

DD/MM/YYYY
Proposed C290**SCHEDULE 4 TO THE COMPREHENSIVE DEVELOPMENT ZONE**Shown on the planning scheme map as **CDZ 4****550 EPSOM ROAD COMPREHENSIVE DEVELOPMENT****Purpose**

To develop the 550 Epsom Road for high and/or medium density urban living incorporating a variety of residential uses and dwelling types, supported by a limited mix of complementary uses including commercial and retail.

To provide for an exemplary standard of architecture and urban design, having regard to the site's premier location close to both a major intersection and main entrance to the Flemington Racecourse.

To ensure that the design of buildings respects and enhances the heritage significance of the former Jockey's Convalescent Lodge and its landscape setting, which is identified in the statement of significance for the Flemington Racecourse Heritage citation within the Victorian Heritage Database (H220).

To provide for best practice sustainability outcomes in the design, construction and ongoing management of development on the site.

To provide development of the land in accordance with the 550 Epsom Comprehensive Development Plan, March 2016.

1.0DD/MM/YYYY
Proposed
C290**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Dependent person's unit	Must be the only dependent person's unit on the lot
Dwelling (other than bed and breakfast)	The total number of dwellings must be no more than 400
Food and drink premises (excluding Hotel and Tavern)	The leasable floor area must not exceed 150m ² .
Home occupation	
Informal outdoor recreation	
Minor utility installation	
Office	The combined leasable floor area must not exceed 250m ² .
Place of worship	The gross floor area of all buildings must not exceed 250 m ²
Railway	
Shop (other than Adult sex bookshop)	The combined leasable floor area must not exceed 150m ² .
Tramway	

Section 2 - Permit required

USE	CONDITION
Accommodation (other than Dependent Person's unit, Dwelling)	
Bed and Breakfast	
Leisure and recreation (other than Informal outdoor recreation, Major Sports and Recreation Facility)	
Place of assembly (other than Amusement Parlour Carnival, Circus, and Nightclub)	
Retail premises (other than Food and drink premises, Gambling Premises, Hotel, Tavern and Shop)	
Utility installation (other than Minor utility installation and Telecommunications facility)	
<hr/>	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

USE	CONDITION
Adult sex bookshop	
Agriculture	
Amusement Parlour	
Brothel	
Corrective Institution	
Gambling Premises	
Hotel	
Industry	
Major Sports and Recreation Facility	
Nightclub	
Stone extraction	
Tavern	

2.0

DD/MM/YYYY
Proposed
C290

Use of land

Decision Guidelines

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

- The effect of the use on the amenity of the area and the means of addressing any unreasonable impacts
- The adequacy of carparking provision associated with the use
- Safety and efficiency of vehicle access arrangements and pedestrian movements

- The impact of the use on the surrounding road, bicycle and pedestrian network, and whether mitigation measures are required
- Whether the use is complimentary to the primary residential use of the land

3.0

DD/MM/YYYY
Proposed
C290

Subdivision

A permit is required to subdivide land.

Exemption from notice and appeal

An application for subdivision is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

4.0

DD/MM/YYYY
Proposed
C290

Buildings and works

Permit Requirements

A permit is required to construct a building or construct or carry out works.

This does not apply to:

- Buildings or works directly associated with the Victoria Racing Club Ltd and /or management of the Flemington Racecourse provided they do not undermine the purposes of the CDZ
- Construct or carry out works normal to a dwelling
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

4.1

DD/MM/YYYY
Proposed
C290

Application Requirements

An application for buildings and works should include the following information, as appropriate:

- A site context and existing conditions plan, showing levels at AHD, existing land uses and building footprints, adjoining roads and access points.
- Plans drawn to scale which show:
 - The boundaries and dimensions of the site
 - Detailed land use plan
 - Locations of areas for public use and the intended use, including public open space
 - Any areas of private open space.
 - Maximum building heights, building setbacks and building depths
 - Vehicle access and the location and layout of all carparking and loading areas and all pedestrian and cyclist ingress, egress and access way locations consistent with the approved Integrated Transport and Access Plan.
 - All external storage and waste treatment areas
 - The location of all external plant, building services and equipment including lift over runs.
 - Details of drainage works.
 - Fully dimensioned floor plans and elevations for all proposed buildings
 - Cross sections, including level changes across the site
 - Stages, if any, of development and the proposed treatment of areas not required for immediate use.

