage as sought in the Stage 2 permit, some of the previously approved car parking, adjacent to the grandstand need to be reconfigured. This is to be achieved by providing 10 spaces along the southern access drive.

50 The scoreboard would be positioned as shown in the development plans. It would be a structure that stands 9.2 metres high with the face of the scoreboard having a surface area of 55.8 square metres. The scores would be displayed by an LED screen.

51 Car parking for 42 vehicles is proposed between the grandstand and Linton Street, with 10 spaces located adjacent to the southern driveway.

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4 Notwithstanding the modest southward building extension generally opposite the neighbouring public open space
4 KINGSTON PLANNING SCHEME PROVISIONS

4.1 Introduction

52 The Site is subject to the following zone and overlay provisions of the KPS:

- Public Park and Recreation Zone (Schedule 3) (PPRZ3) (Figure 4); and
- Special Building Overlay (SBO) (Figure 5).

4.2 Public Park and Recreation Zone

53 The purpose of the Public Park and Recreation Zone (PPRZ) includes:

- To recognise areas for public recreation and open space.

54 Within the PPRZ a permit is required to construct or carry out works (Clause 36.02-2).

55 Clause 36.02-5 provides that before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The comments of any public land manager or other relevant land manager having responsibility for the care or management of the land or adjacent land.
- Whether the development is appropriately located and designed, including in accordance with any relevant use, design or siting guidelines.

4.3 Special Building Overlay

56 The Site is partially covered by a SBO.

57 The purpose of the SBO includes:

- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the
While a permit is required to construct a building or carry out works on land in the SBO (Clause 44.05-1), the proposed works are located on a part of the Site that is not covered by the SBO.

4.4 Particular Provisions

4.4.1 Car Parking

Clause 52.06, Car Parking, seeks to ensure that appropriate car parking is provided, based on the expected generated demand, locality and activities on the land, before a new use commences or the floor area of an existing use increases.

The clause provides that numeric and technical requirements for car parking provision are to be considered alongside urban design, safety and land landscaping outcomes.

The traffic implications of the existing and proposed use and development have been considered and addressed by the planning permits issued for the ‘Stage 1’ and ‘Stage 2’ works.

The following relevant matters are noted:

- The proposal seeks permission to ‘shuffle’ and reconfigure the range of approved uses on the site.
- The proposal would not impact upon the existing and approved layout and provision of car parking on the Site.
- The car parking implications of the proposed site use have been assessed and resolved.

An addendum to the traffic and parking study submitted with the Stage 2 permit accompanies this application for permit.

4.4.2 Bicycle facilities

Clause 52.34, Bicycle Facilities, seeks to encourage cycling as a mode of transport and to ensure that accessible and convenient bicycle parking spaces and associated
facilities are provided before a new use commences or the floor area of existing use increases.

65 The clause provisions detail technical expectations about the provision and design of bicycle parking spaces, bicycle rails, bicycle compounds / lockers and signage.

66 The adequacy of existing and proposed bicycle parking has been considered and addressed by the existing approvals issued for ‘Stage 1’ and ‘Stage 2’.
Figure 4: Zone Map

Figure 5: Special Building Overlay Map
5 STRATEGIC PLANNING CONTEXT

5.1 Settlement and open space

67 Metropolitan planning strategy and State and local planning policy establish an important nexus between population growth and the quality and quantity of open space provision for the liveability of the City.

68 The development of a new metropolitan open space strategy, as a key policy initiative of Plan Melbourne 2017-2050 (Policy 6.4.2), highlights the ongoing importance of open space as critical 'green infrastructure' and as a fundamental platform for quality of life, including the policy imperative to ensure that Melbourne’s growing population is provided with, and has access to, quality open space.

69 The planning policy framework establishes a clear expectation for planning to anticipate and plan for growth and to facilitate sustainable development that takes full advantage of existing settlement patterns.

70 Planning is expected to accommodate metropolitan growth by:

- developing innovative approaches to access and making use of other types of public land facilities (Plan Melbourne 2017-2050, Policy 6.4.2);
- ensuring that open space provision is fair and equitable and meets the needs of all members of the community, regardless of age, gender, ability or a persons’ location facilities (Plan Melbourne 2017-2050, Policy 6.4.2);
- ensuring a sufficient supply of land is available for recreational and other community uses (Clause 11.02-1, Supply of urban land);
- considering opportunities for the consolidation, redevelopment and intensification of existing urban areas (Clause 11.02-1, Supply of urban land); and
- assisting the creation of a diverse and integrated network of public open space commensurate with the needs of the community (Clause 11.04-1, Open space planning).

5 Plan Melbourne 2017-2050, Policy 6.4.2 – Strengthen the integrated metropolitan open space network.
71 Associated strategy is directed to: "Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction and peace and solitude. Community sports facilities should be accommodated in a way that is not detrimental to other park activities" (Clause 11.04-1).

