

550 EPSOM  
ROAD

COMPREHENSIVE DEVELOPMENT PLAN

MARCH 2016

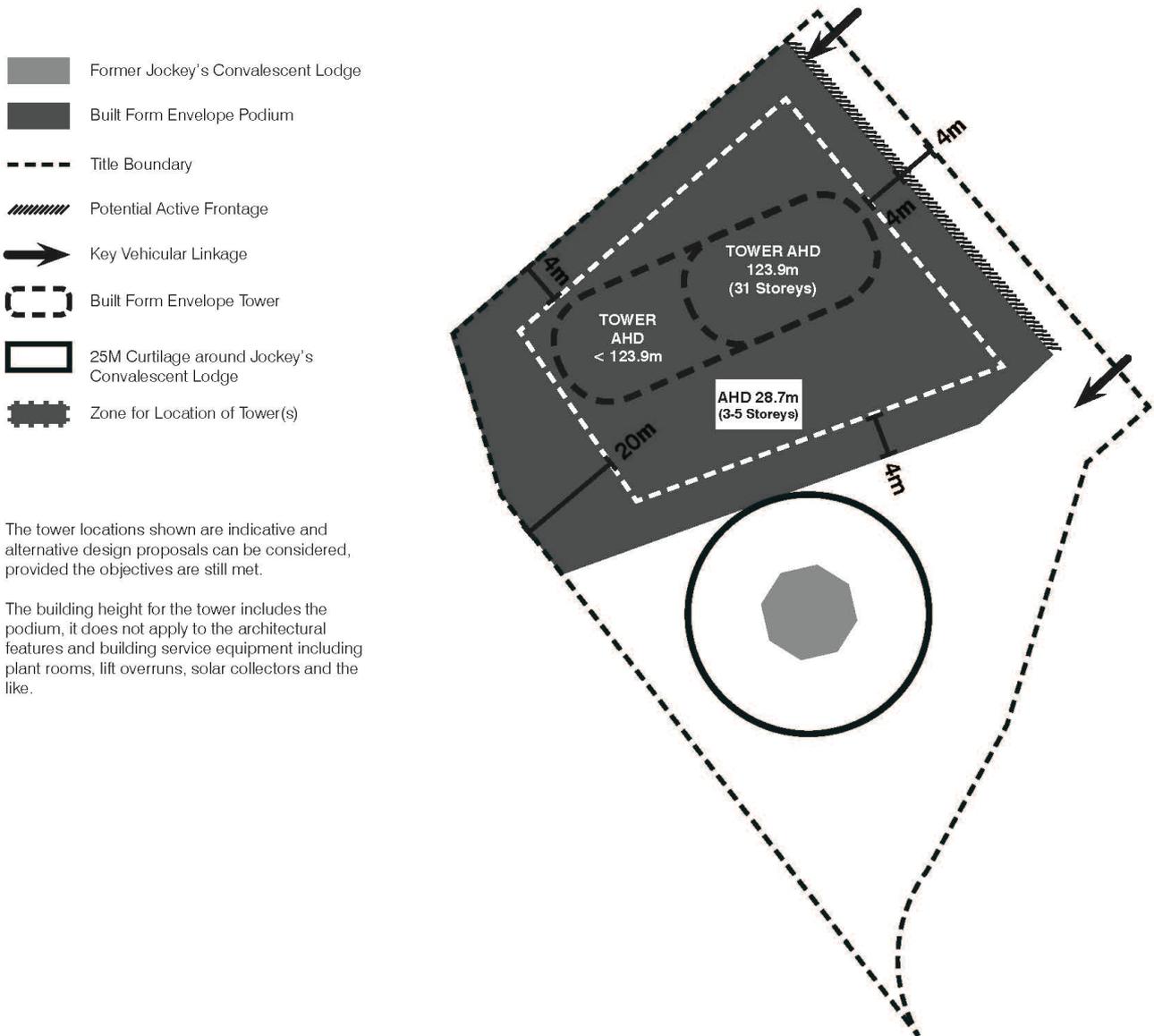


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## INTRODUCTION

Epsom is a key development site sitting adjacent to the Flemington Racecourse and has been designated for high density residential development. The site is approximately 1ha in size and includes the heritage listed former Jockey's Convalescent Lodge. This Comprehensive Development Plan has been developed to assist the developer, Council and the public in the delivery of the objectives as outlined in the Comprehensive Development Zone.