- Proposed external materials, finishes and colours.
- A floor area schedule which describes the size and number of proposed dwellings and other uses and demonstrating a reasonable range of bedroom numbers.
- A landscape concept plan which
 - promotes the reinstatement of the original garden and planting of the Jockey's Convalescent lodge to its original early configuration; and
 - retains existing significant vegetation where practicable;
 - sets the buildings in a landscaped setting..
- Shadow diagrams for 22 September on the hour between 9am and 3pm and for 22 June (winter solstice).
- Cross-sections of all proposed built form, indicating level changes across the site.
- .
- A photomontage of the proposal from key public vantage points, including the intersection of Racecourse Road and Ascot Vale Road and the Flemington Racecourse Members Grandstand.
- A Wind Assessment which addresses.
 - Short term stationary wind exposure for any proposed outdoor cafes and restaurants (should they be proposed).
 - Short term wind exposure for street frontages and trafficable areas used as a thoroughfare.
 - Design measures to minimise the effect of wind to streets and public open spaces and ensure that adverse wind effects over and above the conditions that are currently experienced at present are not created.
- An Environmentally Sustainable Development (ESD) report which demonstrates best practice ESD and outlines the ESD strategy for the proposed development including sustainability requirements or performance targets which the development must meet and the means by which the sustainability requirements or performance targets will be met.
- .
- A Traffic Management Plan which includes but is not limited to:
 - Estimated traffic generation (based on the indicative built form and land use mix) and the impact on the existing road network;
 - Carparking assessment;
 - Preferred location for vehicle egress and ingress; and
 - A strategy to encourage walking, cycling and public transport use to guide the preparation of a Green Travel Plan.
- An Acoustic Report prepared by a suitably qualified engineer which addresses;
 - The likely noise sources to impact the proposed development;
 - The maximum permissible noise from the nearby noise sources; and
 - The necessary measures to attenuate these noise impacts.

4.2 Built Form

DD/MM/YYYY
Proposed
C290

New development must not exceed the Building Height specified in the building envelopes contained in Clause 5.2. New development should also provide the minimum setbacks specified in the building envelopes contained in Clause 5.2.

Exemption from notice and appeal

An application under any other provision of the planning scheme is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act, if it is generally consistent with the Building Envelope Plans at Clause 5.2 and the approved Comprehensive Development Plan.

4.3

DD/MM/YYYY
Proposed
C290

Decision Guidelines

Before deciding on an application the Responsible Authority must consider, as appropriate:

- The purpose of the zone, overlays and any other relevant provisions of the planning scheme.
- The relevant Objectives of this Schedule.
- The Incorporated Document titled *550 Epsom Road Comprehensive Development Plan, March 2016*.
- The amenity of future residents of the site.
- Whether the development will provide for best practice sustainability outcomes
- The development's contribution to the neighbourhood and sense of place.
- The impact on internal and external traffic movements.
- The quality of the pedestrian and bicycle connections through the site and beyond.
- The impacts on existing community infrastructure.
- The impact on the heritage former Jockey's Convalescent Lodge and its landscape setting.
- The ability for the proposal to not prejudice future development of the development area in an integrated manner.
- The views of the City of Melbourne.

