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3 June 2025

Jessica Hood
Principal, Heritage Permits
Heritage Victoria

By email: jessica.hood@transport.vic.gov.au

Dear Jessica,

RESPONSE TO HERITAGE VICTORIA'S REQUEST FOR FURTHER INFORMATION Junction Oval, St Kilda (1 Lakeside Drive, St Kilda) Permit Application P40484

Introduction

This letter is prepared in consideration the request for further information issued by Heritage Victoria on 21 May 25.

This letter has been prepared in consultation with Cricket Victoria (Client/Site Operator), RR Conservation Design (Registered Architect & Heritage Consultant) and Orbit Solutions (Visual Impact Assessment Experts).

The below letter is an itemised response to the items requested in Heritage Victoria's request for further information.

1. Revised Site Plan

An additional plan has been prepared which depicts the area of registration of VHR item 117260. As depicted, Towers 1,3 and 4 are within the area of registration. The underground footings for tower 2 sit marginally within the area of registration. Light Tower 2 itself will sit wholly outside of the area of registration.

An additional sheet has been prepared which shows the setback of the lighting towers from all heritage components of Junction Oval.

2. Additional renders to demonstrate the visual impact of the placement of lighting tower 3 on the Kevin Murray Stand.

Two additional renders have been prepared by Orbit Solutions in response to HV's request as follows:

- View taken between B1 & B2 from the oval fence line looking toward the Kevin Murray Stand.
- View taken from lighting tower 2 looking toward the Kevin Murray Stand.

It is considered that these photos further demonstrate the limited visual impact of these towers to the heritage fabric of the place given their siting and the limited diameter of the poles.

In consideration of the request for a render demonstrating the visual impact of Tower 3 from inside the Kevin Murray Stand (B1), the following sightline diagram has been prepared.

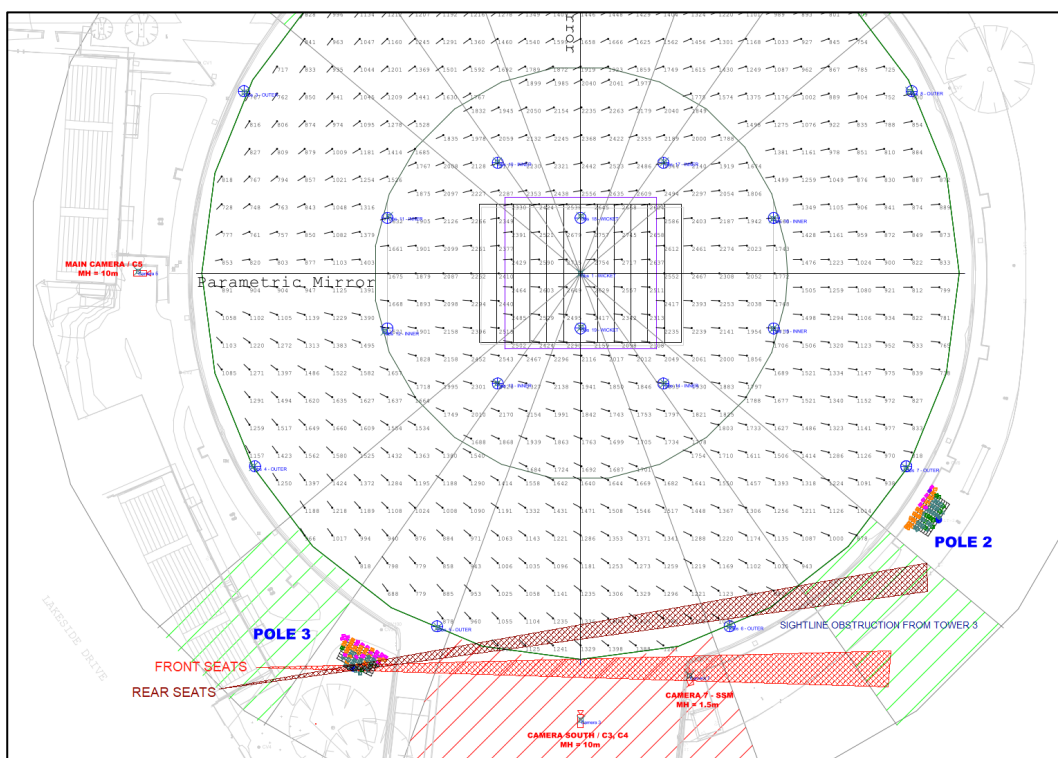


Figure 1: Sightline diagram demonstrating the extent of obstruction to those sitting to the front (red cone) and rear (maroon cone) southernmost seats of the Kevin Murray grandstand.

As demonstrated by the above sightline diagram, light tower 3 will only marginally impact oblique views from this grandstand in the southernmost seats, at the rear of the grandstand. For the balance of the grandstand, the light tower will not intersect any sightlines towards the oval regardless of the seated position of any spectators.