72 The following relevant matters are noted.

- Clause 11.04-2 (Open space management) directs planning to provide for the long-term management of public open space, including by ensuring that the provision of buildings and infrastructure is consistent with the management objectives for the open space to be developed.

- Clause 15.01-1 (Urban design) is directed to ensure urban environments are safe, functional and provide good quality environments with a sense of place and cultural identity.

- Clause 21.02 (Municipal Profile) acknowledges that Kingston contains recreational and open space areas that generate demand across a regional catchment, including for a variety of sporting and active recreational facilities.

- Clause 21.04-1 is accordingly directed to protect and enhance the quality and unique character of Kingston’s natural and built environments and infrastructure assets as part of the Vision for environment and infrastructure.

- The Strategic Land Use Framework Plan and Industrial Framework Plan at Figure 6 and Figure 7 illustrate the location attributes of MR, including proximity and access to South Road and the Moorabbin Major Activity Centre and juxtaposition between existing residential and non-residential land uses, including:
  - Residential areas that are expected to promote incremental housing change and increased housing diversity (Clause 21.04-3); and
  - Industrial land that is expected to transition to housing and/or mixed-use development in the medium to long term (Clause 21.07-3).

- The Moorabbin Activity Centre Structure Plan (2011) is a reference document to the MSS (Clause 21.05). Unlike other Major Activity Centres in Kingston, it
observes that a significant recreation facility is not apparent when visiting the centre.

“The Moorabbin Reserve, despite being within easy walking distance, has poor accessibility due to the secondary industrial land uses.”

- Clause 21.11 illustrates an Open Space Framework Plan for Kingston and sets out specifically to address the ability of open space areas to meet the changing leisure and recreational needs of Kingston’s population.

- Figure 8 illustrates that MR is an identified “other open space area”.

- Identified ‘issues’ for open space in Kingston include:
  - Impact of changes in population structure on the recreation and open space needs of current future populations;
  - Need for flexible, multi-functional open space areas which area able to be adapted to meet changing user needs; and
  - Need to balance the competing demands of recreation users with management of environmentally sensitive areas.

- The ‘Stage 3’ development proposal strengthens the positive response of the ‘Stage 1’ development to the following policy objectives (Clause 21.11-3):
  - To provide for the fair and equitable access to a range of high quality open space areas located within Kingston’s urban and non urban environments which aim to optimise community enjoyment of open space (Objective 1).
  - To promote a diverse range of social and recreation opportunities which provide for the changing leisure needs of the municipality’s current and future populations (Objective 2).
Figure 6: City of Kingston - Strategic Land Use Framework Plan (Clause 21.04)
Minimise heavy industrial traffic volumes
Promote and enhance landscaping and building design and layout along main boulevards
Vacant industrial land where Outline Development Plans required
Medium - long term redevelopment for housing and/or mixed uses
Older industrial areas:
- Encourage the redevelopment and consolidation of older industrial premises;
- Encourage improvements to car parking, vehicle access and traffic circulation
Established and planned 'Garden Industrial' estates
Moorabbin Airport - Protect land and airspace for aviation activities. Develop surplus land as a high quality industry 'business park'
Sensitive interface with Morialloc Creek
Residential buffers/noise and air emission mitigation issues
Existing industrial areas

Figure 7: City of Kingston - Industrial Framework Plan (Clause 21.07)
Figure 8: City of Kingston Open Space Framework Plan (Clause 21.11)
6 ASSESSMENT

6.1 A positive response to the planning policy framework

73 This application for permit principally seeks permission to reconfigure the use and development approved as part of the ‘Stage 2’ proposal.

74 The proposed site layout and built form additions and alterations have been carefully managed and resolved to improve upon the existing conditions, the existing and future experience of MR, and to protect and enhance:

- the amenity and experience of neighbouring properties;
- neighbourhood character; and
- the environmental values of MR.

75 The proposal will importantly enhance and support the provision of and access to quality open space to respond to changing community, sporting and recreational needs, as expected by the relevant planning policy framework.

76 The following relevant matters are noted.

- The proposal provides for a similar range of activities and facilities at MR within a consolidated land use and built form.

- The proposal will positively:
  - integrate with RSEA Park;
  - support the renewal and upgrade of the existing facilities at MR; and
  - further the consistent and positive response to the Site’s strategic planning context, including the purposes of the PPRZ.

77 The land to be utilised is at the margin of the site; has historically been used as parkland and is removed from the oval and the Dog Park and other community walk ways.
6.2 Integrated site layout and built form

The location of the proposed additions and alterations relative to the existing and approved buildings at the site; the abutting streetscapes; the provision and layout of public open space areas at MR; and the location and layout of development on neighbouring properties have influenced the design response to ensure an integrated built form outcome able to respond to the Club’s anticipated needs.