The tower locations shown are indicative and alternative design proposals can be considered, provided the objectives are still met.

The building height for the tower includes the podium, it does not apply to the architectural features and building service equipment including plant rooms, lift overruns, solar collectors and the like.

## OBJECTIVES

- To promote high density residential living that encourages both day and evening activity through the provision of limited complementary community, convenience and service uses.
- To provide for limited community facilities and other non-residential uses that support the current and future residential community and provide opportunities for social interaction.
- To provide ground level uses (including residential, community and commercial) that promote activity to Epsom Road.
- To provide for a mix of residential accommodation and apartment sizes.
- Materials and finishes to be of a high quality and generally consistent throughout the development, drawing design cues from the Flemington Racecourse precinct and the surrounding residential neighbourhood.
- To provide high quality internal amenity for future residents.
- To optimise solar access and minimise the effect of wind to streets and public open spaces to enhance amenity and function throughout the year
- To limit of overshadowing of the Newmarket Reserve between 9am-3pm at the equinox (22 September)
- To protect and enhance the former Jockey's Convalescent Lodge including retaining a visual relationship between the Lodge and the Racecourse
- To provide sufficient car parking and utilise, where possible, the fall across the site to minimise the view of car parking areas from the street frontage
- To ensure buildings achieve high environmental performance standards at the design, construction and operation phases
- To improve the water efficiency of buildings and encourage the use of alternative water sources
- To explore opportunities for innovative precinct scale environmentally sustainable initiatives
- To minimise the impacts of waste on the community

## WHOLE OF SITE

### 1.1 SITE LAYOUT AND DEVELOPMENT TYPOLOGY

| PERFORMANCE MEASURE                   | ALL DEVELOPMENT   |
|---------------------------------------|---|
| Character                             | <ul style="list-style-type: none"> <li>▪ Development should contribute to the character and identity of Flemington Racecourse whilst defining a new character for the apex of Racecourse Road/Ascot Vale Road.</li> <li>▪ New building architecture should respond to and enhance existing key elements including the dominant element in precinct which is the Racecourse</li> <li>▪ Ensure that the site contributes to the dominant landscape feature, being the Flemington Racecourse character, through use of local landscape elements within open spaces and streets (e.g. exotic trees and shrubs etc.) and retention of existing significant trees</li> </ul>  |
| Protect and enhance heritage elements | <ul style="list-style-type: none"> <li>▪ The Jockeys' Convalescent Lodge forms a key heritage element on the site and its retention and adaptive re-use is to be complemented with respectful new development.</li> <li>▪ The heritage elements of the lodge includes the landscaped setting. New development should respect this setting.</li> <li>▪ Maintain a sense of its original garden setting of the lodge and enable the building to continue to be seen 'in the round'.</li> <li>▪ No substantial new building should extend into the original circular garden around the Hospital, although a smaller/lower scale structure may be possible subject to siting, footprint, form, etc.</li> <li>▪ New building in close proximity to the lodge /circular garden should be low scale in deference to the single storey scale of the Lodge, but can step up in scale/height as it moves away from the Lodge.</li> <li>▪ New landscaping should reinforce/enhance an understanding of the historic circular garden setting of the Lodge.</li> </ul> |
| Off-site shadowing impacts            | <ul style="list-style-type: none"> <li>▪ Minimise shadowing the Newmarket Reserve between 9am and 3pm on 22 September (equinox)</li> <li>▪ Minimise additional shadowing of the adjacent Quest Apartment primary open space between 9am and 3pm on 22 September (equinox)</li> </ul>  |

## 1.2 PUBLIC REALM

| PERFORMANCE MEASURE                   | ALL DEVELOPMENT   |
|---------------------------------------|---|
| Provide high quality open spaces      | <ul style="list-style-type: none"> <li>▪ Open spaces to be contained by canopy vegetation and low plantings to provide a sense of enclosure and safety</li> <li>▪ Provision of lighting, seating, shade and shelter to ensure it is usable by a variety of users at all times of the day.</li> </ul>  |
| Create active frontages to Epsom Road | <ul style="list-style-type: none"> <li>▪ Provide for uses fronting Epsom Road at the ground floor level to provide interest/activity to the street.</li> <li>▪ The impact of wind to be considered in design of public realm and pedestrian environments and wind tunnel testing must demonstrate appropriate conditions at street level</li> </ul> |