The only instance in which sightlines from the grandstand to the oval will be impacted is for those sitting in the southern most seats, at the rear. The sightline depicted from the rear seats in Figure 1 demonstrate the maximum vision obstruction from these seats, being measured not from a natural seating posting, but rather sat as far south,

and as recessed as possible. Even in these constrained circumstances, any impacts to sightlines are nominal and will not impact the appreciation of the oval to any material degree. Further to this and given the limited diameter of the tower (1.62 metres) it is considered that the impact is comparable to the wooden columns of the Kevin Murray Grandstand itself. We trust that this justification is acceptable in lieu of the preparation of a third visualisation.

3. Additional information relating to why the proposed lighting is required for the reasonable and economic use of the place (under s101(2)(b) of the Act).

Whilst other states around Australia have smaller stadiums with cricket broadcast quality lights, Victoria does not have a stadium of comparable size. The smallest stadium in Victoria with broadcast quality lighting is GMHBA Stadium at Kardinia Park in Geelong which holds 40,000 fans. Accordingly, it is not currently financially viable to host evening cricket matches in Victoria which do not currently possess a substantial established patronage such as the Women's Big Bash League (WBBL).

It is well established that evening games attract far greater in-person patronage numbers, given daytime games are competing with work and school for potential attendees. Television and attendance data shows that audiences for evening matches are significantly higher than day or matches. As such, this initiative will play a key role in increasing domestic and international television exposure for female Australian and Victorian players as well as expanding in-person attendance.

This initiative will bring Junction Oval into line with comparable sporting venues around Australia such as North Sydney Oval, Queensland's Alan Border Field and the WACA in Western Australia and facilitate the playing and broadcasting of evening games for the WBBL in Victoria. It will also further position Albert Park as a hub for sports and recreation in inner Melbourne and stimulate more retail and hospitality activity for the local business community, particularly for the Fitzroy Street precinct, due to evening match patronage.

Given the proposed potential economic uplift, and the comparably limited impact to the heritage fabric of the place, it is considered that the proposal is justified within this context.

4. How community consultation has influenced the final design and placement of the proposed lighting towers from in consideration of the heritage significance of the place.

Community consultation was undertaken following preliminary engagement with Heritage Victoria, where significant efforts had already been made to address and mitigate potential heritage impacts. As a result, the scope for additional substantial design changes was limited by the time broader community input was sought.

Submissions regarding the heritage importance of the place were acknowledged and addressed during the consultation process. However, it is noted that the primary concerns raised by the community during this process related to the proposed height and potential light spill impacts of the towers, as well as the ongoing use of the oval.

The location and siting of the light towers have been carefully considered in order to limit any impacts to the heritage fabric of the place, whilst also achieving compliance with the range of other considerations of the Port Phillip Planning Scheme, the views of the community, and the technical standards which control light spill in Australia.

The proposed towers are narrow, with a maximum diameter of approximately 1.62 metres at the base. Accordingly, any impact to the views of the grandstand will be minimal. Additionally, the grandstands are of such a significant scale that the width of the poles will not unreasonably obscure the heritage fabric of the place to the point that the significance of the grandstands cannot be appreciated. The wider part of the lighting tower - the lights mounted at 44 metres high - would not obscure views to fabric at all given their positioning above the grandstands.

Whilst shorter light towers were considered throughout the conceptual design stage, given the lighting requirements for the television broadcast of cricket, if shorter towers were adopted, between 6-8 towers would have been required to ensure that broadcast level lighting could be achieved. This avenue was ultimately abandoned given it would result in greater visual impact to the oval and grandstands.

The most impacted external view would be from the south of the oval – within the cricket nets looking northwest. This viewpoint is not considered significant, given it faces the sides of the grandstands, and is already partially obstructed by the cricket nets and established gum trees.

It is noted that relocating light tower 3 west or southwest would require removal of a significant established tree (and potentially a second tree), resulting in a poor landscaping outcome and only highlighting the presence of the lighting tower on the site. It is considered that in the current setting, the existing tree assists in softening the view of the light tower from beyond the site. In addition, Parks Victoria and Cricket Victoria have advised that it is their preferred approach to avoid any tree removal as part of this project.

5. Nature of the proposed conservation and repair works to the heritage Scoreboard

This project is funded by Cricket Victoria for a specific scope of works and for a specific budget that does not allow for works other than the installation of the light towers.

Additional conservation works to the scoreboard are not included in the scope of works.

It is submitted that the scale of proposed works, and resulting limited adverse impact, does not warrant conditioning the inclusion of conservation works to the scoreboard.

Cricket Victoria is dedicated to the ongoing historical use of the place and the installation of the light towers contributes significantly to this goal."