5.0

550 Epsom Road Comprehensive Development Area

5.1

DD/MM/YYYY
Proposed
C290

550 Epsom Road Comprehensive Development Area Objectives

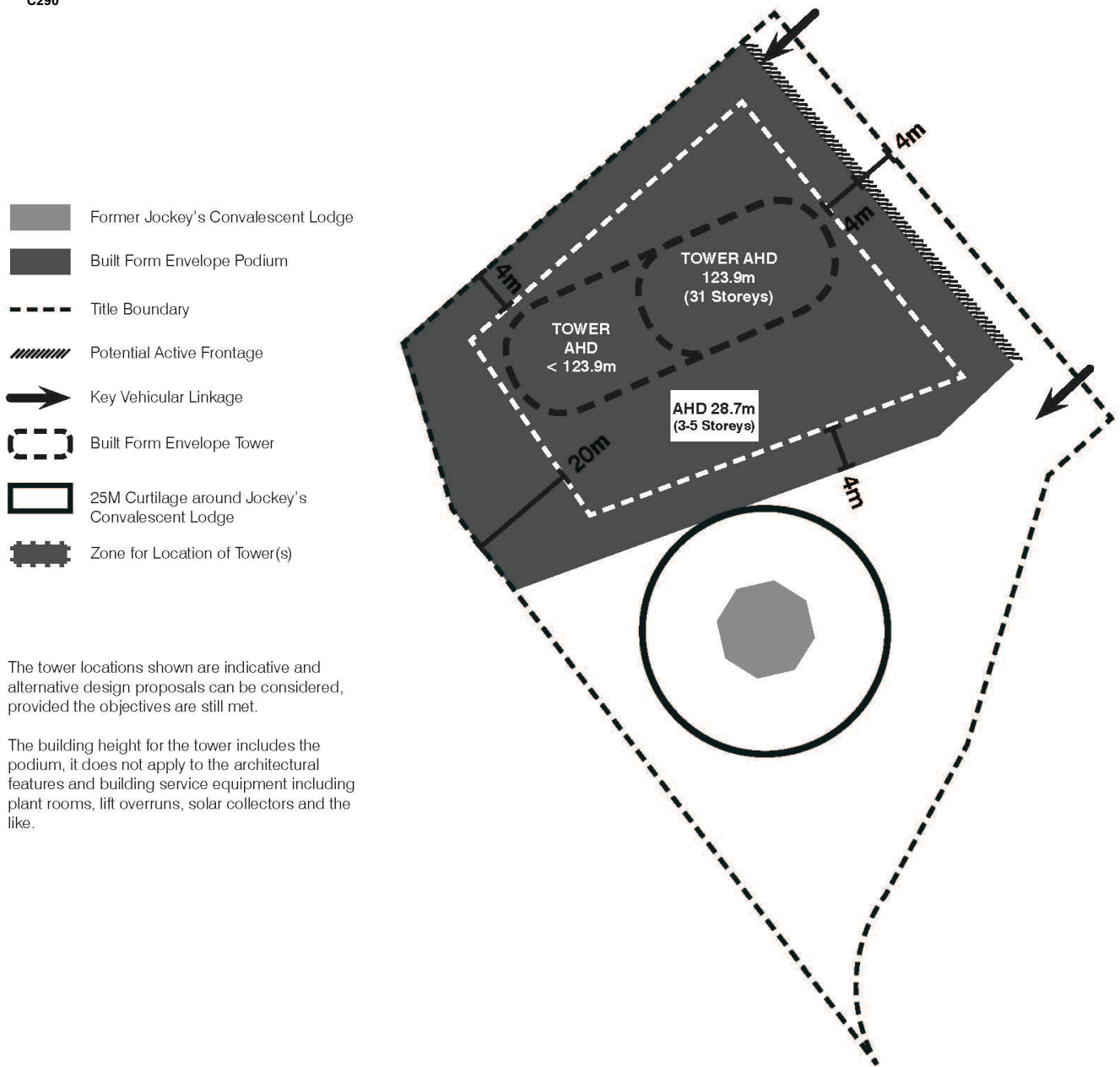
- To promote high density residential living that encourages both day and evening activity through the provision of limited complementary community, convenience and service uses.
- To provide for limited community facilities and other non-residential uses that support the current and future residential 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 dwelling sizes.
- Materials, 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, including the provision of communal spaces for the overall development.
- To optimise solar access and minimise the effect of wind to public open spaces to enhance amenity and function throughout the year
- To limit the extent of overshadowing of the Newmarket Reserve between 9am-3pm at the equinox (22 September) and to allow a minimum of 3 hours of direct sunlight

between 9am and 3pm at the winter solstice (22 June)

- 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 provide safe pedestrian and bike paths to connect to the principal pedestrian, bicycle and public transport networks.
- To minimise the impacts of waste on the community.

5.2 Epsom Building Envelopes

DD/MM/YYYY
Proposed
C290



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.

6.0
DD/MM/YYYY
Proposed
C290

Integrated Transport and Access Plan

A permit cannot be granted for use, development and/or subdivision of the whole or any part of the 550 Epsom Road Comprehensive Development Area until an Integrated Transport and Access Plan is prepared to the satisfaction of the Responsible Authority in consultation with the Cities of Moonee Valley and Melbourne, VicRoads and Public Transport Victoria.

The Integrated Transport and Access Plan must show the mitigating works shown in diagrams for developments up to 400 dwellings:

- Epsom Road, Racecourse Road & Ascot Vale Road, generally in accordance with drawing number 14M9014011-14-P4, prepared by GTA and dated 24 March 2016 (noting this plan includes intersection works at the roundabout, the signalised pedestrian crossing of Epsom Road, the pedestrian crossing of Racecourse Road to provide access to the tram stops on racecourse road).

The ITAP must address any further mitigation works necessary as a consequence of a Section 2 use if proposed.

Any permit granted must include the mitigating works approved in the Integrated Transport and Access Plan. The mitigating works may be staged to the satisfaction of the Responsible Authority and must be implemented at the cost of the developer.

7.0 Community infrastructure contribution

Before a permit is granted for any use, development or subdivision, the owner of the land must enter into an agreement with the City of Melbourne and the responsible authority, to the satisfaction of the responsible authority under Section 173 of the Planning and Environment Act 1987, requiring:

- a. Payment by the owner to the City of Melbourne of a community infrastructure contribution of \$2,005.90 per dwelling (indexed 1 July each year according to the Building Price Index, June Quarter, Melbourne, in Rawlinsons Australian Construction Handbook), such contribution to be paid prior to a certificate of occupancy being granted;
- b. Contribution towards the shared path between the site and the Showgrounds Village Shopping Centre on the west side of Epsom Road and a shared path from the site to connect to the existing bicycle path on Smithfield Road TBC;
- c. Payment by the owner of all of the [relevant municipality's] and the responsible authority's reasonable legal costs and expenses of the agreement, including preparation, execution and registration on title.