## 1.3 BUILDING DESIGN, FORM AND MASSING

| PERFORMANCE MEASURE | ALL DEVELOPMENT  |
|---------------------|--|
| Orientation         | <ul style="list-style-type: none"> <li>▪ Building orientation to respond to wind effects to ensure a safe public domain</li> <li>▪</li> <li>▪ Layout should maximise northern orientation for buildings and open spaces</li> </ul>   |
| Building Design     | <ul style="list-style-type: none"> <li>▪ The profile of the tower should contribute visual interest to the skyline</li> <li>▪ Where buildings rise into the skyline they should seek to minimise their bulk and scale on the skyline creating tall, slender buildings</li> <li>▪ New buildings must contribute to the globally recognised role and identity of Flemington Racecourse</li> <li>▪ Building to show familiar character to the proposed development at the Flemington Green Precinct but with some variation</li> <li>▪ All parking to be included in buildings to be either in basements or concealed with a 'skin' of active uses</li> <li>▪ Plant and other service equipment must be integrated with the design and appropriately screened</li> <li>▪ A select palette of materials is to be used to ensure a consistent visual language.</li> </ul> |
| Public Realm        | <ul style="list-style-type: none"> <li>▪ Buildings to be designed to allow visual surveillance of the public realm</li> </ul>  |

## 1.4 ACCESS AND MOVEMENT

| PERFORMANCE MEASURE   | ALL DEVELOPMENT   |
|---|---|
| Provide a walkable network  | <ul style="list-style-type: none"> <li>▪ Create a pedestrian focused arrangement of paths within the site that allows easy connections between dwellings and the lodge</li> <li>▪ Provide for connections to the Newmarket Reserve</li> <li>▪ Minimise the number of vehicle crossovers over the pedestrian path network</li> <li>▪ Encourage safe pedestrian movement over Epsom Road</li> </ul> |
| Streets to accommodate pedestrian and cyclist access and movement | <ul style="list-style-type: none"> <li>▪ Provide external public bicycle parking in a visible locations</li> <li>▪ Provide bicycle parking with the tower proximate to the entrances</li> </ul>   |

## 1.5 INTERNAL AMENITY

| PERFORMANCE MEASURE  | ALL DEVELOPMENT  |
|--|--|
| Variety of Accommodation   | <ul style="list-style-type: none"> <li>▪ Design to accommodate a variety of dwelling sizes and typologies</li> <li>▪ Allow flexibility of apartment planning (e.g. allow connection of units to create double-units,)</li> </ul>         |
| Avoid borrowed light   | <ul style="list-style-type: none"> <li>▪ Habitable spaces including bedrooms have direct access to natural light</li> </ul>  |
| Design for privacy   | <ul style="list-style-type: none"> <li>▪ To provide high quality internal amenity for future residents.</li> <li>▪ Orient towers and design of apartments to avoid direct overlooking</li> </ul>   |
| Servicing to be on-site  | <ul style="list-style-type: none"> <li>▪ Provide adequate storage and loading bays within buildings for waste collection and for general removals.</li> </ul>  |
| Recognise development in proximity to Racecourse and Showgrounds | <ul style="list-style-type: none"> <li>▪ Developments should incorporate design measures to attenuate against noise associated with the operation of other businesses and activities associated with the Flemington Precinct.</li> </ul> |

## 1.6 STAGING

| PERFORMANCE MEASURE             | ALL DEVELOPMENT   |
|---------------------------------|---|
| Infrastructure to match staging | <ul style="list-style-type: none"> <li>▪ Public realm and other infrastructure should be staged to be developed as integral components of each development release</li> </ul> |

## 1.7 SUSTAINABILITY

| PERFORMANCE MEASURE                                     | ALL DEVELOPMENT   |
|---|---|
| Make efficient use of energy, water and other resources | <ul style="list-style-type: none"> <li>▪ Incorporate natural systems, plants, landscape and ecology as integral parts of the development (including services and landscape areas – not just buildings)</li> <li>▪ Create a sustainable development through:             <ul style="list-style-type: none"> <li>○ Providing good access to natural light for all dwellings</li> <li>○ Providing good access to ventilation for all dwellings</li> <li>○ Implementing Water Sensitive Urban Design</li> <li>○ The use of energy efficient materials and technology</li> </ul> </li> </ul> |