Conclusion

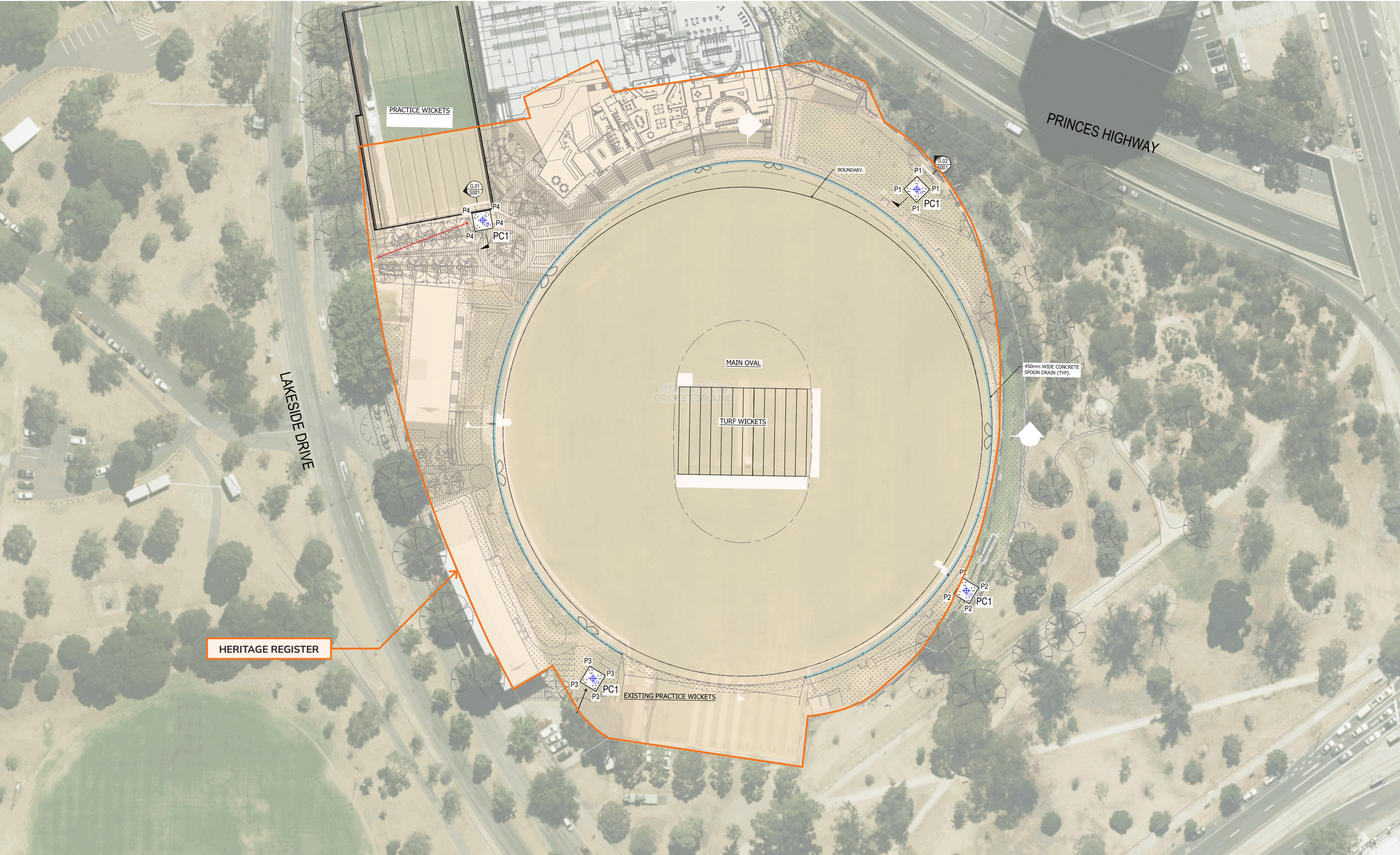
We trust that the above sufficiently addresses Heritage Victoria's concerns and we look forward to the progression of this application.

Please don't hesitate to contact Luke Michael or Paul Beatty on 0413 666 329 / lmichael@urps.com.au or 0424 909 112 / pbeatty@urps.com.au respectively if you wish to discuss any components of this application further.

Yours sincerely

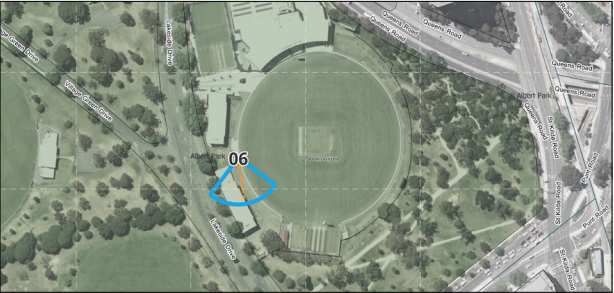


Luke Michael
Senior Town Planner





View 06 - Proposed Built Form



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For:
CME Group Pty Ltd

Section:
A06.04
PHOTOMONTAGE 06

Date Issued:
03 June 2025

Project No:
V24018

Revision:
-



View 07 - Proposed Built Form



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