The proposal:

- improves upon the functionality and efficiency of the previously approved site layout and design by enhancing the land use and development opportunity including underutilised building space;
- respects the massing and presentation of the existing and approved buildings on the site, including the architectural response and design detail;
- improves and enhances the streetscape presentation and experience of the site, including the landscape response but providing the restoration of a substantial open, green space in front of the recently completed wing adjacent to Linton Street;
- reinforces a low-rise, maximum two-storey building height and principally horizontal built form; and
- maintains and reinforces a building footprint that emphasises the curve of the oval, with a principal presentation to Linton Street.

6.3 Drainage and stormwater management

The proposal has had appropriate regard for drainage and stormwater considerations at the site, including the implications of the SBO.

6.4 Off-site amenity impacts

The proposal will serve to enhance the overall presentation and visual amenity of MR, including the existing and approved facilities at RSEA Park.

Consistent with the existing ‘Stage 2’ approval, the works advanced as part of this proposal will provide for the integrated development of a high-quality building to
complement and optimise the existing and approved built form, including a landscape setting.

83 The proposal will enhance the public open spaces and activities provided for at MR, including pedestrian and open space networks established around RSEA Park.

6.4.1 Immediate neighbours

84 The proposal will have no material adverse impact upon amenity considerations relating to land use activities, traffic and parking, noise and hours of operation, which have been previously considered and/or resolved as part of the ‘Stage 1’ and ‘Stage 2’ planning permits.

85 The proposal would maintain the capacity of the grandstand approved as part of the ‘Stage 2’ works (1,000 seats).

86 For those neighbours within proximity to the reserve the following matters are noted:

- The reconfigured site layout and arrangement of buildings on the site would serve generally to increase the setback of the overall development from Linton Street while making more efficient use of the site.

- Overshadowing and overlooking are not issues presented by this proposal, and the proposed additions and alterations would continue to be buffered and screened from Linton Street by the (approved) intervening car park.

- The proposed height and bulk of new building above the grandstand would maintain a maximum-storey building height and would replicate the attributes of earlier site development.

- The proposal provides for an improved and enhanced landscaped outcome, enabling additional landscaping opportunities in the foreground to Linton Street and adjacent to the main entry.

- There would be no change to the hours of operation and use of the site.
7 CONCLUSION

87 The proposal represents a well-considered and resolved sustainable design response that improves and enhances the functionality and efficiency of the approved sports and recreation facilities at MR with attached benefits for the STKFC and local community.

88 The development plans provide for the reconfiguration of approved uses at MR within an integrated and consolidated built form.

89 The proposed additions and alterations respond positively to the existing and emerging neighbourhood character and would integrate with the approved built form outcome.

90 The proposal would have no new, material adverse impact upon the amenity or experience of neighbouring properties.

91 The proposal would protect and enhance the integration and presentation of development at MR with the abutting streetscapes, including by enabling an enhanced landscape response.

92 The proposal is entirely consistent with the strategic planning policy expectations for the site and the provision of quality open space and recreation opportunities in Kingston.
ST KILDA, MOORABIN
STAGE 2

LANDSCAPE CONCEPT
FOR APPROVAL - rev B
12.03.19

Shade Trees
Medium sized trees to provide shade and amenity.
Possible species:
> Ulmus parvifolia to match Stage 1
or
> Pistacia chinensis
Will tolerate periodic inundation and water logged soil.

Carpark Trees
Medium sized trees with erect habit and compact size to reduce risk of future damage to pavements.
Possible species:
> Corymbia citriodora 'Scentuous' (Dwarf lemon scented gum) to match Stage 1
or
> Tristaniopsis laurina 'Luscious'
(Water gum)
Compact tree with attractive foliage.

Rain Gardens
Hardy species that can tolerate inundation and dry periods - to match stage 1
Possible species:
> Carex appressa
> Ficinia nodosa
> Lomandra longifolia 'Tanika'
> Juncus articus

Standard Garden
Hardy compact species - to match stage 1
Possible species:
> Lomandra longifolia 'Tanika'
> Grevillea 'Scarlet Sprite'
> Correa glabra 'Ivory Lantern'

Shade tree plantings addressing Linton Street in open space area between Stage 1 & 2

Medium sized trees to slow point (subject to site line analysis across intersection)

Existing tree to be retained

Rain garden areas for stormwater capture, treatment and infiltration. Shade trees planted in raised tier to enable biofilter media to be removed and replaced as required.

Medium sized shade trees planted in buildouts within carpark.

At grade garden bed in strip between footpath and back of kerb. Not adequate width to incorporate swales or rain garden.

COUNCIL TO CONFIRM FUTURE WATER TREATMENT AREA LOCATION